

 TPL Properties



Quarterly Report
Period Ended September 30, 2021



Journey of Evolution

This year's Annual Report looks at TPL Properties' growth, innovation and persistence, visualised by the evolution of shapes and structures. Though our evolution has holistically led to where we are today, each step has maintained its significance through the role it played to bring us here.

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Vision

To be the region's premier property developer 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.	Chairman
Ali Jameel	Director
Ziad Bashir	Director
Sabiha Sultan	Director
Siraj Dadabhoy	Director
Abdul Wahab Al-Halabi	Director
Vice Admiral (R) Muhammad Shafi HI (M)	Director

Chief Executive Officer

Ali Jameel

Chief Operating Officer

Jamil Akber

Chief Financial Officer

Sohail Khatri

Company Secretary

Danish Qazi

Audit Committee

Ziad Bashir	Chairman
Siraj Dadabhoy	Member
Vice Admiral (R) Muhammad Shafi HI (M)	Member
Muhammad Asif	Secretary

Human Resources & Remuneration Committee

Abdul Wahab Al-Halabi	Chairman
Ali Jameel	Member
Nader Nawaz	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
Seneri Bank Limited

Share Registrar

THK Associates
Plot # 32-C, 2nd Jami Commercial Street
DHA Phase 7, Karachi - 75500
Tel: (021) 35310191-6
UAN: 111-000-322
Fax: (021) 35310190
Email: sfc@thk.com.pk

Registered Office

20th Floor, Sky Tower - East Wing,
Domen City, HC-3,
Abdul Sattar Edhi Avenue,
Block No. 4, Clifton, Karachi.

Web Presence

www.tplproperty.com

Directors' Report

For the period ended September 30, 2021

The Directors are pleased to present the condensed financial information for the Period ended September 30, 2021 and a brief review of the Company's operations.

Economic Outlook

The State Bank of Pakistan (SBP) projects GDP growth FY22 to be between 4-5%, the highest economic growth rate in the current regime. The first quarter of FY22 showed moderate improvement across all major macroeconomic indicators except the external account. High-frequency domestic demand indicators such as sales of automobiles, petroleum, and cement along with electricity generation continue to depict significant increase.

Inflation averaged 8.6% YoY during the first quarter similar to the same period last year and within the SBP's target range of 7.0%-9.0%. Core inflation of 6.5% during the period indicates demand-side pressures on the economy remained under control.

However, to rein in the widening imbalances in the external account, the SBP in its September Monetary Policy meeting increased the policy rate by 25bps to 7.25%, its first since COVID-19 onset. The decision is a reflection of SBP understanding of the pandemic risk to be more manageable in Pakistan, given the infection ratio fell below 4% by the end of September and more than 70% of the adult population has had at least the first dose of vaccination.

Pakistan's Current Account Deficit during the first quarter FY22 soared to USD 2.3 billion from a Surplus of USD 0.8 billion during same period last year. While Remittances and Exports continued to reach all-time highs, a 68% YoY growth in Goods Imports to over USD 6.0 billion per month worsened the Current Account balance. The sharp growth in Imports was because of broad-based growth in the Economy, led by imports of machinery, petroleum (where oil prices are up to the highest levels in over six years), food and chemicals. This has resulted in the PKR depreciating about 8% against the USD during the quarter and closing at a level of 170.7/USD.

The fiscal side seemed promising where FBR tax collection surged 38% YoY to PKR 1.4 trillion during 1QFY22. This was predominantly on the back of significantly higher imports (custom duties) contributing 52% of the collection. Meanwhile, there has been minimal slippages on the expenditure side; the development expenditure remains moderate as hitherto the government has smartly incentivized the private sector to lead construction activity. Pakistan government targets to further improve its fiscal performance in FY22, which will be corroborated by the resumption of IMF EFF program following negotiations between the government and IMF in October 2021. The Finance Minister in particular has expressed a resolve to continue the program, even if it entails tough measures such as power tariff hikes.

Real Estate Sector

A number of initiative by the current regime has positively impacted the real estate sector. As per SECP the newly registered companies in the land development segment grew 132% in FY21. A total of 1,794 real estate development companies were registered in FY21 up from 773 companies in the prior year. Further, newly incorporated entities in the construction sector increased 54% YoY to 2,698 companies in FY21.

The rapid rise is a direct consequence of several incentives by the government in the form of amnesty schemes, reduction in taxes and increased funds allocation for the development sector. Under the Amnesty scheme 1,321 people registered with the revenue collecting body in FY21.

The Government initiatives on the overall development of the real estate industry will continue to support it during FY22, but there will be headwinds from increasing cost of construction inflation.



Company Outlook

The quarter has been a challenging one for the business as critical milestones associated to One Hoshang ground breaking and REIT formation were not achieved due to regulatory bottlenecks. Development work on the Technology Park and The Mangrove (40 acres in Korangi) is progressing well, with design phases in the former and master planning process kicked off in the latter. Project execution readiness for the construction of One Hoshang is there, with the appointment of Project Managers, Hill International and Contractors, Total Construction chosen for the project. The design of One Hoshang has also been shortlisted for the New London Awards 2021, as submitted by our lead architect Squire & Partners.

The company's wholly owned subsidiary, TPL RMC Ltd, continued to actively work on multiple fronts, including SECP approvals and commitments from financial institutions for the first close. Being Pakistan's first hybrid REIT Fund, the process is taking more time, but once in place will enable TPL to rapidly build on, not only the projects in hand, but a number of new opportunities that we have in our pipeline.

As described in our Annual Director's Report to shareholders, TPL Properties long term value creation will crystallize with the evolving business structure. TPL Properties, subsequent to the formation of TPL REIT Fund I, will have four core pillars as its business model. Firstly, it will own a significant portion of the REIT based on the contribution of land and project developed to date. This REIT will provide tax free dividends to The Company over the coming years. Secondly, it will continue to develop these three projects and more for which it will receive development fees. Thirdly, as owner of the RMC, it will receive dividends as the RMC receives management fees for REIT. Finally, it will continue to own TPL Property Management Services whereby more projects managed in the future will provide additional earnings to the Company.

Financial Performance

Standalone Performance

Brief Results of standalone performance of the company is as follows:

Description	September 30,2021	September 30,2020
	(Un-Audited)	(Un-Audited)
	Rs.	Rs.
Revenue	11,609,226	119,843,727
Gross Profit	11,585,481	115,996,091
(Loss)/Profit before tax	(1,183,632)	2,539,786
(Loss)/Profit after tax	(1,222,676)	742,130
Number of outstanding shares	327,393,106	327,393,106
(Loss)/Earnings per share - Pre tax	(0.00)	0.01
(Loss)/Earnings per share - Post tax	(0.01)	0.00

Company registered a marginal Loss after tax of Rs. 2.4m consequent to revenue dry up post sale of Centerpoint. However Company expects profits once constructions starts on two projects (One Hoshang and Technology Park) and formation of REIT fund, within FY22.

Consolidated Performance

Brief Results of Consolidated Performance of the company is as follows:



Description	September 30,2021	September 30,2020
	(Un-Audited)	(Un-Audited)
	Rs.	Rs.
Revenue	15,359,226	176,513,064
Gross Profit	15,335,481	132,471,196
Loss before tax	(24,480,247)	(1,476,538)
Loss after tax	(26,436,561)	(5,389,907)
Number of outstanding shares	327,393,106	327,393,106
(Loss)/Earnings per share - Pre tax	(0.08)	(0.00)
(Loss)/Earnings per share - Post tax	(0.08)	(0.02)

Major reasons for Consolidated Loss after tax remain the same as explained in Standalone financials. However, Company expects improvement once the construction on two projects starts and creation of REIT Fund I.

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.

