FIRST CAPITAL EQUITIES LIMITED

FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

31 MARCH 2022

FIRST CAPITAL EQUITIES LIMITED COMPANY INFORMATION

Board of Directors Mian Ehsan UI Haq, (Chief Executive)

Waseem ul Hasan Azhar Ahmad Batla

Malik Safeer Raza Awan (Chairman)

Executive

Non-Executive

Non-Executive

Non-Executive

Non-Executive

Independent

Independent

Muhammad Ahmad Saroya

Shabana Atta Asad Yar Khan

Chief Financial Officer Waseem Ul Hassan

Audit Committee Asad Yar Khan (Chairman)

Muhammad Ahmad Saroya Malik Safeer Raza Awan

Human Resource and Remuneration (HR&R)

Committee

Asad Yar Khan (Chairman)

Mian Ehsan Ul Haq

Muhammad Ahmad Saroya

Company Secretary Shahzad Jawahar

Auditors Nasir Javaid Magsood Imran

Chartered Accountants

Legal Advisers M/s. Ibrahim and Ibrahim

Barristers and Corporate Consultants

Lahore

Bankers Askari Bank Limited

Bank Alfalah Limited Bank Al Habib Limited Bank Islami Limited

Dubai Islamic Bank Pakistan Limited

Faysal Bank Limited

Habib Metropolitan Bank Limited

JS Bank Limited MCB Bank Limited MIB Bank Limited Soneri Bank Limited Silk Bank Limited United Bank Limited

Registered Office First Capital House

96-B/1, Lower Ground Floor M.M. Alam Road, Gulberg-III

Lahore, Pakistan

Tele: + 92-42-35778217-18

Main Corporate Office 4th Floor, Block B,C & D

Lakson Square Building No. 1 Sarwar Shaheen Road, Karachi Tele: + 92-21-111 226 226 Fax: +92-21-5656710

Registrar and Shares Transfer

Office

Corplink (Pvt.) Limited Wings Arcade, 1-K

Commercial Model Town, Lahore

Tele: + 92-42-5839182

FIRST CAPITAL EQUITIES LIMITED

DIRECTOR'S REPORT

The Board of Directors of First Capital Equities Limited ("the Company" or "FCEL") are pleased to present the Director's report along with financial statements of the Company for the period ended March 31, 2022.

During the preceding year, the Board of the Directors decided to surrender the trading right entitlement certificate (TREC) of Pakistan Stock Exchange and to change the Principal line of Business of the Company from stock broker to real estate Company. An application for surrender was submitted to PSX and surrendering process is in progress.

YOUR COMPANY'S PERFORMANCE

Given below is the financial summary of the Company for the nine months period ended March 31, 2022.

Particulars	July - March 2022	July - March 2021
	Rup	oees
Unrealized gain / (loss) on re-measurement of investments at Investments at fair value through profit		
or loss	(67,312,832)	40,640,519
Profit /(Loss) after taxation from continuing operations	(68,304,973)	35,511,189
(Loss) after taxation from discontinued operations	(788,072)	(201,335)
Earnings / (loss) Per Share (EPS) Rs		
	(0.4022)	0.2512
- continuing operations	(0.4833)	0.2513
- discontinued operations	(0.0056)	(0.0014)
보다 내가 이렇게 되는 사람들이 보냈다.	(0.4889)	0.2498

The Company reported a loss of Rs 68.31 million in 3QFY22 as compare to profit of Rs. 40.64 million in 3QFY21. During the period due to discontinuation of operations, the brokerage income of your Company is NIL in both periods. Further, the company recorded capital gain / (loss) of Rs NIL against Rs. NIL last year. The Un-realized loss on re-measurement of investment is recorded at Rs. 67.31 million. Operating expenses decreased 67% during the period under review.

FUTURE OUTLOOK

In order to change the principal line of business of the Company from a Brokerage company to Real Estate Company, necessary changes have been made in the Object clause III of Memorandum of Association of the Company, which are in process of approval from concerned authorities.

Once the surrender process is completed and changes in the Object clause III of Memorandum of Association of the Company are approved the Company will resume its commercial activities as real estate Company.

ACKNOWLEDGEMENT

The Board of Directors wish to place on record their thanks and appreciation to all the shareholders for their continued support. The Board also wishes to place on record its appreciation for the guidance and support extended by the Securities and Exchange Commission of Pakistan (SECP) as well the Pakistan Stock Exchange Limited. Finally, the Board would like to record its appreciation to all the staff members for their hard work.

