

Quarterly Report
Period Ended September 30, 2020

We use architecture as a total concept,
combining valid principles to enforce
that concept throughout the structure.

An aesthetically pleasing space is
created only after achieving this
delicate equilibrium.

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Vision

To be the region's premier property developers providing world-class spaces, supported by a leading team of professionals.

Mission

To set the benchmark for other developers to follow domestically and regionally.

Core Values

- Corporate Social Responsibility
- Innovation
- Equal Opportunity Employer
- Integrity
- Excellence
- Maximum Stakeholder Return
- Respect



Company Information

Board of Directors

Jameel Yusuf S.St.
Ali Jameel
Ziad Bashir
Sabiha Sultan
Siraj Dadabhoy
Fawad Anwar
Abdul Wahab Al-Halabi
Vice Admiral (R) Muhammad Shafi HI (M)

Chairman
Director
Director
Director
Director
Director
Director
Director

Chief Executive Officer

Ali Jameel

Chief Operating Officer

Rahim Badruddin Kazani

Chief Financial Officer

Sohail Khatri

Company Secretary

Danish Qazi

Audit Committee

Ziad Bashir
Siraj Dadabhoy
Vice Admiral (R) Muhammad Shafi HI (M)
Syed Muhammad Ali

Chairman
Member
Member
Secretary

Human Resources & Remuneration Committee

Abdul Wahab Al-Halabi
Fawad Anwar
Ali Jameel
Nader Nawaz

Chairman
Member
Member
Secretary

Auditors

EY Ford Rhodes
Chartered Accountants

Legal Advisor

Mohsin Tayebali & Co

Bankers

National Bank of Pakistan
Habib Metropolitan Bank Limited
United Bank Limited
Habib Bank Limited
JS Bank Limited
Al Baraka Bank Pakistan Limited
Summit Bank Limited
Bank Islami Pakistan Limited
The Bank of Punjab
Silk Bank Limited
Dubai Islamic Bank Limited
Meezan Bank Limited

Share Registrar

THK Associates (Pvt.) Limited
1st Floor, 40-C, Block-6, P.E.C.H.S.,
Karachi 75530, Pakistan
Phone: +92 (21) 34168271
UAN: 111-000-322
Fax: +92 (21) 34168271
Email: secretariat@thk.com.pk

Registered Office

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

Web Presence

www.tplproperty.com

Directors' Report

For the period ended September 30, 2020

The Directors are pleased to present the unaudited condensed financial information for the quarter ended September 30, 2020 coupled with a brief review of the Company's operations.

Economic Outlook

Pakistan's economy was set on a growth path during FY20 supported by the introduction of several incentive policies by the Government of Pakistan (GoP) to help stabilize the economy. Unfortunately the outbreak of the Covid-19 pandemic has tested domestic economic growth, resulting in negative growth of 0.4% in FY20. Economies around the globe have gone into economic recession and Pakistan is no exception. During the fourth quarter of FY20, the business operations across many industries were at a complete halt due to lockdowns being imposed, to curb the spread of the pandemic, which brought on a deep economic downturn. Consequently, consumers have restricted expenditure spending, thus creating polarity in domestic demand and supply, which has adversely affected businesses and industries.

To help stimulate the economy from the aftermath of the pandemic, the GoP introduced a variety of economic reforms including fiscal measures, such as tax breaks, financial support, subsidies, various tax refunds, and monetary easing. The State Bank of Pakistan (SBP) aided with a Temporary Economic Refinancing Facility reduced the policy rate by 625 bps. As the lockdown was gradually lifted in August 2020 and economic activities restarted, economic sentiments began to improve. The Business Confidence Index exhibited a 33% MoM improvement in August 2020 and the current account balance improved from a negative 1.2% of GDP in 1QFY20 to a positive 0.8% of GDP during 1QFY21. The Large Scale Manufacturing Industries production grew by 5.02% YoY during the first month of FY21.

Real Estate Sector

The Real Estate sector has been the primary focus area of the GoP to help steer the economy out of recession. There are about 40 to 50 vertically integrated industries associated with the real estate sector. At present, the sector contributes only 2% to GDP, even though more than 250 industries are indirectly associated with it. This makes it the second largest employer after the agriculture sector.

Hence, a spurt in this sector will unleash a parallel reaction in associated industries.

Due to the significance of the real estate sector, the government has introduced a stimulus package to meet the country's housing backlog of more than 10.3 mn units. The package includes:

- An exemption from withholding tax on the construction material
- Advance tax on the auction of properties reduced to 50%
- Withdrawal of Capital Value Tax charged on the purchase of property
- Subsidized mortgage financing
- Banks to dedicate 5% of their advances portfolio to real estate sector
- Enhance the ease of doing business through introducing one window operation for obtaining Construction NoCs.

Due to these favorable regulatory incentives, Developers and Builders have committed over PKR 1.3 trn (USD 7.5bn) worth of projects to be started in next few months. The prices of residential properties in Pakistan has risen by 4% just over the last three months. Rental waivers from property owners have come to an end since the lockdown has been completely lifted.

Way forward - Break the Curb

Moving forward, the economy remains on a recovery path with stable macro-economic indicators and a low interest rate environment prevailing. The economic growth is expected to regress to a pre-crisis level in FY21 averaging a growth rate of 2.3%.

Developers and builders continue to aggressively pursue new real estate developments to try and take the maximum benefit of these favorable regulations. Rental yields of Commercial Properties are improving since businesses and retail outlets are getting to be operational and the pressure of rent holidays on developers has reduced. Due to closed international borders the surge in domestic tourism has been remarkable, which has resulted in improving occupancies at hotels. The pandemic has also accelerated the rate of digital adoption in Pakistan (e.g. online order placement has grown by 9 fold since March 2020), in turn substantially increasing the demand for warehouses by Ecommerce businesses.

Company Outlook

The sale of Centrepoint is proceeding smoothly. The company is aiming for completion of this transaction by March 2021. The company is actively working on acquiring multiple plots of land for development of office, residential, hotel and or serviced apartments projects. The Company is exploring these new development avenues with a focus on the Karachi market. Financial feasibility and legal due diligence are under way on a couple of plots of land, which the company hopes to finalize in the coming months.

One Hoshang, the premium mixed use development project has achieved another milestone by completing the detailed design stage which is now being followed by tender documentation and cost estimation. Meanwhile, regulatory approvals are under way including the Heritage NOC (expected by the end of October 2020) followed by the Architectural submission to SBCA. The project launch has been planned for the first quarter of calendar year 2021.

Financial Review

Financial Performance of the company is as below;

Standalone Performance

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

Particulars	Quarter ended September 30, 2020 (Unaudited)	Quarter ended September 30, 2019 (Unaudited)
Revenue	119,843,728	114,465,792
Gross Profit	115,996,091	112,610,011
Profit before tax	2,539,787	19,052,844
Profit after tax	742,131	15,230,174
Number of outstanding shares	327,393,106	327,393,106
Earnings per share - pre tax	0.01	0.06
Earnings per share - post tax	0.00	0.05

Revenue has increase by 5%. This is due to the inclusion of IT revenue which was previously part of CPMS a wholly owned subsidiary until its merger with the Company. Gross Profit increase of 3% is in line with revenue increase. Profit before tax went down by 87% as the finance cost was higher due to increased policy rates and additional financing of PKR 600 million for one of our logistics park project.

Consolidated Performance

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

Particulars	Quarter ended September 30, 2020 (Unaudited)	Quarter ended September 30, 2019 (Unaudited)
Revenue	176,513,064	174,080,539
Gross Profit	132,471,196	124,737,848
(Loss)/Profit before tax	(1,476,538)	6,608,598
(Loss)/Profit after tax	(5,389,907)	950,188
Number of outstanding shares	327,393,106	327,393,106
(Loss)/Earnings per share - per tax	(0.00)	0.02
(Loss)/Earnings per share - post tax	(0.02)	0.00

Consolidated revenue was in line with last year. However, Operating profit increased by 11% as the Property Plant and Equipment was moved to Investment property thereby resulting in decreased depreciation expense. Profit before tax was under pressure and went down by 122% on account of higher finance cost.

Credit Rating

The Pakistan Credit Rating Agency Limited (PACRA) has maintained the long-term and short-term entity ratings of TPL Properties Limited (TPL) at "A+" (Single A plus) and "A1" (A one) respectively with a stable outlook. These ratings denote a low expectation of credit risk emanating from a strong capacity for timely payment of financial commitments.

Acknowledgment

We have been able to operate efficiently because of the culture of professionalism, creativity, integrity and continuous improvement in all functional areas and the efficient utilization of all resources for sustainable growth. We place appreciation on the contributions made and committed services rendered by the employees of the Company at various levels. Above all we express gratitude for the continuous assistance and support received from the investors, tenants, bankers, Securities and Exchange Commission of Pakistan and the Pakistan Stock Exchange.