Acknowledgement

We have been able to operate efficiently because of the culture of professionalism, creativity 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 کی رپورٹ

برائے مختصر مدت 30 ستمبر 2021

ڈائریکٹرز 30 ستمبر 2021 کو ختم ہونے والی مدت کے لیے غیر نظر ثانی شدہ مجموعی مالیاتی معلومات اور کمپنی کے کاموں کا مختصر جائزہ پیش کرتے ہوئے خوش محسوس کر رہے ہیں۔

اقتصادی نقطہ نظر

اسٹیٹ بینک آف پاکستان (ایس بی پی) نے مالی سال 22 میں جی ڈی پی کی شرح نمو 4-5 فیصد کے درمیان رہنے کی پیش گوئی کی ہے، جو موجودہ دور حکومت میں اقتصادی نمو کی بلند ترین شرح ہے۔ مالی سال 22 کی پہلی سہ ماہی میں بیرونی اکاؤنٹ کے علاوہ تمام بڑے معاشی اشاروں میں معمولی بہتری ظاہر ہوئی۔ بجلی کی پیداوار کے ساتھ آٹوموبائلز، پیٹرولیم اور سینٹ کی فروخت جیسے اعلیٰ متعدد مقامی طلب کے اشارے نمایاں اضافہ کو ظاہر کر رہے ہیں۔ پہلی سہ ماہی کے دوران افراط زر اوسطاً 8.6% سالانہ رہی جو پچھلے سال کی اسی مدت کے مساوی رہی اور SBP کے ہدف کی حد 7.0%-9.0% اندر تھی۔ اس مدت کے دوران 6.5 فیصد کی بنیادی افراط زر اس بات کی نشاندہی کرتی ہے کہ معیشت پر ڈیمانڈ سائیڈ پریشر کنٹرول میں ہے۔

تاہم، بیرونی کھاتے میں بڑھتے ہوئے عدم توازن کو قابو کرنے کے لیے، SBP نے اپنی ستمبر کے ماہی پالیسی اجلاس میں پالیسی ریٹ کو 25bps بڑھا کر 7.25% کر دیا، یہ COVID-19 کے آغاز کے بعد پہلی مرتبہ ہے۔ یہ فیصلہ پاکستان میں وبائی بیماری کے خطرہ کے زیادہ قابل کنٹرول ہونے کے بارے میں اسٹیٹ بینک کی سمجھ بوجھ کا عکاس ہے، کیونکہ ستمبر کے آخر تک انفیکشن کا تناسب 4 فیصد سے کم ہو گیا تھا اور 70 فیصد سے زیادہ بالغ آبادی کو ویکسینیشن کی کم از کم پہلی خوراک لگ چکی ہے۔

مالی سال 22 کی پہلی سہ ماہی کے دوران پاکستان کا کرنٹ اکاؤنٹ خسارہ بڑھ کر 2.3 بلین امریکی ڈالر ہو گیا جو پچھلے سال کی اسی مدت کے دوران 0.8 بلین امریکی ڈالر کا سرپلس تھا۔ جب کہ ترسیلات زر اور برآمدات ہمہ وقتی بلند یوں تک پہنچی رہیں، ایشیا کی درآمدات میں سالانہ 68 فیصد اضافے سے 6.0 بلین امریکی ڈالر ماہانہ سے زائد ہونے سے کرنٹ اکاؤنٹ بیلنس خراب ہو گیا۔ درآمدات میں تیزی مشینری، پیٹرولیم (جہاں تیل کی قیمتیں چھ سالوں میں بلند ترین سطح پر ہیں)، خوراک اور کیمیکلز کی درآمدات کی وجہ سے معیشت میں وسیع البیاد نمو کے باعث ہوئی۔ اس کے نتیجے میں سہ ماہی کے دوران امریکی ڈالر کے مقابلے میں پاکستانی روپیہ تقریباً 8% گر گیا اور USD/170.7 کی سطح پر بند ہوا۔

مالیاتی پہلو امید افزا لگ رہا تھا جہاں مالی سال 22 کی پہلی سہ ماہی کے دوران FBR کی ٹیکس وصولی 38% سالانہ بڑھ کر 1.4 ٹریلین روپے ہو گئی۔ یہ بنیادی طور پر نمایاں زیادہ درآمدات (کسٹم ڈیوٹی) کی وجہ سے تھی جس نے وصولی میں 52 فیصد حصہ شامل کیا۔ دریں اثنا، اخراجات میں معمولی کمی آئی ہے۔ ترقیاتی اخراجات معتدل رہے کیونکہ اب تک حکومت نے پرائیویٹ سیکٹر کو تعمیراتی سرگرمیوں کی معاونت کے لیے سمارٹ ترغیب دی ہے۔ حکومت پاکستان نے مالی سال 22 میں اپنی مالی کارکردگی کو مزید بہتر بنانے کا ہدف رکھا ہے، جس کی تصدیق اکتوبر 2021 میں حکومت اور آئی ایم ایف کے درمیان

ذکرات کے بعد آئی ایم ایف ای ایف ایف پروگرام کے دوبارہ شروع ہونے سے ہوگی۔ خاص طور پر وزیر خزانہ نے اس پروگرام کو جاری رکھنے کے عزم کا اظہار کیا ہے، چاہے اس میں بجلی کے نرخوں میں اضافے جیسے سخت اقدامات شامل ہوں۔

ریٹیل اسٹیٹ سکٹر

موجودہ حکومت کے متعدد اقدامات نے ریٹیل اسٹیٹ سکٹر پر مثبت اثر ڈالا ہے۔ ایس ای سی پی کے مطابق لینڈ ڈویلپمنٹ شعبے میں نئی رجسٹرڈ کمپنیوں نے مالی سال 21 میں 132 فیصد کی نمو حاصل کی۔ مالی سال 21 میں کل 1,794 ریٹیل اسٹیٹ ڈویلپمنٹ کمپنیاں رجسٹرڈ ہوئیں جو پچھلے سال کی 773 کمپنیوں سے زیادہ تھیں۔ مزید تعمیراتی شعبے میں نئے شامل ہونے والے اداروں نے مالی سال 21 میں 2,698 کمپنیوں تک سالانہ 54 فیصد کا اضافہ کیا۔

تیز ترین اضافہ حکومت کی جانب سے ایجنسی ٹیکسوں، ٹیکسوں میں کمی اور ترقیاتی شعبے کے لیے مختص فنڈز میں اضافے کی صورت میں متعدد مراعات کا براہ راست نتیجہ ہے۔ ایجنسی ٹیکس کے تحت مالی سال 21 میں 1,321 افراد نے ریونیو اکٹھا کرنے والے ادارہ کے ہاں اندراج کرایا۔

ریٹیل اسٹیٹ انڈسٹری کی مجموعی ترقی سے متعلق حکومتی اقدامات مالی سال 22 کے دوران اس کی حمایت جاری رکھیں گے، لیکن تعمیراتی افراط زر کی بڑھتی ہوئی لاگت سے سرفہرست رہے گا۔

کمپنی کا مستقبل کا نقطہ نظر

سہ ماہی کاروبار کے لیے ایک چیلنجنگ رہی ہے کیونکہ ون ہوشنگ گراؤنڈ بریکنگ اور REIT کی تشکیل سے منسلک اہم سنگ میل ریگولیری کاؤٹوں کی وجہ سے حاصل نہیں ہو سکے تھے۔ جینا لوجی پارک اور میننگروو (کورنگی میں 140 ایکڑ) پر ترقیاتی کام اچھی طرح سے آگے بڑھ رہا ہے، جس میں ڈیزائن کے مراحل کو پہلے اور ماسٹر پلاننگ کے عمل کو بعد میں شروع کیا گیا۔ ون ہوشنگ کی تعمیر کے لیے پراجیکٹ پر عمل درآمد کی تیاری ہے، پروجیکٹ مینجمنٹ، بل انٹرنیشنل اور کنسٹرکٹرز Total Construction کی تقرری کے ساتھ، پروجیکٹ کے لیے کل تعمیر کا انتخاب کیا گیا ہے۔ ون ہوشنگ کے ڈیزائن کو بھی نیولنڈن ایوارڈز 2021 کے لیے شارٹ لسٹ کیا گیا ہے، جسے ہمارے نامور آرکیٹیکٹ اسکواڈز اینڈ پارٹنرز نے جمع کرایا ہے۔