Ali Jameel
CEO



Jameel Yusuf Ahmed S.St.
Chairman

ڈائریکٹرز رپورٹ

ڈائریکٹرز سالانہ 30 ستمبر 2020ء کے حوالے سے غیر آڈٹ کردہ تفصیص شدہ مالیاتی معلومات اور کمپنی کے عملی امور (آپریٹنجز) کا مختصر جائزہ پیش کرتے ہوئے خوش محسوس کرتے ہیں۔

معاشی جائزہ

مالی سال 2020ء کے دوران ہم معیشت کو مستحکم کرنے میں مدد کرنے کے لیے حکومت پاکستان کی جانب سے کئے جانے والے مختلف اقدامات کے ذریعے پاکستان کی معیشت کو ترقی کے راہ پر گامزن کیا گیا۔ بد قسمتی سے Covid-19 کی عالمی وبا کا پھیلاؤ مقامی معیشت کے لیے امتحان رہا ہے، جس کے نتیجے میں مالی سال 2020ء میں ترقی 0.4% کی منفی سطح پر رہی۔ تقریباً دنیا بھر کی معیشت، معاشی تیزی اور عدم استحکام کا شکار ہو گئی ہیں اور پاکستان بھی اس سے بچا ہوا نہیں ہے۔ مالی سال 2020ء کے دوران، عالمی وبا سے پھیلاؤ کو روکنے کے لیے لگائے جانے والے لاک ڈاؤنز کے باعث کئی صنعتوں میں کاروباری امور مکمل طور پر رک گئے تھے، جس سے شدید اقتصادی بحران آیا۔ جس کے نتیجے میں صارفین (کنزومرز) نے اخراجات کرنے کا عمل محدود کر دیا ہے، چنانچہ مقامی طلب اور فراہمی عدم توازن کا شکار ہو گئی ہے، جس نے کاروباری امور اور صنعتوں کو بری طرح متاثر کیا ہے۔

عالمی وبا کے بعد معیشت کو متحرک کرنے میں مدد دینے کے لیے حکومت پاکستان نے مالیاتی اقدامات جیسے ٹیکس میں چھوٹ، مالی معاونت، امداد (سبسڈیز) مختلف ٹیکس کی واپسی اور مالی امور میں نئی مختلف معاشی اصلاحات متعارف کرائیں۔ اسٹیٹ بینک آف پاکستان (SBP) نے پالیسی کی شرح کو 625 bps تک کم کر کے عارضی اقتصادی ری فنانسنگ کی سہولت کی فراہمی کے ذریعے معاونت کی۔ اگست 2020ء میں لاک ڈاؤن کا بندرتیخ اختتام ہوا اور معاشی سرگرمیاں دوبارہ شروع ہوئیں اور معاشی اعشاریوں میں بہتری آنا شروع ہوئی۔ اگست 2020ء میں کاروباری اعتماد کے انڈیکس میں MoM 33% بہتری ظاہر ہوئی اور مالی سال 2020ء کے پہلے عشرے (1QFY20) میں کرنٹ اکاؤنٹ بیلنس جو ڈی پی کے منفی 1.2% کی سطح سے بہتر ہو کر مالی سال 2021ء کے پہلے عشرے (1QFY21) کے دوران 0.8% ہو گیا۔ مالی سال 2021ء کے پہلے مہینے کے دوران بڑے پیمانے پر مینوفیکچرنگ کی صنعتوں کی پیداوار YoY 5.02% تک بڑھ گئی۔

ریٹیل اسٹیٹ کا شعبہ

معاشی بحران کو ختم کرنے میں مدد دینے کے لیے ریٹیل اسٹیٹ کا شعبہ حکومت کی بنیادی توجہ کا مرکز رہا ہے۔ ریٹیل اسٹیٹ کے شعبے سے تقریباً 40 سے 50 صنعتیں براہ راست منسلک ہیں۔ اس وقت، جی ڈی پی میں اس شعبہ کا حصہ صرف 2% ہے جبکہ اس شعبہ کے ساتھ بالواسطہ طور پر 250 سے زائد صنعتیں منسلک ہیں۔ جو اسے زرعی شعبے کے بعد دوسرا سب سے بڑا آجڑ (ملازمت کی فراہمی والا) شعبہ بناتی ہیں۔

لہذا، اس شعبے میں آنے والی تیزی منسلک صنعتوں میں متوازی طور پر ردعمل کا باعث بنے گی۔

اس کی اہمیت کو مد نظر رکھتے ہوئے حکومت نے ملک کو درپیش 10.3 ملین پونڈ سے زائد گھروں کی کمی کو پورا کرنے کے لیے ریٹیل اسٹیٹ (جائیداد کی خرید و فروخت) کے شعبہ کے لیے امدادی سیکٹیج متعارف کرایا ہے۔ اس سیکٹیج میں درج ذیل عوامل شامل ہیں:

- تعمیراتی سامان پر دو ہولڈنگ ٹیکس سے استثنیٰ
- جائیداد کی نیلامی پریسیڈیج کی وصولی (ایڈوائس ٹیکس) میں 50% تک کمی
- جائیداد کی خرید و برادری پر وصول کئے جانے والے اصل سرمایہ کی مالیت پر محصول (کمپیٹل و پلوی ٹیکس) سے دسمبر اور
- اعلیٰ رہن کے قرض پر سرمایہ کاری
- بینکوں کو اپنے قرضہ جات کے خرچہ (پورٹ فولیو) کا 5% حصہ ریٹیل اسٹیٹ کے شعبہ کو منتقل کرنے کی ہدایت
- تعمیرات کے حوالے سے عدم اعتراض کی سند کے حصول کے لیے ون ونڈ و آپریشن کے آغاز کے ذریعے کاروبار کو آسان کرنا

ان سازگار انضباطی اقدامات کی وجہ سے، ڈیولپرز اور بلڈرز نے آنے والے مہینوں میں 1.3 ٹریلین روپے (7.5 بلین ڈالر) کی مالیت کے پراجیکٹس شروع کرنے کی یقین دہانی کرائی ہے۔ پاکستان میں صرف گزشتہ تین ماہ میں رہائشی جائیدادوں کی قیمتوں میں 4% تک اضافہ ہوا ہے۔ چون کہ لاک ڈاؤن مکمل طور پر ختم کر دیا گیا ہے لہذا جائیداد کے مالکان کی جانب سے کرایہ داری کے حوالے سے دی جانے والی رعایت بھی ختم کر دی گئی ہیں۔

مشقبل کی حکمت عملی - ڈکاوٹوں کا خاتمہ

اسی پیش قدمی کے ساتھ اقتصادی امور، مستحکم مہکرواکنٹاکنک اشاروں اور موجودہ کم شرح سود کے ماحول کے ساتھ بحالی کے راستے پر گامزن ہیں۔ مالی سال 2021 میں اقتصادی ترقی بحران سے قبل کی سطح پر واپس لانے کی توقع کی جاتی ہے تاہم 2.3% کی اوسط شرح نمو معیشت کی استعداد سے کم ہے۔

ڈیولپرز اور بلڈرز نے ان سازگار انضباطی اقدامات سے زیادہ سے زیادہ فائدہ اٹھانے کے لیے نئی رینٹل اسٹیٹ ڈیولپمنٹس کے لیے جارحانہ انداز میں کام جاری رکھا ہوا ہے۔ جب سے کاروباری اور خوردہ فروشی کے ذرائع (آڈٹ لیسٹس) مکمل طور پر کام کر رہے ہیں، تجارتی جائیدادوں کے کرایہ داری کے منافع جات بھی بہتر ہوئے ہیں اور ڈیولپرز پر کرایہ داری کے تعطل کے حوالے موجود دباؤ بھی ختم ہو گیا ہے۔ بین الاقوامی سرحدوں کی بندش کے باوجود، مقامی سیاحت میں قابل ذکر اضافہ ہوا ہے، جو کہ ہوٹلوں میں سیاحوں کی آمد کی صورت میں دیکھا گیا ہے۔ مزید برآں، اس وباء نے پاکستان میں ڈیجیٹل ذرائع کے استعمال کی شرح کو بڑھا دیا ہے (مثلاً: مارچ 2020 سے آئن لائن آرڈر دینے کا عمل 9 گنا بڑھ گیا ہے)، جس کے نتیجے میں ای کامرس کے کاروباری طرف سے ویز باؤسز کی طلب میں خطیر اضافہ ہوا ہے۔