کمپنی کا مکمل ملکیتی ماتحت ادارہ، TPL آرایم سی لمیٹڈ نے متعدد محاذوں پر فعال طور پر کام جاری رکھا، جس میں سپیکل کلوز کے لیے SECP کی منظوری اور مالیاتی اداروں سے وعدے شامل ہیں۔ پاکستان کا پہلا ہابریڈ REIT فنڈ ہونے کے ناطے، اس عمل میں زیادہ وقت لگ رہا ہے، لیکن ایک بار قائم ہو جانے سے TPL کو تیزی سے تعمیر کرنے کے قابل بنادے گا، نہ صرف زبردست منصوبے، بلکہ بہت سے نئے مواقع جو ہمارے پاس ہماری پائپ لائن میں موجود ہیں۔

جیسا کہ شیئرز ہولڈرز کے لیے ہماری سالانہ ڈائریکٹری رپورٹ میں بیان کیا گیا ہے، TPL پراپرٹیز کی طویل مدتی قابل قدر تخلیق ابھرتے ہوئے کاروباری ڈھانچے کے ساتھ واضح ہو جائے گی۔ TPL پراپرٹیز، TPL REIT فنڈ کی تشکیل کے بعد، اس کے کاروباری ماڈل کے طور پر چار بنیادی ستون ہوں گے۔ سب سے پہلا، یہ REIT کی بنیاد پر لینڈ اور آج تک تیار کیے گئے پروجیکٹ کی شراکت کے ایک اہم حصے کا مالک ہوگا۔ یہ REIT آنے والے



سالوں میں کمپنی کو ٹیکس فری ڈیویڈنڈ فراہم کرے گا۔ دوسری بات یہ کہ وہ ان تینوں پرائیکٹس اور جس کے لیے وہ ترقیاتی فیس وصول کرے گا کی مزید ترقی جاری رکھے گا۔ تیسرا، RMC کے مالک کے طور پر اسے منافع ملے گا کیونکہ REIT RMC کے لیے انتظامی فیس وصول کرتا ہے۔ آخر میں، یہ TPL پر اپنی منجمنت سرومز کا مالک رہے گا جس کے تحت مستقبل میں مزید پرائیکٹس کمپنی کو اضافی آمدنی فراہم کریں گے۔

مالیاتی کارکردگی انفرادی کارکردگی

کمپنی کی انفرادی کارکردگی کے مختصر نتائج مندرجہ ذیل ہیں:

تفصیل	30 ستمبر 2021 (غیر نظر ثانی شدہ) روپے	30 ستمبر 2020 (غیر نظر ثانی شدہ) روپے
آمدنی	11,609,226	119,843,727
مجموعی منافع	11,585,481	115,996,091
ٹیکس سے قبل (نقصان) / منافع	(1,183,632)	2,539,786
ٹیکس کے بعد (نقصان) / منافع	(2,406,308)	742,130
آؤٹ سٹینڈنگ حصص کی تعداد	327,393,106	327,393,106
(نقصان) / آمدنی فی شیئر ٹیکس سے قبل	(0.00)	0.01
(نقصان) / آمدنی فی شیئر ٹیکس کے بعد	(0.01)	0.00

کمپنی نے سینڈ ہوائسٹ کی فروخت کے بعد آمدنی میں کمی کے نتیجے میں ٹیکس کے بعد 2.4 بلین روپے کا معمولی نقصان درج کیا۔ تاہم کمپنی مالی سال 2022 کے اندر دو منصوبوں (ون ہوسٹنگ اور ٹیکنالوجی پارک) تعمیرات شروع ہونے کے بعد اور REIT فنڈ کی تشکیل پر منافع کی توقع رکھتی ہے۔

مجموعی کارکردگی

کمپنی کی مجموعی کارکردگی کے مختصر نتائج مندرجہ ذیل ہیں:

تفصیل	30 ستمبر 2021 (غیر نظر ثانی شدہ) روپے	30 ستمبر 2020 (غیر نظر ثانی شدہ) روپے
آمدنی	15,359,226	176,513,064
مجموعی منافع	15,335,481	132,471,196
ٹیکس سے قبل نقصان	(24,480,247)	(1,476,538)
ٹیکس کے بعد نقصان	(26,436,561)	(5,389,907)
آؤٹ سٹینڈنگ حصص کی تعداد	327,393,106	327,393,106
(نقصان) / آمدنی فی شیئر ٹیکس سے قبل	(0.08)	(0.00)
(نقصان) / آمدنی فی شیئر ٹیکس کے بعد	(0.08)	(0.02)


ٹیکس کے بعد مجموعی نقصان کی اہم وجوہات وہی رہیں جو انفرادی مالیات میں وضاحت کی گئیں۔ تاہم، کمپنی دو منصوبوں پر تعمیر شروع ہونے اور REIT فنڈ کی تخلیق ہو جانے کے بعد بہتری کی توقع کرتی ہے۔


کریڈٹ ریٹنگ

پاکستان کریڈٹ ریٹنگ ایجنسی لمیٹڈ (PACRA) نے TPL پراپرٹیز لمیٹڈ (TPL) کی طویل مدتی اور قلیل مدتی ریٹنگ کو بالترتیب "A+" (سنگل A پلس) اور "A1" (اون A) پر مستحکم نقطہ نظر کے ساتھ برقرار رکھا ہے۔ یہ درجہ بندی مالیاتی وعدوں کی بروقت ادائیگی کے لیے مضبوط صلاحیت سے پیدا ہونے والے کریڈٹ رسک کی کم از کم توقع کو ظاہر کرتی ہے۔

اعتراف

ہم پیشہ ورانہ مہارت، تخلیقی صلاحیتوں اور تمام فنکشنل شعبوں میں مسلسل بہتری اور پائیدار ترقی کے لیے تمام وسائل کے مؤثر استعمال کی وجہ سے مؤثر انداز میں کام کرنے میں کامیاب رہے ہیں۔ ہم کمپنی کے ملازمین کی جانب سے مختلف سطحوں پر کی گئی شراکت اور پُر عزم خدمات کو سراہتے ہیں۔ سب سے بڑھ کر ہم سرمایہ کاروں، کرایہ داروں، بینکاروں، سیکورٹیز اینڈ ایکسچینج کمیشن آف پاکستان اور پاکستان اسٹاک ایکسچینج کی جانب سے ملنے والی مسلسل مدد اور معاونت کے لیے شکر ادا کرتے ہیں۔


جیل یوسف احمد ایس۔ ایس ٹی
چیرمین


علی جیل
چیف ایگزیکٹو آفیسر



Condensed Interim Unconsolidated Statement of Financial Position

As at September 30, 2021 (Un-audited)

		Sep' 30 2021	June' 30 2021
	NOTE	Rupees (Unaudited)	Rupees (Audited)
<u>ASSETS</u>			
NON-CURRENT ASSETS			
Property, plant and equipment	4	130,650,281	62,236,754
Intangible assets		263,849	301,373
Long-term investment	5	2,130,824,800	2,130,824,800
Long-term loan to subsidiaries	6	921,679,723	875,543,424
Long-term deposits		2,786,919	2,786,919
Interest accrued		185,805,337	150,464,515
		3,372,010,909	3,222,157,785
Receivables from tenants	7	117,465,650	108,399,924
Loans, advances, prepayments, and other receivables	9	1,833,721,746	1,914,741,326
Due from related parties	8	82,198,869	69,278,345
Taxation - net		81,775,783	81,857,506
Short-term investment		18,542,923	168,542,925
Cash and bank balances	10	2,135,050,675	1,936,163,396
		4,268,755,646	4,278,983,422
TOTAL ASSETS		7,640,766,554	7,501,141,207
<u>EQUITY & LIABILITIES</u>			
SHARE CAPITAL			
Authorised capital			
400,000,000 (June 30, 2021: 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		(324,405,756)	(324,405,756)
Revenue reserve		2,674,986,761	2,677,393,069
		5,624,512,068	5,626,918,376
NON-CURRENT LIABILITIES			
Long-term financing	11	112,714,083	1,046,570,401
Gas Infrastructure Development Cess (GIDC) liability		16,669,009	19,579,594
		129,383,092	1,066,149,995
CURRENT LIABILITIES			
Trade and other payables	12	236,630,685	201,679,444
Due to related parties	13	11,164,193	2,169,130
Accrued mark-up	14	77,708,563	42,856,309
Current portion of non-current liabilities	11	1,549,725,621	549,725,621
Current portion of GIDC Liability		11,642,332	11,642,332
		1,886,871,394	808,072,836
TOTAL EQUITY & LIABILITIES		7,640,766,553	7,501,141,207