کینیڈا کا چارہ

سینئر پوائنٹ کی فروخت کا عمل روانی سے جاری ہے۔ کینیڈا، مارچ 2021 تک اس سودے کی تکمیل کا ہدف رکھتی ہے۔ کینیڈا دفتر، رہائش، ہوٹل اور باسروس پارٹنرس پراجیکٹس کے لیے قطعاً اراضی کے مختلف پلاسٹس کی خریداری پر فعال انداز میں کام کر رہی ہے۔ کینیڈا، کراچی کی مارکیٹ پر توجہ مرکوز رکھتے ہوئے ترقی کی ان نئی راہوں کی تلاش میں گامزن ہے۔ کچھ پلاٹوں پر مالی حکمت عملی اور قانونی اعتبار سے کام جاری ہے، جس کے حوالے سے کینیڈا کو آنے والے مہینوں میں حتمی شکل دینے کے لیے توقع ہے۔ اعلیٰ ترین مخلوط استعمال کے ترقیاتی پراجیکٹس، ون ہوشنگ نے منفصل ڈیزائن کے مرحلے کی تکمیل کے ساتھ ایک اور سنگ میل حاصل کیا ہے، جس کے بعد اب ٹینڈر دستاویزات اور مالی تخمینے کا مرحلہ جاری ہے۔ اسی دوران انضباطی منظور یوں بشمول وراثتی (ہیریٹیج) عدم اعتراض کی سند (جو اکتوبر 2020 کے اختتام تک متوقع ہے)، بعد از SBCA میں فن تعمیر (آرکیٹیکچرل) جمع کرانے کا عمل جاری ہے۔ اس پراجیکٹ کو سال 2021 کے پہلے عشرے میں متعارف کرنے کا منصوبہ بنایا گیا ہے۔

مالی تجربہ

کینیڈا کی مالی کارکردگی برطانیہ درج ذیل ہے:

آزاد ذمہ خود مختار کارکردگی

کمپنی کے غیر محاسب شدہ آزاد ذمہ خود مختار نتائج کا سابقہ اسی مدت سے مسابقتی جائزہ ذیل میں درج ہے:

اختتامی عشرہ (کواریٹر) 30 ستمبر 2019 (غیر محاسب شدہ)	اختتامی عشرہ (کواریٹر) 30 ستمبر 2020 (غیر محاسب شدہ)	کوائف
114,465,792	119,843,728	آمدن
112,610,011	115,996,091	مجموعی منافع
19,052,844	2,539,788	قبل از محصول (نگیس) منافع
15,230,175	742,132	بعد از محصول (نگیس) منافع
327,393,106	327,393,106	بقیہ حصص کی تعداد
0.06	0.01	آمدنی فی حصص - قبل از محصول (نگیس)
0.05	0.01	آمدنی فی حصص - بعد از محصول (نگیس)

آمدنی میں 5% تک اضافہ ہوا ہے۔ یہ آئی ٹی کی آمدنی کو ظاہر کرتا ہے جو کمپنی میں ضم ہونے تک اس سے قبل مکمل طور پر ایک ملکیتی ذیلی ادارے CPMS کا حصہ تھا۔ مجموعی منافع میں 3% کی بڑھوتری آمدنی میں اضافے کا تسلسل ہے۔ قبل از محصول (نگیس) منافع میں 87% تک کمی ہوئی کیوں کہ پالیسی کی شرح میں اضافے اور ہمارے ایک لائسنس پارک پراجیکٹ کے لیے 600 ملین روپے کی اضافی سرمایہ کاری کی وجہ سے مالی لاگت زیادہ تھی۔

مجموعی کارکردگی

کمپنی کے غیر محاسب شدہ مجموعی نتائج کا سابقہ اسی مدت سے مسابقتی جائزہ ذیل میں درج ہے:

اختتامی عشرہ (کواریٹر) 30 ستمبر 2019 (غیر محاسب شدہ)	اختتامی عشرہ (کواریٹر) 30 ستمبر 2020 (غیر محاسب شدہ)	کوائف
174,080,539	176,513,064	آمدن
124,737,849	132,471,196	مجموعی منافع
6,608,599	(1,476,538)	قبل از محصول (نگیس) منافع / (نقصان)
950,188	(5,389,907)	بعد از محصول (نگیس) منافع / (نقصان)
327,393,106	327,393,106	بقیہ حصص کی تعداد
0.02	(0.00)	آمدنی فی حصص - قبل از محصول (نگیس) / (نقصان)
0.00	(0.02)	آمدنی فی حصص - بعد از محصول (نگیس) / (نقصان)

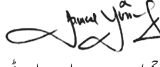
مجموعی منافع کو شہید سال کے مطابق تھا۔ تاہم پراپرٹی پلانٹ اور ایکوپسٹ کی انویسٹمنٹ پراپرٹی کی جانب منتقلی کے نتیجے میں کم شرح فرسودگی کی وجہ سے آپریٹنگ منافع میں 11% تک اضافہ ہوا۔ قبل از حصول (نگلیس) منافع زبرد باؤ تھا اور بلند مالی لاگت کے سبب 122% تک تنزیلی کا شکار رہا۔


کرڈٹ ریٹنگ:

پاکستان کرڈٹ ریٹنگ ایجنسی لمیٹڈ (PACRA) نے مستحکم تیزی (آؤٹ لک) کے ساتھ TPL پراپرٹیز لمیٹڈ (TPL) کی طویل المدت اور قلیل المدت ادارہ جاتی ریٹنگ بالترتیب "A+" (سنگل اے پلس) اور "A1" (اے ون) برقرار رکھی ہے۔ یہ ریٹنگز مالیاتی ذمہ داریوں کی بروقت ادائیگی کے لیے مستحکم صلاحیت سے ظاہر ہونے والے کرڈٹ رسک کی کم توقعات کی جانب اشارہ کرتی ہیں۔

اظہار تشکر:

ہم پیشہ ورانہ تہذیب، تخلیقی صلاحیت، تمام شعبہ جات میں مربوط اور مسلسل بہتری نیز مستحکم نمو کے لیے تمام وسائل کے موثر استعمال کی وجہ سے مستعد اور موثر طریقے سے کام کرنے کے قابل ہونے ہیں۔ ہم مختلف سطحوں پر کام کرنے والے کینی کے ملازمین کی جانب سے کئے گئے تعاون اور ان کی پر خلوص خدمات کو تہہ دل سے سراہتے ہیں۔ سب سے بڑھ کر ہم اپنے سرکاری کاروں، گرامیہ داروں، بینکرز، سیکورٹیز اینڈ ایکسچینج کمیشن آف پاکستان اور پاکستان اسٹاک ایکسچینج کی جانب سے ملنے والی مسلسل معاونت اور رہنمائی پر ان کا بے حد شکر یہ ادا کرتے ہیں۔


جلیل یوسف احمد ایس۔ ایس۔ ٹی
چیئر مین


علی جیل
چیف ایگزیکٹو آفیسر



Condensed Interim Unconsolidated Statement of Financial Position

As at September 30, 2020

		Sep' 30 2020	June' 30 2020
	NOTE	Rupees (Unaudited)	Rupees (Audited)
Assets			
Non-Current Assets			
Operating fixed assets	5	17,992,522	3,885,426
Intangible assets		414,397	452,069
Investment Property	6	28,308,153	28,308,153
Long-term investments	7	760,824,800	760,824,800
Long-term loan to subsidiaries	8	1,244,178,242	1,076,874,088
Long-term deposits		2,786,919	2,786,919
Interest accrued		108,248,724	94,784,036
		2,162,753,757	1,967,915,491
Current Assets			
Tools		963,739	963,751
Receivables from tenants	9	160,605,296	120,040,829
Due from related parties		3,452,457	1,039,600
Loans, advances, prepayments & other receivables	10	81,194,584	46,563,917
Taxation - net		116,707,320	118,504,976
Short term investment		38,835,130	396,823
Cash and bank balances	11	274,507,037	225,132,134
		676,265,563	512,642,030
<i>Non-current asset held for sale</i>		7,617,000,000	7,617,000,000
Total Assets		10,456,019,320	10,097,557,521
Equity & Liabilities			
Share Capital			
Authorised capital			
400,000,000 (2020: 400,000,000) ordinary shares of Rs. 10/- each		4,000,000,000	4,000,000,000
Issued, subscribed and paid-up capital		3,273,931,063	3,273,931,063
Capital reserve		(404,845,756)	(404,845,756)
Revenue reserve		3,569,925,196	3,569,183,065
		6,439,010,503	6,438,268,372
Non-Current Liabilities			
Long-term financings	12	2,780,644,813	2,582,437,440
Deferred tax liability - net		15,808,675	15,808,675
		2,796,453,488	2,598,246,115
Current Liabilities			
Trade and other payables	13	126,950,076	165,707,150
Accrued expenses		31,709,023	29,523,233
Due to related parties	14	7,390,453	22,206,298
Accrued mark-up	15	20,145,176	104,486,276
Short-term borrowing		194,880,040	400,000,000
Current portion of long-term financing		15,117,792	191,117,793
Advance against sale of investment property		775,000,000	-
Advances from tenants	16	49,362,769	148,002,285
		1,220,555,329	1,061,043,034
Contingencies & Commitments			
Total Equity & Liabilities		10,456,019,320	10,097,557,521

The annexed notes from 01 to 21 form an integral part of these condensed interim financial statements.


Chief Executive Officer


Chief Financial Officer


Director

Condensed Interim Unconsolidated Statement of Profit & Loss Account and Other Comprehensive Income

For the period ended September 30, 2020 (Un-audited)

		Sep' 30 2020	Sep' 30 2019
	Note	Rupees (Unaudited)	Rupees (Unaudited)
Income	17	119,843,728	114,465,792
Direct operating costs		(3,847,637)	(1,855,781)
Gross profit		115,996,091	112,610,011
Administrative & general expenses		(29,427,740)	(23,950,219)
Other Income		13,711,732	16,775,216
Operating profit		100,280,083	105,435,008
Finance costs		(97,740,296)	(86,382,164)
Profit before taxation		2,539,787	19,052,844
Taxation		(1,797,656)	(3,822,670)
Profit for the period		742,132	15,230,174
Other comprehensive income for the period, net of tax		-	-
Total comprehensive income for the period		742,132	15,230,174
Earnings per share - Basic and diluted		0.00	0.05

The annexed notes from 01 to 21 form an integral part of these condensed interim financial statements.



Chief Executive Officer



Chief Financial Officer



Director

Condensed Interim Unconsolidated Statement of Changes in Equity

For the period ended September 30, 2020 (Un-audited)

	Issued, subscribed and paid up capital	Share premium account	Reserve under scheme of amalgamation	Accumulated profits	Total
	← (Rupees) →				
Balance at June 30, 2019	3,273,931,063	21,746,162	-	3,292,202,994	6,587,880,219
Profit for the period	-	-	-	15,230,174	15,230,174
Balance at September 30, 2019	3,273,931,063	21,746,162	-	3,307,433,168	6,603,110,393
Balance at June 30, 2020	3,273,931,063	21,746,162	(426,591,918)	3,569,183,065	6,438,268,372
Profit for the period	-	-	-	742,131	742,131
Balance at September 30, 2020	3,273,931,063	21,746,162	(426,591,918)	3,569,925,196	6,439,010,503


The annexed notes from 01 to 21 form an integral part of these condensed interim financial statements.



 Chief Executive Officer



 Chief Financial Officer



 Director

Condensed Interim Unconsolidated Statement of Cash Flow

For the period ended September 30, 2020 (Un-audited)

	Sep' 30 2020	Sep' 30 2019
	Rupees (Unaudited)	Rupees (Unaudited)
Cash Flow From Operating Activities		
Profit before taxation	2,539,787	19,052,844
Adjustments for Non-Cash Items:		
Depreciation	930,576	806,665
Finance Costs	97,740,296	86,382,164
Markup on savings account	(897,046)	(2,477,095)
Markup on long-term loan	(12,814,686)	(13,163,698)
Working capital Changes	84,959,140	71,548,035
(Increase) / decrease in current assets		
Loans, advances, prepayments & other receivables	(34,630,667)	24,421,484
Due from related parties	(2,412,857)	(635)
Short-term investments	(38,438,308)	124,200
Receivable from tenants	(40,564,467)	22,304,129
	(116,046,299)	46,849,178
Increase / (decrease) in current liabilities		
Advance from tenants	(98,639,515)	1,666,217
Advance against sale of investment property	775,000,000	-
Trade and other payables	(36,571,284)	(299,099)
	639,789,201	1,367,118
Net cash flows used in operations	611,241,830	138,817,177
Finance cost paid	(178,232,224)	(131,292,721)
Markup received	247,044	2,477,095
Income tax paid	-	(21,295,033)
Net cash flows used in operating activities	433,256,650	(11,293,482)
Cash flow from investing activities		
Purchase operating fixed assets	(15,000,000)	(995,529)
Long term loan	(167,304,154)	(3,974,095)
Expenditure incurred on investment property	-	(3,457,681)
Net cash flows used in investing activities	(182,304,154)	(8,427,305)
	250,496,496	(19,720,787)
Cash flow from financing activities		
Long term financing	18,358,201	(68,463,976)
Short term borrowings	(205,119,960)	-
Due to related parties	(14,815,834)	4,120,486
Net cash flow from financing activities	(201,577,593)	(64,343,490)
Net increase / decrease in cash equivalents	49,374,903	(84,064,277)
Cash and cash equivalents at the beginning of the year	225,132,134	209,486,831
Cash and cash equivalents at the end of the year	274,507,037	125,422,554

The annexed notes from 01 to 21 form an integral part of these condensed interim financial statements



Chief Executive Officer



Chief Financial Officer



Director

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

1. Legal Status And Operations

- 1.1 TPL Properties Limited (the Company) was incorporated in Pakistan as a private limited company on February 14, 2007 under the repealed Companies Ordinance, 1984 (now Companies Act, 2017). In 2016, the Company had changed its status from private limited company to public company and was listed on the Pakistan Stock Exchange 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 Corp Limited and TPL Holdings (Private) Limited are the Parent and Ultimate Parent Company respectively, as of reporting date.
- 1.2 Geographical location and address of the business premises
- | | |
|---|---------------------------------|
| Address | Purpose |
| Shaheed-e-Millat Expressway, near KPT Interchange Flyover, Karachi. | Head office and rented premises |
- 1.3 These unconsolidated financial statements are the separate financial statements of the Company, in which investment in the subsidiary companies namely G-18 (Private) Limited, TPL REIT Management Company Limited, HKC (Private) Limited, TPL Logistic Park (Private) Limited and TPL Property Management (Private) Limited have been accounted for at cost less accumulated impairment losses, if any. In addition, the Company also prepares consolidated financial statements.
- 1.4 The Board of Directors (the Board) of the Company in a meeting held on February 26, 2020 approved, in principle, the merger of the Company and its wholly owned subsidiary Centerpoint Management Services (Private) Limited (CPMS) in accordance with the terms of a Scheme of Arrangement approved by SECP under the provisions of Section 284 sub-section (1) clause (5) of the Companies Act 2017. Pursuant to the merger, the entire undertaking comprising all the assets, liabilities and obligations of CPMS, as at July 01, 2019, stood merged with, transferred to, vested in, and assumed by TPLP against no consideration and accordingly, CPMS ceased to exist as a separate legal entity. The merger was accounted for in the books using 'pooling of interest' method as it was a business combination of entities under common control and therefore, scoped out of IFRS 3 'Business Combinations'. The net assets of CPMS has been acquired after certain adjustments as of July 01, 2019, and has been accounted for in the financial statements with corresponding impact directly in equity under 'Reserve under scheme of amalgamation'.

Details of the identifiable assets acquired and liabilities assumed as at 01 July 2019 are as under:

	Note	2019 Rupees
Non-Current Assets		
Property, plant and equipment		391,753,823
Long-term deposits		2,500,000
Deferred tax asset - net		114,024,864
		508,278,687
Current Assets		
Tools		1,071,351
Receivable against maintenance and other services		71,670,376
Advances and prepayments		4,193,437
Due from related party		3,507,415
Taxation - net		22,992,008
Cash and bank balances		2,431,909
		105,866,496
Total Assets		614,145,183

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

	2019
	Rupees
Non-Current Liabilities	
Long-term loan	297,437,644
Long-term financing	132,249,222
	429,686,866
Current Liabilities	
Trade and other payables	25,466,159
Accrued expenses	8,709,834
Accrued mark-up	7,251,449
Current portion of long-term financing	55,000,000
Advance against maintenance and other services	38,584,586
	135,012,028
Total Liabilities	564,698,894
Net Assets Merged As of 01 July 2019	49,446,289
Adjustments:	
- Cost of investment held in CPMS as of 01 July 2019	(353,000,000)
- Current and deferred tax related adjustments	(123,038,207)
	(476,038,207)
Reserve Under Scheme Of Amalgamation	(426,591,918)

2 Impact Of Covid-19 On The Financial Statements

The outbreak of the Novel Coronavirus (COVID-19) has disrupted commercial and economic activities all around the world and has impacted almost every organization and industry. The operations and results of the Company mainly impacted in the later part of last financial year due to lockdown situation around the region. The outbreak still continues to progress and evolve, therefore, it is challenging now to predict the full extent and duration of its business and economic impact. However, up to the date of authorisation of these financial statements, the operations and results of the company have not been materially impacted by COVID -19 pandemic.

3 Statement Of Compliance

These unconsolidated financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for financial reporting. The accounting and reporting standards as applicable in Pakistan comprise of such International Financial Reporting Standards (IFRSs) issued by International Accounting Standard Board (IASB) as notified under Companies Act, 2017 (the Act) and provisions of and directives issued under the Act, and Islamic Financial and Accounting Standards (IFAS). Where the provisions of and directives issued under the Companies Act, 2017 differ from the IFRS standards, the provisions of and directives issued under the Companies Act, 2017 have been followed.

4 Summary Of Significant Accounting Policies

4.1 Basis of preparation

These unconsolidated financial statements have been prepared under the historical cost convention unless otherwise stated.