The annexed notes from 01 to 22 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, 2021 (Un-audited)

		Sep' 30 2021	Sep' 30 2020
	Note	Rupees (Unaudited)	Rupees (Unaudited)
Rental income	15	11,609,226	119,843,727
Direct operating costs		(23,745)	(3,847,636)
Gross profit		11,585,481	115,996,091
Administrative & general expenses		(21,576,275)	(29,427,740)
Operating (loss) / profit		(9,990,794)	86,568,351
Finance costs		(34,906,403)	(97,740,297)
Other Income		43,713,565	13,711,732
(Loss) / profit before taxation		(1,183,632)	2,539,786
Taxation		(1,222,676)	(1,797,656)
(Loss) / profit for the period		(2,406,308)	742,130
Other comprehensive income for the period, net of tax		-	-
Total comprehensive (loss) / income for the period		(2,406,308)	742,130
Earnings per share - Basic and diluted		(0.01)	0.00

The annexed notes from 01 to 22 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, 2021 (Un-audited)

	Issued, subscribed and paid up capital	Share premium account	Reserve under scheme of amalgamation	Other Capital Reserves	Total	Accumulated profits	Total
----- (Rupees) -----							
Balance at June 30, 2020	3,273,931,063	21,746,162	(426,591,918)	-	(404,845,756)	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)	-	(404,845,756)	3,569,925,196	6,439,010,503
Balance at June 30, 2021	3,273,931,063	21,746,162	(426,591,918)	80,440,000	(324,405,756)	2,677,393,069	2,352,987,313
Loss for the period	-	-	-	-	-	(2,406,308)	(2,406,308)
Balance at September 30, 2021	3,273,931,063	21,746,162	(426,591,918)	80,440,000	(324,405,756)	2,674,986,761	2,350,581,005

The annexed notes from 01 to 22 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, 2021 (Un-audited)

	Sep' 30 2021	Sep' 30 2020
	Rupees (Unaudited)	Rupees (Unaudited)
CASH FLOW FROM OPERATING ACTIVITIES		
(Loss) / Profit before taxation for the period	(1,183,632)	2,539,788
Adjustments for Non-Cash Items		
Depreciation	10,053,193	930,576
Amortization	37,524	-
Finance Costs	34,906,403	97,740,296
Mark-up on savings account	(28,713,555)	(897,046)
Mark-up on long-term loan to subsidiaries	(15,000,010)	(12,814,686)
Allowance for expected credit losses	3,033,883	
Working capital Changes	4,317,438	84,959,140
(Increase) / decrease in current assets		
Receivables from tenants	(12,099,609)	(40,564,467)
Loans Advances and prepayments	81,019,580	(34,630,667)
Short-term investments	150,000,002	(38,438,308)
Due from a related party	(12,920,524)	(2,412,857)
	205,999,449	(116,046,299)
Increase / (decrease) in current liabilities		
Due to related parties	8,995,063	-
Advances against sale	-	775,000,000
Trade and other payables	34,951,241	(36,571,284)
Advance against rent from tenants	-	(98,639,515)
	43,946,304	639,789,201
Net cash flows (used in) / generated from operations	253,079,558	611,241,830
GIDC installment paid	(2,910,585)	-
Finance cost paid	(54,149)	(178,232,224)
Markup on savings account received	8,372,743	247,044
Income tax refund / paid	(1,140,952)	-
Net cash flows (used in) / generated from operating activities	257,346,615	433,256,650
CASH FLOW FROM INVESTING ACTIVITIES		
Long term loan	-	(167,304,154)
Additions to operating fixed assets	(78,466,720)	(15,000,000)
Long term loan to subsidiaries - net	(46,136,299)	-
Net cash flows used in investing activities	(124,603,018)	(182,304,154)
CASH FLOW FROM FINANCING ACTIVITIES		
Long term financing	66,143,682	18,358,201
Short term borrowings	-	(205,119,960)
Due to related parties	-	(14,815,834)
Net cash flow from financing activities	66,143,682	(201,577,593)
Net decrease in cash and cash equivalents	198,887,279	49,374,903
Cash and cash equivalents at the beginning of the year	1,936,163,396	225,132,134
Cash and cash equivalents at the end of the year	2,135,050,675	274,507,037

The annexed notes from 01 to 22 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, 2021 (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. Subsequently 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 of 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 companies respectively, as of reporting date.

1.2 Geographical location and address of the business premises

Address	Purpose
20th Floor, Sky Tower - East Wing, Domen City, HC-3, Abdul Sattar Edhi Avenue, Block No. 4, Clifton, Karachi.	Head office

1.3 These unconsolidated financial statements are the separate financial statements of the Company, in which investment in the subsidiary companies have been accounted for at cost less accumulated impairment losses, if any.

2 BASIS OF PREPARATION

2.1 Statement of compliance

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

- International Financial Reporting Standards (IFRSs) issued by the International Accounting Standard Board (IASB) as notified under the Companies Act 2017 (the Act);
- Provisions of and directives issued under the Act; and
- Islamic Financial and Accounting Standards (IFAS).

Where provisions of and directives issued under the Act differ from IFRSs or IFAS, the provisions of and directives issued under the Act have been followed.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 New / Revised Standards, Amendments, Interpretations and Improvements

The accounting policies adopted in the preparation of these unconsolidated financial statements are consistent with those of the previous financial years.

New / revised standards, interpretations and amendments

The Company has adopted the following accounting standard and the amendments and interpretation of IFRSs which became effective for the current year:

IAS 28	Long-term Interests in Associates and Joint Ventures (Amendments)
IFRIC 23	Uncertainty over income tax treatments



Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

Improvements to Accounting Standards Issued by the IASB in December 2017

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

Standard or Interpretation

Covid-19-Related Rent Concessions beyond 30 June 2021 – Amendment to IFRS 16

Interest Rate Benchmark Reform – Phase 2 – Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16

The adoption of the above amendments did not have any impact on these unconsolidated financial statements.

Standards, amendments and improvements to the approved accounting standards that are not yet effective

The following standards, amendments and interpretations with respect to the approved accounting standards as applicable in Pakistan that would be effective from the dates mentioned below against the respective standard or interpretation:

Standard or Interpretation	Effective date (annual periods beginning on or after)	
IFRS 3	Reference to the Conceptual Framework (Amendments)	01 January 2022
IAS 16	Property, Plant and Equipment: Proceeds before Intended Use (Amendments)	01 January 2022
IAS 37	Onerous Contracts – Costs of Fulfilling a Contract (Amendments)	01 January 2022
IAS 1	Classification of Liabilities as Current or Non-current (Amendments)	01 January 2023
IAS 1 and IFRS Practice Statement 2	Disclosure of Accounting Policies (Amendments)	01 January 2023
IAS 8	Definition of Accounting Estimates (Amendments)	01 January 2023
IAS 12	Deferred tax related to Assets and Liabilities arising from a single transaction (Amendments)	01 January 2023
IFRS 10 / IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendment)	Not yet finalised



Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

Improvements to Accounting Standards Issued by the IASB (2018-2020 cycle)

IFRS 1	First-time Adoption of International Financial Reporting Standards - Subsidiary as a first-time adopter	01 January 2022
IFRS 9	Financial Instruments – Fees in the '10 percent' test for derecognition of financial liabilities	01 January 2022
IAS 41	Agriculture – Taxation in fair value measurements	01 January 2022
IFRS 16	Leases: Lease incentives	01 January 2022

The above standards and amendments are not expected to have any material impact on the Company's unconsolidated financial statements in the period of initial application.