4.2 Standards, amendments and interpretations adopted during the year

The accounting policies adopted in the preparation of these unconsolidated financial statements are consistent with those of the previous financial year except as described below:

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

New and Amended Standards

The Company has adopted the following revised standards and amendments of IFRSs which became effective for the current year:

IFRS-9	Prepayment Features with Negative Compensation (Amendments)
IFRS-14	Regulatory Deferral Accounts
IFRS-16	Leases
IFRS-16	COVID 19 Related Rent Concessions (Amendments)
IAS-19	Plan Amendment, Curtailment or Settlement (Amendments)
IAS-28	Long-term Interests in Associates and Joint Ventures (Amendments)
IFRIC-23	Uncertainty over income tax treatments

Improvements to Accounting Standards Issued by the IASB (2015-2017 cycle)

IFRS-3	Business Combinations - Previously held Interests in a joint operation
IFRS-11	Joint Arrangements - Previously held Interests in a joint operation
IAS-12	Income Taxes - Income tax consequences of payments on financial instruments classified as equity
IAS-23	Borrowing Costs - Borrowing costs eligible for capitalisation

The adoption of the above standards, amendments, interpretations and improvements to the accounting standards did not have any material effect on the Company's financial statements except for IFRS 16. The impact of adoption of IFRS 16 and its amendments are described below:

		Sep' 30 2020	June' 30 2020
		Rupees (Unaudited)	Rupees (Audited)
5.	Operating fixed assets		
	Property, plant and equipment	17,992,522	3,885,426
5.1	The movement in property, plant and equipment during the period / year are as follows:		
	Opening balance	3,885,426	4,910,671
	Add: Additions/transfers during the period / year	15,000,000	6,691,833
		18,885,426	11,602,504
	Less: Depreciation Charge/transfers for the period / year	(892,904)	(7,717,078)
		17,992,522	3,885,426
5.1.1	Additions including transfers during the period		
	Vehicles	15,000,000	-
	Computer and accessories	-	6,459,304
	Machinery & Equipments	-	160,529
	Mobile phones	-	72,000
		15,000,000	6,691,833
6.	Investment Property		
	Investment property	-	-
	Investment property under construction	28,308,153	28,308,153
		28,308,153	28,308,153

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

	Sep' 30 2020	June' 30 2020
	Rupees (Unaudited)	Rupees (Audited)
7. Long-Term Investments		
HKC Limited	708,724,800	708,724,800
G-18 (Pvt) Ltd	1,000,000	1,000,000
TPL REIT Management Company Ltd	50,000,000	50,000,000
TPL Property Management (Pvt) Ltd	1,000,000	1,000,000
TPL Logistic Park (Private) Limited	100,000	100,000
	760,824,800	760,824,800
8. Long-Term Loan To Subsidiaries		
HKC (Private) Limited	644,178,242	476,874,088
TPL Logistic Park (Private) Limited	600,000,000	600,000,000
	1,244,178,242	1,076,874,088
9. Receivables From Tenants - Unsecured, Considered Good		
Receivables against rent		
Related parties:		
TPL Corp Limited	11,596,919	-
Others	105,623,127	74,078,762
	117,120,046	74,078,762
Receivables against maintenance		
Related party:		
TPL Trakker Limited - an associated company	4,233,779	4,233,779
Others	12,560,659	12,560,659
	16,794,438	16,794,438
Receivables against electricity and air conditioning services		
Related parties:		
TPL Trakker Limited - an associated company	17,180,065	17,180,065
TPL Insurance Limited - an associated company	-	1,125,822
	17,180,065	18,305,887
Others	-	7,782,256
	17,180,065	26,088,143
Receivables against others and water supply services		
Related parties:		
TPL Trakker Limited - an associated company	1,353,783	1,353,783
TPL Insurance Limited - an associated company	-	157,163
TPL Life Insurance Limited - an associated company	65,410	65,410
TPL Security Services (Pvt) Limited - an associated company	1,130	1,130
TPL Logistics Private Limited - an associated company	3,390	3,390
	1,423,713	1,580,876
Others	1,653,632	1,653,632
	3,077,345	3,234,508
Receivables against IT services		
Related party		
TPL Trakker Limited - an associated company	6,588,424	-
Less: ECL	(155,022)	(155,022)
	160,605,296	120,040,829
10. Loans, advances, prepayments & other receivables		
Loans		
Loan to employees	736,019	808,568
Advances		
Suppliers and contractors	57,566,268	21,109,918
Others	15,000,000	15,000,000
Prepayments		
Insurance	1,118,726	2,871,860
Others - sales tax receivable	6,773,571	6,773,571
	81,194,584	46,563,917

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

	Sep' 30 2020	June' 30 2020
	Rupees (Unaudited)	Rupees (Audited)
11 Cash And Bank Balances		
Cash in hand	536,786	243,623
Cash at banks in local currency		
- current accounts		
- islamic banking	1,099,882	-
- conventional banking	13,798,518	2,014,359
- savings accounts		
- islamic banking	58,184,939	-
- conventional banking	200,886,912	222,874,152
	274,507,037	225,132,134
12 Long-Term Financing		
Term finance certificates	2,007,305,699	2,006,134,027
Long-term finance	578,247,500	576,270,000
Musharaka finance for CMS	132,249,222	132,249,222
JS Bank Limited - payroll financing	29,185,329	19,847,680
Lease finance	13,500,000	-
Diminishing Musharaka Arrangements	35,274,855	39,054,303
	2,795,762,605	2,773,655,232
Less : Current Portion shown under current liabilities	(16,117,792)	(191,117,792)
	2,780,644,813	2,582,437,440
13 Trade & Other Payables		
Creditors	39,683,555	81,056,599
Provision for Gas Infrastructure Development Cess (GIDC)	77,568,855	76,391,813
Retention money	5,809,251	5,809,251
Payable to employees fund	1,306,868	1,107,183
Withholding Income Tax Payable	2,681,547	1,342,304
	126,950,076	165,707,150
14 Due To Related Parties		
TPL Corp Limited	3,426,551	4,531,886
TPL Trakker Limited	247,006	5,700,233
TPL Security Services (Private) Limited	-	11,540,100
TPL REIT Management Company Limited	7,899	7,899
TPL Property Management (Pvt) Ltd	3,400,218	-
TPL Logistic Park (Private) Limited	308,780	426,180
	7,390,453	22,206,298
15 Accrued Mark-Up		
Accrued mark-up on:		
Long-term financing	10,714,668	90,185,499
Markup on Diminishing Musharaka Arrangements	-	552,944
Short-term borrowings	9,430,508	13,747,833
	20,145,176	104,486,276

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

		Sep' 30 2020	June' 30 2020
		Rupees (Unaudited)	Rupees (Audited)
16	Advances from tenants		
	Advances Against Rent		
	TPL Trakker Ltd - an associated Company	4,863,038	13,270,395
	TPL Insurance Ltd - an associated Company	-	8,756,681
	Others	44,499,731	97,549,710
		49,362,769	119,576,785
	Advances against maintenance services (contractual liabilities)		
	Related Parties		
	TPL Insurance Limited - an associated company	-	6,254,375
	Others	-	22,171,124
	-	28,425,499	
	49,362,769	148,002,284	

		Sep' 30 2020	Sep' 30 2019
		Rupees (Unaudited)	Rupees (Unaudited)
17	Income		
	Rental Income		
	TPL Trakker Limited - an associated company	8,407,357	16,591,876
	TPL Insurance Limited - an associated company	11,365,273	16,935,489
	TPL Corp Limited - an associated company	11,596,919	-
	Others	81,885,755	80,938,427
	IT Services	113,255,304	114,465,792
	TPL Trakker Limited - an associated company	6,588,424	-
	Total	119,843,728	114,465,792

18 Transactions With Related Parties

The related parties of the Company comprise ultimate parent company, parent company, associated companies, major shareholders, directors and key management personnel. The Company has a policy whereby transactions with related parties are entered into at arm's length basis. The transactions with related parties other than those disclosed elsewhere in these condensed interim financial statements are as follows:

		Sep' 30 2020	Sep' 30 2019
		Rupees (Unaudited)	Rupees (Unaudited)
The Parent Company			
TPL Corp Limited [TCL]			
Expenses incurred / paid by TCL on behalf of the Company	42,093,526	-	
Payment made by the Company	45,000,000	-	
Services rendered by the Company	11,596,919	-	
Associated Companies			
TPL Trakker Limited			
Payment made by the Company	8,500,233	-	
Expenses incurred / paid by TTL on behalf of the Company	3,217,560	9,901,576	
Expenses incurred / paid by the Company on behalf of TTL	170,554	5,781,091	
Amount received from TTL on account of rent	-	62,427,337	
Services rendered by the Company	14,995,781	16,591,876	

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

	Sep' 30 2020	Sep' 30 2019
	Rupees (Unaudited)	Rupees (Unaudited)
TPL Security Services (Pvt) Ltd Payment made by the Company	16,760,510	-
TPL Life Insurance Ltd [TLIL] Expenses incurred / paid by the Company on behalf of TLIL	904,215	-
<u>Subsidiary Companies</u>		
Centrepont Management Services (Pvt) Ltd [CMS] Long term loan received during the year	-	19,169,240
HKC Limited [HKC] Expenses incurred / paid by the Company Mark-up on long-term loan	167,304,154 12,814,686	23,143,335 14,308,121
TPL Property Management (Pvt) Ltd Payment received by the Company Payment received on behalf of TPL Property Management	116,770 3,400,218	-
TPL Logistic Park (Pvt) Ltd Payment received by the Company	117,400	-
<u>Common Directorship</u>		
TPL Insurance Limited Expenses incurred / paid by TIL on behalf of the Company Amount received from TIL on account of rent & other services Services rendered by the Company	- 2,362,272 11,365,272	- 40,505,326 16,935,489
<u>Staff retirement benefit fund</u>		
TPL Properties Limited – Provident fund Employer contribution	1,315,306	865,410

19 Date Of Authorization Of Issue


These condensed interim financial statements have been authorized for issue on October 22, 2020 by the Board of directors of the company

20 Corresponding Figures

Certain prior period's figures have been rearranged consequent upon certain changes in the current period's presentation for more appropriate comparison, where necessary.

21 General


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



Chief Executive Officer



Chief Financial Officer



Director

Condensed Interim Consolidated Statement of Financial Position


As at September 30, 2020

		September 30, 2020	June 30, 2020
		(Unaudited)	(Audited)
	Note	Rupees	
Assets			
Non-current Assets			
Operating fixed assets	5	17,992,522	3,885,426
Intangible assets		687,852	750,389
Investment property	6	28,308,153	28,308,153
Development properties	7	1,600,941,507	1,437,387,784
Advance against future issuance of shares		600,000,000	600,000,000
Long-term deposits	8	2,786,919	2,786,919
Deferred tax asset-net	9	-	-
		2,260,716,953	2,073,118,671
Current Assets			
Tools		963,748	963,747
Receivables from tenants	10	198,196,960	120,040,829
Loans, advances, prepayments & other receivables	11	81,203,583	46,572,917
Due from related parties	12	2,733,472	203,845
Taxation - net		115,117,146	118,512,286
Short-term investment	13	88,908,314	49,857,359
Interest accrued		2,071,778	1,422,963
Cash and bank balances	14	290,720,095	231,668,157
		779,915,096	569,242,103
Non-current asset held for sale		7,596,392,498	7,596,392,498
Total Assets		10,627,024,547	10,238,753,272
Equity and Liabilities			
Share Capital			
Authorised capital			
400,000,000 (2020: 400,000,000) ordinary shares of Rs.10/- each		4,000,000,000	4,000,000,000
Issued, subscribed and paid-up capital	15	3,273,931,060	3,273,931,060
Capital reserve			
Share premium account		21,746,165	21,746,165
Revenue reserve			
Accumulated profit		3,033,966,746	3,039,225,919
		6,329,643,971	6,334,903,144
Non-controlling interest		175,351,127	175,481,861
		6,504,995,098	6,510,385,005
Non-current Liabilities			
Long-term financings	16	2,855,644,813	2,657,437,440
Deferred tax liability - net	9	15,808,675	15,808,675
Current Liabilities			
Trade and other payables	17	148,191,484	173,818,830
Accrued expenses		24,033,870	11,239,140
Due to related parties	18	5,587,557	23,488,219
Accrued mark-up	19	22,311,071	107,455,886
Short-term borrowing		194,880,040	400,000,000
Current portion of long-term financing	16	15,117,792	191,117,792
Advances from tenants	20	65,454,147	148,002,285
Advance against sale of investment property		775,000,000	-
		1,260,575,961	1,055,122,152
Total Equity and Liabilities		10,627,024,547	10,238,753,272

The annexed notes from 1 to 24 form an integral part of these consolidated financial statements.


Chief Executive Officer


Chief Financial Officer


Director

Condensed Interim Consolidated Statement of Profit & Loss Account and other Comprehensive Income


For the period ended September 30, 2020 (Un-audited)

		September 30, 2020	September 30, 2019
		(Un-audited)	(Un-audited)
	Note	Rupees	
Income	21	176,513,064	174,080,539
Direct operating costs		(44,041,868)	(49,342,691)
Gross profit		132,471,196	124,737,848
Administrative and general expenses		(38,014,148)	(28,622,596)
Other income		1,987,397	3,206,372
Operating Profit		96,444,445	99,321,624
Finance costs		(97,920,983)	(92,713,026)
(Loss) / Profit before taxation		(1,476,538)	6,608,598
Taxation		(3,913,369)	(5,658,410)
(Loss) / Profit for the period		(5,389,907)	950,188
Other comprehensive income for the period		-	-
Total comprehensive (loss) / Income for the period		(5,389,907)	950,188
Attributable to:			
Owners of the Holding Company		(5,259,173)	955,160
Non-controlling interest		(130,734)	(4,972)
		(5,389,907)	950,188
Earnings per share - basic and diluted		(0.02)	0.00

The annexed notes from 1 to 24 form an integral part of these consolidated financial statements.


Chief Executive Officer


Chief Financial Officer


Director

Condensed Interim Consolidated Statement of Changes in Equity

For the period ended September 30, 2020 (Un-audited)

	Issued, subscribed and paid up capital	Capital reserve share	Revenue reserve accumulated	Total	Non-controlling Interest	Total
	Rupees					
Balance at June 30, 2019	3,273,931,060	21,746,165	2,925,693,603	6,221,270,828	175,607,498	6,397,178,326
Profit for the period	-	-	955,160	955,160	-	955,160
Other comprehensive income for the period, net of tax	-	-	-	-	-	-
Total comprehensive income for the period	-	-	955,160	955,160	-	955,160
Loss attributable to non-controlling interest for the year	-	-	-	-	(4,972)	(4,972)
Balance at September 30, 2019	<u>3,273,931,060</u>	<u>21,746,165</u>	<u>2,926,648,763</u>	<u>6,222,226,888</u>	<u>175,602,526</u>	<u>6,398,128,614</u>
Balance at June 30, 2020	3,273,931,060	21,746,165	3,039,225,919	6,334,903,144	175,481,861	6,510,385,005
Loss for the period	-	-	(5,259,173)	(5,259,173)	-	(5,259,173)
Other comprehensive income for the period	-	-	-	-	-	-
Total comprehensive income for the period	-	-	(5,259,173)	(5,259,173)	-	(5,259,173)
Loss attributable to non-controllable interest for the period	-	-	-	-	(130,734)	(130,734)
Balance at September 30, 2020	<u>3,273,931,060</u>	<u>21,746,165</u>	<u>3,033,966,746</u>	<u>6,329,643,971</u>	<u>175,351,127</u>	<u>6,504,995,098</u>

The annexed notes from 1 to 24 form an integral part of these consolidated financial statements.


Chief Executive Officer


Chief Financial Officer


Director

Condensed Interim Consolidated Statement of Cash Flow Statement

For the period ended September 30, 2020 (Un-audited)


		September 30, 2020	September 30, 2019
Cash Flows from Operating Activities	Note	Rupees	
(Loss)/Profit before taxation		(1,476,538)	6,608,598
Adjustments for non-cash items			
Depreciation	5	892,904	10,826,835
Amortization		24,860	24,861
Gain on disposal of shares		-	-
Finance costs		97,920,983	92,713,026
Mark-up on savings account		(925,135)	(2,477,995)
		97,913,612	101,086,727
Working capital changes			
(Increase) / decrease in current assets			
Receivables from tenants		(78,156,131)	55,368,637
Tools		-	(167,277)
Advances and prepayments		(34,630,666)	16,140,850
Short-term investment		(39,050,955)	124,200
Due from a related party		(2,529,628)	1,412,489
		(154,367,380)	72,878,899
(Decrease) / increase in current liabilities			
Trade and other payables		(25,627,346)	7,868,878
Accrued expenses		12,794,730	4,897,582
Advance from tenants		(82,548,138)	2,777,849
		(95,380,754)	15,544,309
Cash generated from operations		(153,311,059)	196,118,533
Finance cost paid		(183,065,798)	(159,919,035)
Markup on savings account received		276,320	3,641,128
Income tax paid - <i>net of refund</i>		(518,229)	(25,461,343)
Net cash used in operating activities		(338,618,766)	14,379,283
Cash Flows from Investing Activities			
Purchase of property, plant and equipment	5	(15,000,000)	(7,795,367)
Additions to development properties		(163,553,723)	(23,033,125)
(Purchase) / Disposal of intangible assets		37,650	37,673
Advance against sale of investment property		775,000,000	-
Expenditure incurred on investment property		-	(3,457,681)
Net cash used in Investing activities		596,483,927	(34,248,500)
Cash Flows from Financing Activities			
Long-term financing - net		22,207,373	(79,840,466)
Short-term borrowings - net		(205,119,960)	-
Due to related parties		(17,900,636)	5,242,486
Net cash generated from / (used in) financing activities		(200,813,223)	(74,597,980)
Net increase / (decrease) in cash and cash equivalents		59,051,938	(94,467,197)
Cash and cash equivalents at the beginning of the year		231,668,157	262,809,335
Cash and cash equivalents at the end of the year	14	290,720,095	168,342,138

*No non-cash items are included in these activities

The annexed notes from 1 to 24 form an integral part of these consolidated financial statements.