Further, the following new standards have been issued by IASB which are yet to be notified by the SECP for the purpose of applicability in Pakistan.

Standard or Interpretation	IASB effective date (annual periods beginning on or after)
----------------------------	--

IFRS 1	First-time Adoption of International Financial Reporting Standards	01 January 2004
IFRS 17	Insurance Contracts	01 January 2023

		Sep' 30 2021	June' 30 2021
	Note	Rupees (Unaudited)	Rupees (Audited)
4	PROPERTY, PLANT AND EQUIPMENT		
Operating fixed assets	4.1	130,650,281	62,236,754
4.1	The movement in property, plant and equipment during the period / year are as follows:		
Opening balance		62,236,754	3,885,426
Add: Additions during the period / year	4.1.1	78,466,721	65,927,039
		140,703,475	69,812,465
Less: Depreciation Charge for the period /year		(10,053,193)	(7,575,711)
Closing balance		130,650,282	62,236,754
4.1.1	Additions including transfers during the period		
Vehicles		78,466,721	64,350,040
Computer and accessories		-	712,021
Furniture		-	754,978
Mobile phones		-	110,000
		78,466,721	65,927,039
5	LONG-TERM INVESTMENT		
TPL Technology Zone Phase-I (Pvt) Ltd		1,000,000	1,000,000
HKC (Private) Limited		708,724,800	708,724,800
TPL Logistic Park (Private) Limited		100,000	100,000
TPL Property Management (Pvt) Ltd		1,000,000	1,000,000
TPL REIT Management Company Ltd		400,000,000	400,000,000
Others	5.1	1,020,000,000	1,020,000,000
		2,130,824,800	2,130,824,800

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

- 5.1 The Company entered into a share purchase agreement dated March 30, 2021, with the shareholders of National Management & Consultancy Services Private Limited (NMC) to purchase 475,000 ordinary shares of Rs. 100 each at a price of Rs. 7,157.89 per share.

As of reporting date, the Company has paid 30% of the total consideration amount and the remaining 70%, i.e. Rs. 2,380 million is payable by November 30, 2021 against transfer of entire shareholdings and management of NMC.

Note	Sep' 30 2021 Rupees (Unaudited)	June' 30 2021 Rupees (Audited)
6 LONG-TERM LOAN TO SUBSIDIARY		
HKC (Private) Limited	921,679,723	875,543,424
	921,679,723	875,543,424
7 RECEIVABLES FROM TENANTS		
Receivables against rent		
Related parties:		
TPL Trakker Limited	22,033,980	22,033,980
TPL Corp Limited	57,996,904	46,387,678
Others	4,033,883	6,577,384
	84,064,767	74,999,042
Receivables against maintenance		
Related party:		
TPL Trakker Limited – an associated company	4,233,779	4,233,779
Receivables against electricity and air conditioning services		
Related parties:		
TPL Trakker Limited – an associated company	17,180,065	17,180,065
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	152,643	152,643
TPL Logistics Private Limited – an associated company	3,390	3,390
	1,509,816	1,509,816
Others	334,258	334,257
	1,844,074	1,844,073
Receivables against IT services		
Related party		
TPL Trakker Limited – an associated company	13,176,848	13,176,848
Less: ECL	(3,033,883)	(3,033,883)
	117,465,650	108,399,924
8 DUE FROM RELATED PARTIES		
TPL Security Services (Pvt) Limited – an associated company	-	8,117,927
TPL Corp Ltd. – parent company	-	6,492,863
TPL Insurance Limited – an associated company	510,291	286,522
TPL Life Insurance Limited – an associated company	6,202,213	4,822,578
TPL Logistic Park (Private) Ltd.	12,323	12,323
TPL Property Management Pvt. Ltd. – subsidiary company	67,570,232	43,962,253
TPL REIT Management Company Ltd. – subsidiary company	7,903,809	5,583,879
	82,198,869	69,278,345



Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

9 LOANS, ADVANCES, PREPAYMENTS, AND OTHER RECEIVABLES

	Sep' 30 2021	June' 30 2021
Note	Rupees (Unaudited)	Rupees (Audited)
Loans to subsidiary companies		
TPL Logistic Park (Pvt) Ltd	600,000,000	600,000,000
TPL Technology Zone Phase-1 (Private) Limited	832,343,606	775,300,798
Loans		
Loan to employees	185,526	37,656
Advances		
Suppliers and contractors	200,199,131	143,028,003
Prepayments		
Insurance	358,525	1,974,527
Receivable from Al Habib against sale of Centrepoint building	193,750,000	387,500,000
Others - sales tax receivable	6,884,959	6,900,742
	1,833,721,746	1,914,741,726
10 CASH AND BANK BALANCES		
Cash in hand	481,842	115,311
Cash at banks in local currency		
- current accounts	154,033,406	654,722,587
- savings accounts	1,980,535,427	1,281,325,498
	2,135,050,675	1,936,163,396
11 LONG-TERM FINANCING		
JS Bank Limited - payroll financing	21,888,997	21,888,997
Diminishing Musharaka Arrangements I	23,013,307	25,960,825
Diminishing Musharaka Arrangements II	117,537,400	48,446,200
Habib Metro Bank Limited	1,000,000,000	1,000,000,000
Soneri Bank Limited	500,000,000	500,000,000
	1,662,439,704	1,596,296,022
Less : Current Portion shown under current liabilities	(1,549,725,621)	(549,725,621)
	112,714,083	1,046,570,401
12 TRADE & OTHER PAYABLES		
Creditors	26,744,075	1,915,563
Accrued liabilities	201,683,908	189,376,932
Retention money	609,251	609,251
Payable to provident fund	2,041,721	2,002,638
Withholding income tax payable	5,551,730	7,775,060
	236,630,685	201,679,444
13 DUE TO RELATED PARTIES		
TPL Corp Ltd. – parent company	9,255,719	-
TPL Trakker Limited – an associated company	1,908,474	2,169,130
	11,164,193	2,169,130

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

	Sep' 30 2021	June' 30 2021
	Rupees (Unaudited)	Rupees (Unaudited)
14 ACCRUED MARK-UP		
Accrued mark-up on:		
Long-term financing	74,327,057	41,685,411
Markup on Musharaka Arrangements	3,381,506	959,939
ST borrowings	-	210,959
	77,708,563	42,856,309
	Sep' 30 2021	Sep' 30 2020
	Rupees (Unaudited)	Rupees (Unaudited)
15 REVENUE		
RENTAL INCOME		
TPL Trakker Limited	-	8,407,357
TPL Insurance Limited	-	11,365,272
TPL Corp Limited	11,609,226	11,596,919
Others	-	81,885,755
	11,609,226	113,255,303
REVENUE FROM IT SERVICES		
IT Services - TPL Trakker Limited - an associated company	-	6,588,424
	11,609,226	119,843,727
16 FINANCE COSTS		
Markup on		
Long term financing	32,430,685	88,961,981
Assets under Diminishing Musharka Arrangement	2,421,568	971,822
Short term borrowings	-	7,782,675
	34,852,252	97,716,478
Bank Charges	54,150	23,819
	34,906,403	97,740,297
17 OTHER INCOME		
Profit on saving account	28,713,555	2,458,738
Markup on long-term loan	15,000,010	12,814,686
Un-realised (gain) / Loss on investment valuation	-	(1,561,692)
	43,713,565	13,711,732
18 TAXATION		
Current	1,222,676	1,797,656
Taxation net	1,222,676	1,797,656



Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

19 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:

	Note	Sep' 30 2021	Sep' 30 2020
		Rupees (Unaudited)	Rupees (Unaudited)
<u>The Parent Company</u>			
TPL Corp Limited [TCL]			
Expenses incurred / paid by TCL on behalf of the Company		20,731,754	42,093,526
Expenses incurred / paid by the Company on behalf of TCL		2,120,919	-
Payment made by the Company		2,862,253	45,000,000
Services acquired by the Company		11,609,226	11,596,919
<u>Common Directorship</u>			
TPL Trakker Limited [TTL]			
Payment made by the Company		-	8,500,233
Expenses incurred / paid by TTL on behalf of the Company		231,009	3,217,560
Expenses incurred / paid by the Company on behalf of TTL		491,665	170,554
Services acquired by the Company		-	14,995,781
TPL Insurance Limited [TIL]			
Amount received from TIL on account of rent		-	2,362,272
Expenses incurred / paid by the Company on behalf of TLIL		223,769	-
Services acquired by the Company		-	11,365,272
TPL Security Services (Private) Limited [TPSS]			
Payment made by the Company		-	16,760,510
Adjusted against services availed by TPL PM		8,117,927	-
TPL Life Insurance Limited [TLIL]			
Expenses incurred / paid by the Company on behalf of TLIL		1,252,381	904,215
Payment made by the Company		116,563	-
<u>Subsidiary Companies</u>			
<u>HKC (Private) Limited [HKC]</u>			
Expenses incurred / paid by the Company		46,136,299	167,304,154
Mark-up on long-term loan		15,000,010	12,814,686
<u>TPL Property Management Pvt. Ltd.</u>			
Payment received by the Company		-	116,770
Expenses incurred / paid by the Company on behalf of TPLPM		15,490,052	-
Adjusted against services availed by TPL PM from TPL Securities		8,117,927	3,400,218
<u>TPL Logistic Park (Pvt) Ltd</u>			
Payment received by the Company		-	117,400
<u>TPL Technology Zone Phase I (Pvt) Ltd</u>			
Expenses incurred / paid by the Company on behalf of TPL TZ		57,042,808	-
<u>TPL REIT Management Company Ltd</u>			
Expenses incurred / paid by the Company		2,319,930	-
<u>Staff retirement benefit fund</u>			
TPL Properties Limited – Provident fund			
Employer contribution		363,550	1,315,306

Notes to the Condensed Interim Unconsolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

20 DATE OF AUTHORIZATION OF ISSUE

These condensed interim financial statements have been authorized for issue on October 27, 2021 by the Board of Directors.

21 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.

22 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, 2021 (Un-audited)

		Sep' 30 2021	June' 30 2021
ASSETS	Note	Rupees (Unaudited)	Rupees (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment	4	130,865,507	62,528,835
Intangible assets		363,277	500,249
Investment property	5	1,611,194,610	1,470,752,861
Development properties	6	1,900,911,658	1,833,175,473
Advance against future issuance of shares		1,620,000,000	1,620,000,000
Long-term deposits	7	2,786,919	2,786,919
		5,266,121,971	4,989,744,337
CURRENT ASSETS			
Receivables from tenants	8	175,829,846	166,921,747
Loans, advances, prepayments and other receivables	9	507,610,359	551,975,863
Due from related parties	10	6,712,504	17,250,225
Taxation - net		81,596,546	81,418,377
Short-term investment	11	57,852,204	784,808,221
Interest accrued		20,354,004	13,192
Cash and bank balances	12	3,572,679,735	2,953,383,782
		4,422,635,197	4,555,771,407
TOTAL ASSETS		9,688,757,168	9,545,515,744
EQUITY AND LIABILITIES			
SHARE CAPITAL			
Authorized capital			
400,000,000 (2021: 400,000,000) ordinary shares of Rs.10/- each		4,000,000,000	4,000,000,000
Issued, subscribed and paid-up capital	13	3,273,931,060	3,273,931,060
Capital reserves		102,186,165	102,186,165
Revenue reserves		2,756,170,261	2,782,241,900
		6,132,287,486	6,158,359,125
Non-controlling interest		174,737,996	175,102,918
		6,307,025,482	6,333,462,043
NON-CURRENT LIABILITY			
Long-term financing	14	1,387,714,083	2,321,570,401
Gas Infrastructure Development Cess (GIDC) liability		16,669,009	19,579,594
		1,404,383,092	2,341,149,995
CURRENT LIABILITIES			
Trade and other payables	15	295,855,082	262,682,140
Due to related parties	16	14,699,872	2,169,130
Accrued mark-up	17	105,425,687	44,684,483
Current portion of long-term financing	14	1,549,725,621	549,725,621
Current portion of GIDC Liability		11,642,332	11,642,332
		1,977,348,594	870,903,706
TOTAL EQUITY AND LIABILITIES		9,688,757,168	9,545,515,744

The annexed notes from 1 to 24 form an integral part of these condensed interim 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, 2021 (Un-audited)

	Note	Sep' 30 2021 Rupees (Un-audited)	Sep' 30 2020 Rupees (Un-audited)
Revenue from services rendered	18	15,359,226	176,513,064
Direct operating costs		(23,745)	(44,041,868)
Gross profit		15,335,481	132,471,196
Administrative and general expenses		(42,077,488)	(38,014,148)
Operating (loss) / profit		(26,742,007)	94,457,048
Finance costs		(34,906,403)	(97,920,983)
Other income		37,168,163	1,987,397
Loss before taxation		(24,480,247)	(1,476,538)
Taxation		(1,956,314)	(3,913,369)
Loss for the period		(26,436,561)	(5,389,907)
Other comprehensive income for the period		-	-
Total comprehensive (loss) / income for the period		(26,436,561)	(5,389,907)
Attributable to:			
Owners of the Holding Company		(26,071,639)	(5,259,173)
Non-controlling interest		(364,922)	(130,734)
		(26,436,561)	(5,389,907)
Earnings per share - basic and diluted		(0.08)	(0.02)

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


 Chief Executive Officer


 Chief Financial Officer


 Director

Condensed Interim Consolidated Statement of Changes in Equity

For the period ended September 30, 2021 (Un-audited)

	Issued, subscribed and paid up capital	Capital reserve share	Revenue reserve accumulated	Total	Non-controlling interest	Total
	----- (Rupees) -----					
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 loss for the period	-	-	(5,259,173)	(5,259,173)	-	(5,259,173)
Loss attributable to non-controlling 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>
Balance at June 30, 2021	3,273,931,060	102,186,165	2,782,241,900	6,158,359,125	175,102,918	6,333,462,043
Profit for the year	-	-	(26,071,639)	(26,071,639)	-	(26,071,639)
Other comprehensive income for the period	-	-	-	-	-	-
Total comprehensive loss for the period	-	-	(26,071,639)	(26,071,639)	-	(26,071,639)
Loss attributable to non-controlling interest for the period	-	-	-	-	(364,922)	(364,922)
Balance at September 30, 2021	<u>3,273,931,060</u>	<u>102,186,165</u>	<u>2,756,170,261</u>	<u>6,132,287,486</u>	<u>174,737,996</u>	<u>6,307,025,482</u>

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


Chief Executive Officer


Chief Financial Officer


Director

Condensed Interim Consolidated Statement of Cash Flow

For the period ended September 30, 2021 (Un-audited)