Chief Executive Officer


Chief Financial Officer


Director

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

1. Legal Status And Operations Of The Group

1.1 The Group comprises of TPL Properties Limited [TPLP], its subsidiary companies i.e. HKC (Private) Limited [HKC], G-18 (Private) Limited [G-18], TPL REIT Management Company Limited [REIT], TPL Logistics Park (Private) Limited [TPLLP] & TPL Property Management (Private) Limited [TPLPM] that have been consolidated in these consolidated financial statements.

1.2 Holding Company

TPL Properties Limited [the Holding Company]

TPL Properties Limited (the Holding Company) was incorporated in Pakistan as a private limited company on February 14, 2007 under the repealed Companies Ordinance, 1984 (now Companies Act, 2017). Subsequently in 2016, the Holding Company had changed its status from private limited company to public company and was listed on the Pakistan Stock Exchange Limited. The principal activity of the Holding 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. TPL Corp Limited and TPL Holdings (Private) Limited are the Parent Company and Ultimate Holding Company respectively, as of the reporting date.

Geographical location and address of the business premises:

Address

Shaheed-e-Millat Expressway, near KPT Interchange Flyover, Karachi.

Purpose

Head office and rented premises

1.3 Subsidiary Companies

1.3.1 HKC (Private) Limited [HKC]

HKC was incorporated in Pakistan on September 13, 2005 as a public limited company under the repealed Companies Ordinance, 1984 (now Companies Act, 2017). The Company is principally engaged in the acquisition and development of real states and renovation of buildings and letting out.

Geographical location and address of the business premises:

Address

Shaheed-e-Millat Expressway, near KPT Interchange Flyover, Karachi.
Plot No 22/7, Street CL-9, Civil Lines Quarter, Karachi

Purpose

Registered office
Development property site

1.3.2 G-18 (Private) Limited [G-18]

G-18 (Private) Limited (the Company) was incorporated in Pakistan as a private limited company on April 12, 2018 under the Companies Act, 2017 for the purpose of property development. However, as of the reporting date, G-18 has not commenced its operations.

Geographical location and address of the business premises:

Address

Shaheed-e-Millat Expressway, near KPT Interchange Flyover, Karachi.

Purpose

Registered office

1.3.3 TPL REIT Management Company Limited [TPL REIT]

TPL REIT Management Company Limited (the Company) was incorporated in Pakistan as a public limited company on October 12, 2018 under the Companies Act, 2017. The principal activity of the Company is to carry on all or any business permitted to be carried out by a 'REIT management company' including but not limited to providing 'REIT Management Services' in accordance with the Non-Banking Finance Companies (Establishment and Regulation) Rules, 2003. However, as of the reporting date, TPL REIT has not commenced its operations.

Geographical location and address of the business premises:

Address

Shaheed-e-Millat Expressway, near KPT Interchange Flyover, Karachi.

Purpose

Registered office

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

1.3.4 TPL Property Management (Private) Limited [TPL PM]

TPL Property Management (Private) Limited (the Company) was incorporated in Pakistan on April 10, 2020 as a private company, limited by shares under the Companies Act, 2017 (the Act). The principal business of the entity is to carry on the business of providing all types of facilities management, maintenance and execution of contracts of all kinds and of structure including but not limited to residential, commercial, mixed use, hotel or any other real estate developments. However, as of the reporting date, TPL PM has not commenced its operations.

Geographical location and address of the business premises:

Address	Purpose
Shaheed-e-Millat Expressway, near KPT Interchange Flyover, Karachi.	Registered office

1.3.5 TPL Logistic Park (Private) Limited [TPL LP]

TPL Logistic Park (Private) Limited (the Company) was incorporated in Pakistan on December 11, 2019 as a private company, limited by shares under the Companies Act, 2017 (the Act). The principal business of the entity is to carry on the business of the Holding Company and to coordinate and regulate the administration, finances, activities and business of the subsidiaries, shareholding interests in other Companies and to undertake and carry out all such services in connection therewith. However, as of the reporting date, TPL LP has not commenced its operations.

Geographical location and address of the business premises

Address	Purpose
Shaheed-e-Millat Expressway, near KPT Interchange Flyover, Karachi.	Registered office

2 Impact Of Covid-19 On The Financial Statements

The outbreak of the Novel Coronavirus (COVID-19) has disrupted commercial and economic activities all around the world and has impacted almost every organization and industry. The operations and results of the Company mainly impacted in the later part of last financial year due to lockdown situation around the region. The outbreak still continues to progress and evolve, therefore, it is challenging now to predict the full extent and duration of its business and economic impact. However, up to the date of authorisation of these financial statements, the operations and results of the company have not been materially impacted by COVID -19 pandemic.

3 Statement Of Compliance

These consolidated financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for financial reporting. The accounting and reporting standards as applicable in Pakistan comprise of such International Financial Reporting Standards (IFRS) issued by International Accounting Standard Board (IASB) as notified under Companies Act, 2017 (the Act) and provisions of and directives issued under the Act and Islamic Financial and Accounting Standards (IFAS). Where the provisions of and directives issued under the Act differ from the IFRS standards, the provisions of and directives issued under the Act have been followed.

4 Summary Of Significant Accounting Policies

4.1 Basis of preparation

These consolidated financial statements have been prepared under the historical cost convention unless otherwise stated.

4.2 Basis of consolidation

These consolidated financial statements comprise of the financial statements of the Holding Company and its subsidiary companies, HKC, G-18, TPL Property Management, TPL Logistic Park and TPL REIT as at September 30, 2020, here-in-after referred to as 'the Group'.

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

4.3 Standards, amendments and Interpretations adopted during the year

The accounting policies adopted in the preparation of these consolidated financial statements are consistent with those of the previous financial year except as described below.

New and Amended Standards

The Group has adopted the following revised standards and amendments of IFRSs which became effective for the current year:

IFRS-9	Prepayment Features with Negative Compensation (Amendments)
IFRS-14	Regulatory Deferral Accounts
IFRS-16	Leases
IFRS-16	COVID 19 Related Rent Concessions (Amendments)
IAS-19	Plan Amendment, Curtailment or Settlement (Amendments)
IAS-28	Long-term Interests in Associates and Joint Ventures (Amendments)
IFRIC-23	Uncertainty over income tax treatments

Improvements to Accounting Standards issued by the IASB (2015-2017 cycle)

IFRS-3	Business Combinations - Previously held Interests in a joint operation
IFRS-11	Joint Arrangements - Previously held Interests in a joint operation
IAS-12	Income Taxes - Income tax consequences of payments on financial instruments classified as equity
IAS-23	Borrowing Costs - Borrowing costs eligible for capitalisation

The adoption of the above standards, amendments, interpretations and improvements to the accounting standards did not have any material effect on the Group's financial statements except for IFRS 16. The impact of adoption of IFRS 16 and its amendments are described below:

		September 30, 2020 (Unaudited)	June 30, 2020 (Audited)
		Rupees	
5	Operating fixed assets		
	Notes		
	The movement in property, plant and equipment during the period / year are as follows:		
	Opening balance	3,885,426	376,056,976
	Add: Additions during the period	15,000,000	1,559,029
	Less: Disposals during the period / year	-	-
		18,885,426	377,616,005
	Add: WDV of assets transferred to investment property	-	(370,119,259)
	Less: Depreciation Charge for the period	(892,904)	(3,611,320)
	Operating fixed assets (WDV)	17,992,522	3,885,426
5.1	Additions / Disposals during the period		
	Vehicle	15,000,000	-
	IT equipment and Computer accessories	-	1,398,500
	Electrical Equipments	-	160,529
		15,000,000	1,559,029
6	Investment Property		
	Investment property	-	-
	Investment property under construction	28,308,153	28,308,153
		28,308,153	28,308,153

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

7	September 30, 2020	June 30, 2020
	(Unaudited)	(Audited)
	Rupees	
Development Properties		
Represents project under construction at Plot No 22/7, Street CL-9, Civil Lines Quarter, Karachi.		
Land	801,225,879	801,225,879
Design and consultancy	300,904,550	176,769,050
Project management and ancillary costs	330,225,183	330,225,183
Other project costs	168,585,895	129,167,672
	1,600,941,507	1,437,387,784
8 Long-Term Deposits – Unsecured, Considered Good		
Security deposits		
- Total PARCO Pakistan Limited	2,500,000	2,500,000
- Central Depository Company of Pakistan Limited	200,000	200,000
- City District Government Karachi	86,919	86,919
	2,786,919	2,786,919
9 Deferred Tax Asset - Net		
Deferred tax assets on deductible temporary differences:		
- Unused tax losses	-	-
Less:		
Deferred tax liability on taxable temporary differences:		
- Property, plant and equipment – owned and leased	-	-
- Advance against rent from tenants (net of receivables)	-	-
	(15,808,676)	(15,808,676)
	(15,808,676)	(15,808,676)
	(15,808,676)	15,808,676
Deferred tax asset has not been recognised on business losses in accordance with the Group's policy.		
10 Receivable Against Rent, Maintenance And Other Services - Unsecured, Considered Good		
Receivables against rent		
Related parties		
TPL Corp Limited - an associated company	11,596,919	-
Others	105,523,127	74,078,762
	117,120,046	74,078,762
Receivables against maintenance		
Related party:		
TPL Trakker Limited - an associated company	6,264,368	4,233,779
TPL Corp Limited - an associated company	3,117,672	-
Others	16,998,222	12,560,659
	26,380,262	16,794,438
Receivables against electricity and air conditioning services		
Related parties:		
TPL Trakker Limited - an associated company	24,267,708	17,180,065
TPL Corp Limited - an associated company	1,534,778	-
TPL Insurance Limited - an associated company	2,792,710	1,125,822
Others	28,585,196	18,305,887
	14,117,552	7,782,256
	42,702,748	26,088,143
Receivables against others and water supply services		
Related parties:		
TPL Trakker Limited - an associated company	1,588,862	1,353,783
TPL Insurance Limited - an associated company	241,364	157,163
TPL Corp Limited - an associated company	236,079	-
TPL Life Insurance Limited - an associated company	66,410	66,410
TPL Security Services (Pvt) Limited - an associated company	1,130	1,130
TPL Logistics Private Limited - an associated company	3,390	3,390
Others	2,136,226	1,580,876
	3,425,278	1,653,632
	5,600,503	3,234,508
Receivables against IT services		
Related party		
TPL Trakker Limited - an associated company	6,588,423	-
Less: ECL	(155,022)	(155,022)
	198,196,960	120,040,829

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

	September 30, 2020	June 30, 2020	
			Rupees
11 Loans, advances, prepayments & other receivables			
Advances - unsecured, considered good			
Suppliers and contractors	57,666,288	21,109,918	
Employees	736,019	808,568	
Others	15,000,000	15,000,000	
	<u>73,902,287</u>	<u>36,918,486</u>	
Prepayments			
Insurance	1,127,725	2,890,860	
	<u>1,127,725</u>	<u>2,890,860</u>	
Others - sales tax receivable	6,773,571	6,773,571	
	<u>81,203,583</u>	<u>46,572,917</u>	
12 Due From Related Parties - Unsecured, Considered Good			
TPL Life Insurance Limited - an associated company	203,845	203,845	
TPL Corp Limited	2,529,627	-	
	<u>2,733,472</u>	<u>203,845</u>	
13 Short-Term Investments			
Investment in various mutual funds held through the following investment companies:			
AKD Securities Limited	60,203,225	21,508,704	
National Bank Fund Management Limited (NAFA)	28,893,757	28,337,982	
Pak Oman Asset Management Co. Ltd	11,332	10,673	
	<u>88,908,314</u>	<u>49,857,359</u>	
14 Cash And Bank Balances			
Cash in hand	538,786	243,623	
Cash at banks in local currency current accounts	18,700,683	8,524,817	
savings accounts	271,482,626	222,899,717	
	<u>280,720,095</u>	<u>231,668,157</u>	
15 Issued, Subscribed And Paid-Up Capital			
	September 30, 2020	June 30, 2020	
	— (No. of shares) —		
	(Un-audited)	(Audited)	Rupees
Ordinary shares of Rs. 10/- each			
- Issued for cash consideration	175,920,448	175,920,448	1,759,204,480
- Issued for consideration other than cash	151,472,658	151,472,658	1,514,726,580
	<u>327,393,106</u>	<u>327,393,106</u>	<u>3,273,931,060</u>
16 Long-Term Financing			
Long term finance for HKC (Private) Limited	75,000,000	75,000,000	
Term finance certificates	2,007,305,699	2,008,134,027	
Long term finance	578,247,500	578,270,000	
Musharaka finance facility	132,249,222	132,249,222	
JS Bank Limited - payroll financing	29,185,329	19,847,680	
Lease finance - Meezan Bank	13,600,000	-	
Diminishing Musharakah arrangements	35,274,855	39,054,303	
	<u>2,870,762,605</u>	<u>2,848,655,232</u>	
Less: Current maturity	(16,117,792)	(191,117,792)	
	<u>2,854,644,813</u>	<u>2,657,437,440</u>	

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

	September 30, 2020	June 30, 2020
	Rupees	
17 Trade And Other Payables		
Creditors	56,329,735	88,269,529
Retention money	5,809,251	5,809,251
Sales tax payable	3,696,478	-
Payable to employees	1,306,888	1,107,183
Withholding income tax payable	2,581,547	1,342,304
Provision for Gas Infrastructure Development Cess (GIDC)	77,568,855	76,391,813
Others	898,750	898,750
	149,191,484	173,818,830
18 Due To Related Parties – Unsecured		
TPL Trakker Limited - an associated company	247,006	5,700,233
TPL Corp Limited - an associated company	3,426,551	4,531,886
TPL Security Services (Private) Limited - an associated company	1,914,000	13,256,100
	5,587,557	23,488,219
19 Accrued Mark-Up		
Accrued mark-up on:		
Long-term financing	12,880,563	93,155,109
Markup on diminishing musharaka arrangements	-	552,944
Short term borrowings - secured	9,430,509	13,747,833
	22,311,071	107,455,886
20 Advances From Tenants - Unsecured		
Advances against rent		
TPL Trakker Limited - an associated company	4,863,038	13,270,395
TPL Insurance Limited - an associated company	-	8,756,681
Others	44,499,731	97,549,710
	49,362,769	119,576,786
Advances against maintenance services		
TPL Insurance Limited - an associated company	4,169,583	6,254,375
Others	11,921,795	22,171,124
	16,091,378	28,425,499
	65,454,147	148,002,285
21 Income	September 30, 2020	September 30, 2019
	(Un-audited) (Rupees)	(Un-audited) (Rupees)
Rental Income		
Related parties:		
TPL Trakker Limited - an associated company	8,407,357	16,591,876
TPL Corp Limited - an associated company	11,596,919	-
TPL Insurance Limited - an associated company	11,365,272	16,935,489
Others	31,369,548	33,527,365
	81,885,757	80,938,427
	113,255,305	114,466,792
Revenue from maintenance and services		
Related parties		
TPL Trakker Limited - an associated company	2,030,589	2,584,376
TPL Corp Limited - an associated company	2,051,100	-
TPL Insurance Limited - an associated company	2,084,792	2,633,650
Others	6,166,481	5,218,026
	14,526,788	15,622,501
	20,693,269	20,840,527
Revenue from electricity and conditioning services		
Related parties		
TPL Trakker Limited - an associated company	6,272,252	7,197,302
TPL Corp Limited - an associated company	1,358,211	-
TPL Insurance Limited - an associated company	3,131,795	2,811,612
Others	10,762,258	10,008,914
	25,213,809	22,176,882
	35,976,067	32,185,796
Revenue from IT services		
TPL Trakker Limited - an associated company	6,588,423	6,588,424
	176,513,064	174,080,539

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2020 (Un-audited)

Transactions With Related Parties

The related parties of the Group comprise of the Ultimate Parent Company, Parent Company, subsidiaries, associated companies, major shareholders, suppliers, directors, key management personnel and staff retirement benefit fund. The transactions with related parties other than those disclosed elsewhere in these consolidated financial statements are as follows:

	September 30, 2020 (Un-audited) (Rupees)	September 30, 2019 (Un-audited) (Rupees)
The Parent Company		
TPL Corp Limited [TCL]		
Payment made by the group	45,000,000	-
Expenses incurred/paid by TCL on behalf of the Group	42,093,626	-
Services rendered by the Group	14,631,043	-
Associated Company		
TPL Trakker Limited [TTL]		
Payment made by the group	8,600,233	-
Expenses incurred/paid by TTL on behalf of the Group	3,217,560	9,901,576
Expenses incurred / paid by the Group on behalf of TTL	170,664	5,781,091
Amount received from TTL on account of rent and other services	-	138,083,278
Services rendered by the Group	21,604,210	33,517,929
Associated Company		
TPL Insurance Limited [TIL]		
Services rendered by the Group	15,587,649	22,915,955
Amount received from TIL on account of rent and other services	3,118,491	46,130,347
TPL Security Services (Private) Limited [TSS]		
Services acquired by the Group	3,234,000	2,861,100
Amount paid against services	16,760,510	-
TPL Life Insurance Limited [TLIL]		
Expenses incurred / paid by the Company	904,215	-
Staff retirement benefit fund		
Group - Provident fund		
Employer contribution	1,315,306	1,560,895

23 Date Of Authorization Of Issue

These consolidated financial statements were authorised for issue on October 22, 2020 by the Board of Directors of the Group.

24 General

24.1 Figures have been rounded off to the nearest rupee, unless otherwise stated.


24.2 Certain prior year's figures have been rearranged for better presentation, wherever necessary. However, there are no material reclassification to report except for classification of development properties to non-current assets from current assets.



Chief Executive Officer




Chief Financial Officer



Director

Corporate Office

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