	Sep' 30 2021	Sep' 30 2020
	Rupees (Unaudited)	Rupees (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	(24,480,247)	(1,476,538)
Adjustments for non-cash items		
Depreciation	10,130,048	892,904
Amortization	136,972	24,860
Gain on disposal of shares	(766,753)	-
Finance costs	34,906,403	97,920,983
Mark-up on savings account	(34,768,227)	(925,135)
	9,638,443	97,913,612
Working capital changes		
(Increase) / decrease in current assets		
Receivables against rent from tenants	(8,908,099)	(78,156,131)
Advances and prepayments	44,365,504	(34,630,666)
Short-term investment- net	726,956,017	(39,050,955)
Due from a related party	10,537,721	(2,529,628)
	772,951,143	(154,367,380)
(Decrease) / increase in current liabilities		
Trade and other payables	33,172,942	(25,627,346)
Accrued expenses	-	12,794,730
Advance against rent from tenants	-	(82,548,138)
	33,172,942	(95,380,754)
Cash generated from operations	791,282,280	(153,311,061)
GIDC installments paid	(2,910,585)	-
Finance cost paid	25,834,802	(183,065,798)
Markup on savings account received	15,194,168	276,320
Income tax paid - <i>net of refund</i>	(2,134,483)	(518,229)
Net cash used in operating activities	827,266,182	(336,618,768)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(78,466,720)	(15,000,000)
Additions to development properties	(67,736,185)	(163,553,723)
Advance against sale of investment property	-	775,000,000
(Purchase) /Disposal of Intangible assets	-	37,650
Expenditure incurred on investment property	(140,441,749)	-
Net cash used in investing activities	(286,644,654)	596,483,927
CASH FLOWS FROM FINANCING ACTIVITIES*		
Long-term financing - net	66,143,682	22,207,373
Short-term borrowings - net	-	(205,119,960)
Due to related parties	12,530,742	(17,900,636)
Net cash generated from / (used in) financing activities	78,674,424	(200,813,223)
Net increase / (decrease) in cash and cash equivalents	619,295,952	59,051,936
Cash and cash equivalents at the beginning of the year	2,953,383,782	231,668,157
Cash and cash equivalents at the end of the year	3,572,679,734	290,720,094

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


Chief Executive Officer


Chief Financial Officer


Director

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

1 THE HOLDING COMPANY AND ITS OPERATIONS

1.1 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. Subsequently 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 Holding Company is to invest, purchase, develop and build real estate and to sell, rent out or otherwise dispose of 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 and Ultimate Parent companies respectively, as of reporting date.

1.2 The Group comprises of the Holding Company and the following subsidiaries that have been consolidated in these financial statements:

1.2.1 HKC (Private) Limited [HKC]

HKC was incorporated in Pakistan on September 13, 2005 as a public limited company under the repealed Companies Ordinance, 1984. The Company is principally engaged in the acquisition and development of real states and renovation of buildings and letting out. In 2020, the Company changed its status from Public Unlisted company to Private Limited company.

1.2.2 TPL Technology Zone Phase-I (Private) Limited

TPL TZ was incorporated in Pakistan as a private limited company on April 12, 2018 under the Act for the purpose of property development. As of the reporting date, TPL TZ has commenced its operations.

1.2.3 TPL REIT Management Company Limited [TPL REIT]

TPL REIT was incorporated in Pakistan as a public limited company on October 12, 2018 under the Act. The principal activity of the entity 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.

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

TPL PM was incorporated in Pakistan on April 10, 2020 as a private company, limited by shares under 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.

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

TPL LPark 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.

1.3 Geographical location and address of business units

Head Office

The head office of the Holding Company and its subsidiary companies is situated at 20th Floor, Sky Tower - East Wing, Domen City, HC-3, Abdul Sattar Edhi Avenue, Block No. 4, Clifton, Karachi.



Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

2 BASIS OF PREPARATION

2.1 Statement of compliance

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

- International Financial Reporting Standards (IFRSs) issued by the International Accounting Standard Board (IASB) as notified under the Companies Act 2017 (the Act);
- Provisions of and directives issued under the Act; and
- Islamic Financial and Accounting Standards (IFAS).

Where provisions of and directives issued under the Act differ from IFRSs or IFAS, the provisions of and directives issued under the Act have been followed.

2.2 Accounting convention

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

2.3 Basis of consolidation

These consolidated financial statements comprise of the financial statements of the Holding Company and its subsidiary companies, HKC, TPL TZ, TPL PM, TPL LP and TPL REIT as at September 30, 2021, here-in-after referred to as 'the Group'.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 New / Revised Standards, Amendments, Interpretations and Improvements

The accounting policies adopted in the preparation of these consolidated financial statements are consistent with those of the previous financial years.

New / revised standards, interpretations and amendments

The Group has adopted the following accounting standard and the amendments and interpretation of IFRSs which became effective for the current year:

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 in December 2017

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

Standard or Interpretation

Covid-19-Related Rent Concessions beyond 30 June 2021 – Amendment to IFRS 16 Interest Rate Benchmark Reform – Phase 2 – Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16

The adoption of the above amendments did not have any impact on these consolidated financial statements.

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

3.2 Standards, amendments and improvements to the approved accounting standards that are not yet effective

The following standards, amendments and interpretations with respect to the approved accounting standards as applicable in Pakistan that would be effective from the dates mentioned below against the respective standard or interpretation:

Standard or Interpretation		Effective date (annual periods beginning on or after)
IFRS 3	Reference to the Conceptual Framework (Amendments)	01 January 2022
IAS 16	Property, Plant and Equipment: Proceeds before Intended Use (Amendments)	01 January 2022
IAS 37	Onerous Contracts – Costs of Fulfilling a Contract (Amendments)	01 January 2022
IAS 1	Classification of Liabilities as Current or Non-current (Amendments)	01 January 2023
IAS 1 and IFRS Practice Statement 2	Disclosure of Accounting Policies (Amendments)	01 January 2023
IAS 8	Definition of Accounting Estimates (Amendments)	01 January 2023
IAS 12	Deferred tax related to Assets and Liabilities arising from a single transaction (Amendments)	01 January 2023
IFRS 10 / IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendment)	Not yet finalised

Improvements to Accounting Standards Issued by the IASB (2018-2020 cycle)

IFRS 1	First-time Adoption of International Financial Reporting Standards - Subsidiary as a first-time adopter	01 January 2022
IFRS 9	Financial Instruments – Fees in the '10 percent' test for derecognition of financial liabilities	01 January 2022
IAS 41	Agriculture – Taxation in fair value measurements	01 January 2022
IFRS 16	Leases: Lease incentives	01 January 2022

The above standards and amendments are not expected to have any material impact on the Company's Consolidated financial statements in the period of initial application.

Further, the following new standards have been issued by IASB which are yet to be notified by the SECP for the purpose of applicability in Pakistan.

Standard or Interpretation		IASB effective date (annual periods beginning on or after)
IFRS 1	First-time Adoption of International Financial Reporting Standards	01 January 2004
IFRS 17	Insurance Contracts	01 January 2023



Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

4 PROPERTY, PLANT AND EQUIPMENT

	Sep' 30 2021 Rupees (Unaudited)	June' 30 2021 Rupees (Audited)
The movement in property, plant and equipment during the period / year are as follows:		
Opening balance	62,528,835	3,885,426
Add: Additions during the period	78,466,721	62,712,946
	130,865,508	66,598,372
Less: Depreciation Charge for the period	(10,130,048)	(4,069,537)
Operating fixed assets (WDV)	130,865,507	62,528,835
Additions / Disposals during the period		
Vehicle	78,466,721	60,752,257
IT equipment and Computer accessories	-	778,711
Furniture and fixtures	-	754,978
Mobile phones	-	427,000
	78,466,721	62,712,946
5 INVESTMENT PROPERTY		
Investment property	5.1 1,611,194,610	1,470,752,861
	1,611,194,610	1,470,752,861

5.1 During the year, the Group entered into an agreement dated November 10, 2020 with the seller for the purchase of land located in an Open Industrial Plot No. 25-B, measuring 10,002 square yards, situated at Sector 30, Korangi Industrial Area, Karachi. The amount of land was agreed at Rs. 60,000 per square yard amounting Rs. 600,120,000.

6 DEVELOPMENT PROPERTIES

Represents project under construction at Plot No 22/7, Street CL-9, Civil Lines Quarter, Karachi which includes leasehold land having area 2,539.32 square yards. Design stage of the project is complete and construction is due to commence after regulatory approval.

	2021 Sep 30	2021 June 30,
	----- Rupees -----	
Land	801,225,879	801,225,879
Design and consultancy	308,815,074	269,966,585
Project management and ancillary costs	330,225,183	330,225,183
Other project costs	460,645,522	431,757,826
	1,900,911,658	1,833,175,473
7 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

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

	2021 Sep 30	2021 June 30,
	(Un-audited)	(Audited)
	----- Rupees -----	
8 RECEIVABLE AGAINST RENT, MAINTENANCE AND OTHER SERVICES - unsecured, considered good		
Rent	84,064,767	74,999,042
Services	84,217,075	85,416,593
Others	10,581,887	9,539,995
	<u>178,863,729</u>	<u>169,955,630</u>
Less ECL	(3,033,883)	(3,033,883)
	<u>175,829,846</u>	<u>336,877,377</u>
9 ADVANCES AND PREPAYMENTS		
Advances – unsecured, considered good		
Suppliers and contractors	281,169,881	145,329,753
Employees	185,526	37,656
	<u>281,355,407</u>	<u>145,367,409</u>
Prepayments		
Insurance	367,525	1,983,527
	<u>367,525</u>	<u>1,983,527</u>
Others Receivables	3,216,956	-
Receivable from Bank Al Habib against sale of Centrepoint building	193,750,000	387,500,000
Receivable for cost reimbursement	24,021,468	12,225,924
Others - sales tax receivable	4,899,003	4,899,003
	<u>507,610,359</u>	<u>551,975,863</u>
10 DUE FROM RELATED PARTIES – unsecured, considered good		
TPL Life Insurance Limited - an associated company	6,202,213	4,822,578
TPL Insurance Limited - an associated company	510,291	286,522
TPL Security Services (Pvt) Limited – an associated company	-	5,648,262
TPL Corp Limited	-	6,492,863
	<u>6,712,504</u>	<u>17,250,225</u>
11 SHORT-TERM INVESTMENTS		
Investment in various mutual funds held through the following investment companies:		
AKD Securities Limited	57,852,204	17,843,054
National Bank Fund Management Limited (NAFA)	-	23,214,395
AKD Islamic Income Fund	-	19,830,587
AKD Opurtunity Fund	-	173,220,314
Pak Oman Asset Management Co. Ltd	-	244,440
Faysal Money Market Funds	-	400,000,000
	<u>57,852,204</u>	<u>634,352,790</u>
12 CASH AND BANK BALANCES		
Cash in hand	481,842	115,311
Cash at banks in local currency current accounts	1,141,542,466	1,471,355,919
savings accounts	2,430,655,427	1,481,912,552
	<u>3,572,679,735</u>	<u>2,953,383,782</u>



Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

13 ISSUED, SUBSCRIBED AND PAY-UP CAPITAL

2021		2021		Sep 30 2021	June 30, 2021
---- (No. of shares) ----				(Un-audited)	(Audited)
				----- (Rupees) -----	
175,920,448	175,920,448	- Issued for cash consideration		1,759,204,480	1,759,204,483
151,472,658	151,472,658	- Issued for consideration other than cash		1,514,726,580	1,514,726,580
<u>327,393,106</u>	<u>327,393,106</u>			<u>3,273,931,060</u>	<u>3,273,931,063</u>

14 LONG-TERM FINANCING

Long term finance for HKC (Private) Limited	275,000,000	275,000,000
JS Bank Limited - payroll financing	21,888,997	21,888,997
Lease finance	117,537,400	48,446,200
Diminishing Musharaka Arrangements	23,013,307	25,960,825
Habib Metro Bank Limited	1,000,000,000	1,000,000,000
Soneri Bank Limited	500,000,000	500,000,000
Long term loan - BOP	1,000,000,000	1,000,000,000
	<u>2,937,439,704</u>	<u>2,871,296,022</u>
Less : Current maturity	(1,549,725,621)	(549,725,621)
	<u>1,387,714,083</u>	<u>2,321,570,401</u>

15 TRADE AND OTHER PAYABLES

Creditors	80,435,216	52,634,135
Accrued Liabilities	205,800,514	197,368,134
Share Application Money	-	898,750
Retention money	609,251	609,251
Withholding income tax payable	6,069,630	9,169,232
Payable to provident fund	2,041,721	2,002,638
Others	898,750	-
	<u>295,855,082</u>	<u>262,682,140</u>

16 DUE TO RELATED PARTIES – unsecured

TPL Trakker Limited - an associated company	1,908,474	2,169,130
TPL Corp Limited	9,255,719	-
TPL Security Services (Private) Limited	3,535,680	-
	<u>14,699,873</u>	<u>2,169,130</u>

17 ACCRUED MARK-UP

Accrued mark-up on:

Long-term financing	102,044,181	43,513,585
Musharaka Arrangement	3,381,506	959,939
ST borrowings	-	210,959
	<u>105,425,687</u>	<u>44,684,483</u>

18 INCOME

	Sep 30 2021	Sep 30 2020
	(Un-audited)	(Un-audited)
	(Rupees)	(Rupees)
Rental Income	11,609,226	113,255,305
Maintenance and other services	3,750,000	20,693,269
Electricity and conditioning services	-	35,976,067
Revenue from IT services	-	6,588,423
	<u>15,359,226</u>	<u>176,513,064</u>

Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

	Sep' 30 2021	Sep' 30 2020
	Rupees (Unaudited)	Rupees (Unaudited)
19 OTHER INCOME		
Income from financial assets		
Markup on saving accounts	34,768,227	27,960,367
Exchange gain	-	1,295
Unrealised gain on mutual funds	-	3,353,318
Realised gain on disposal of mutual funds	-	21,430,236
Dividend income	1,322,885	1,170,379
Income from non-financial assets		
Fair value gain on investment property	-	684,723,458
Gain on sale of operating fixed assets	-	500,000
Gain on disposal of non current asset held for sale	-	30,651,665
Realised gain on disposal of investments	766,753	-
Remeasurement gain on GIDC	-	4,675,267
Reversal of provision GID Cess	-	29,822,466
Income from ancillary services	310,298	-
Others	-	418,364
	<u>1,077,051</u>	<u>750,791,220</u>
	<u>37,168,163</u>	<u>804,706,815</u>
20 FINANCE COSTS		
Markup on		
- Long-term financing	32,430,685	287,774,234
- leased assets	-	3,905,530
- Asset under diminishing musharak arrangements	2,421,568	-
- Short-term borrowings	-	48,107,614
	<u>34,852,252</u>	<u>339,787,378</u>
Bank charges	54,150	609,248
	<u>34,906,403</u>	<u>340,396,626</u>
21 TAXATION		
Current	1,956,314	13,387,757
Deferred	-	(2,912,754)
	<u>1,956,314</u>	<u>10,475,003</u>
22 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:



Notes to the Condensed Interim Consolidated Financial Statements

For the period ended September 30, 2021 (Un-audited)

	Sep 30 2021	Sep 30 2020
	(Un-audited) (Rupees)	(Un-audited) (Rupees)
<u>The Parent Company</u>		
TPL Corp Limited [TCL]		
Payment made by the group	2,862,253	45,000,000
Expenses incurred/ paid by TCL on behalf of the Group	20,731,754	42,093,526
Expenses incurred/paid by the Group on behalf of TCL	2,120,919	-
Services rendered by the Group	11,609,226	14,631,043
<u>Common Directorship</u>		
TPL Trakker Limited [TTL]		
Payment made by the group	-	8,500,233
Expenses incurred/paid by TTL on behalf of the Group	231,009	3,217,560
Expenses incurred / paid by the Group on behalf of TTL	491,665	170,554
Services rendered by the Group	-	21,504,210
TPL Insurance Limited [TIL]		
Expenses incurred / paid by the Group on behalf of TIL	223,769	-
Services rendered by the Group	-	15,587,649
Amount received from TIL on account of rent and other services	-	3,118,491
TPL Security Services (Private) Limited [TSS]		
Services acquired by the Group	-	3,234,000
Amount paid against services	-	16,760,510
TPL Life Insurance Limited [TLIL]		
Expenses incurred / paid by the Company	1,252,381	904,215
Services acquired by the Group	116,563	-
<u>Staff retirement benefit fund</u>		
Group – Provident fund		
Employer contribution	3,635,497	1,315,306

23 DATE OF AUTHORIZATION OF ISSUE

These condensed interim consolidated financial statements were authorised for issue on October 27, 2021 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.




Chief Executive Officer


Chief Financial Officer


Director

Corporate Office

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