For and on behalf of the Board of Directors

Lahore

Dated: April 25, 2022

CEO/Qirector

FIRST CAPITAL EQUITIES LIMITED CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION AS AT MARCH 31, 2022

	N.	Un-Audited	Audited
	Note	Mar. 31, 2022 Rupe	June 30, 2021
		Rupe	
ASSETS			
NON - CURRENT ASSETS			
Property, plant and equipment	4	582,018	874,395
Investments property	5	824,712,000	824,712,000
Long term investments	6	26,764,253	48,032,622
	-	852,058,271	873,619,017
CURRENT ASSETS			
Stock in Trade	_	290,053,500	290,053,500
Trade debts	7	175,602,157	175,602,157
Short term investments	8	50,584,501	96,628,964
Advances, deposits, prepayments and other re Advance income tax	celvables	4,571,849	4,571,849
Cash and bank balances		6,287,364 401,846	6,287,364 302,160
Cash and Dank Dalances		527,501,217	573,445,994
		327,301,217	373,443,994
TOTAL ASSETS		1,379,559,488	1,447,065,011
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Authorized Share Capital			
152,000,000 shares (June 2021: 152,000,000 sl	nares) of Rs. 10 each	1,520,000,000	1,520,000,000
Issued, subscribed and paid up capital			
141,335,500 shares (June 2021: 141,335,500 sl	nares) of Rs. 10 each	1,413,355,000	1,413,355,000
Other reserves		-	-
Unappropriated loss		(1,050,002,370)	(980,909,325)
TOTAL EQUITY		363,352,630	432,445,675
NON - CURRENT LIABILITIES			
Long term financing	9	_	-
2018 101 111 111111111	ŕ	-	-
CURRENT LIABILITIES			
Trade and other payables	10	190,430,772	188,843,250
Current portion of long term financing	9	825,776,086	825,776,086
		1,016,206,858	1,014,619,336
CONTINUES AND COMMITMENTS	11		
CONTINGENCIES AND COMMITMENTS TOTAL EQUITY AND LIABILITIES	11	1,379,559,488	1,447,065,011
TOTAL EQUIT FAID LIABILITIES		1,377,337,400	1,447,003,011
The annexed notes from 1 to 16 form an integral po	art of these condensed interi	m financial statements.	
Director	Chief Executive	Chief Financi	al Officer

FIRST CAPITAL EQUITIES LIMITED CONDENSED INTERM STATEMENT OF PROFIT OR LOSS (Un-Audited) FOR THE PERIOD ENDED MARCH 31, 2022

·	NINE MON	EHC ENDED	OHA DEE	D EMBED
	Note MAR. 31, 2022	THS ENDED MAR. 31, 2021	MAR. 31, 2022	R ENDED
	Note MAR. 31, 2022		ees	MAR. 31, 2021
CONTINUING OPERATION		rtup	ces	
INCOME				
Unrealized gain/(loss) on remeasurement of investments a	fair (67,312,832)	40,640,519	(4,979,710)	17,580,491
value through profit or loss	(07,012,002)		(1,575,710)	
	(67,312,832)	40,640,519	(4,979,710)	17,580,491
EXPENDITURE	(07,312,632)	40,040,319	(4,979,710)	17,360,491
Operating and administrative expenses	987,174	5,128,867	122,315	1,150,935
Finance cost	4,967	463	-	-
	992,141	5,129,330	122,315	1,150,935
OPERATING PROFIT/(LOSS)	(68,304,973)	35,511,189	(5,102,025)	16,429,556
NET PROFIT/(LOSS) BEFORE TAXATION	(68,304,973)	35,511,189	(5,102,025)	16,429,556
Taxation				
1 dxduoii				
PROFIT/(LOSS) AFTER TAXATION FROM CONTINUING OP	(68,304,973)	35,511,189	(5,102,025)	16,429,556
DISCONTINED OPERATIONS				
PROFIT/(LOSS) AFTER TAXATION FROM DISCONTINED OF	ERATIONS (788,072)	(201,335)	(19,117)	(29,487)
PROFIT/(LOSS) AFTER TAXATION FOR THE PERIOD	(69,093,045)	35,309,854	(5,121,142)	16,400,069
FADNING ((LOCC) DED CHADE DAGIC AND DILLITED				
EARNING/(LOSS) PER SHARE - BASIC AND DILUTED - continuing operations	(0.4833)	0.2513	(0.0361)	0.1162
- discontinued operations	(0.0056)		(0.0001)	(0.0002)
·	(0.4889)	0.2498	(0.0362)	0.1160
The annexed notes from 1 to 16 form an integral part of these co	ndensed interim financial statements.			
Director	Chief Executive		Chief Financi	ial Officer

FIRST CAPITAL EQUITIES LIMITED CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME (Un-Audited) FOR THE PERIOD ENDED MARCH 31, 2022

	HALF YEA	HALF YEAR ENDED		R ENDED
	MAR. 31, 2022	MAR. 31, 2021	MAR. 31, 2022	MAR. 31, 2021
		Rup	ees	
Profit/(loss) after taxation for the period	(69,093,045)	35,309,854	(5,121,142)	16,400,069
Other comprehensive (loss) / income for the period				
Items that will never be reclassified to profit and loss: Items that are may be reclassified to profit and loss:	-	-		-
Other comprehensive income for the period	-	-	-	-
Total comprehensive (loss)/income for the period	(69,093,045)	35,309,854	(5,121,142)	16,400,069
The annexed notes from 1 to 16 form an integral part of these co	ondensed interim find	ancial statements.		
Director Ch	ief Executive	-	Chief Financial O	Officer

FIRST CAPITAL EQUITIES LIMITED STATEMENT OF CHANGES IN EQUITY (Un-Audited) FOR THE PERIOD ENDED MARCH 31, 2022

	Issued, subscribed and paid up capital	Unappropriated Loss	Total
		Rupees	
Balance as at June 30, 2020	1,413,355,000	(1,071,039,553)	342,315,447
Profit for the period after taxation	-	35,309,854	35,309,854
Balance as at March 31, 2021	1,413,355,000	(1,035,729,699)	377,625,301
Profit for the period after taxation	-	54,820,374	54,820,374
Balance as at June 30, 2021	1,413,355,000	(980,909,325)	432,445,675
Loss for the period after taxation	-	(69,093,045)	(69,093,045)
Balance as at March 31, 2022	1,413,355,000	(1,050,002,370)	363,352,630

Balance as at March 31, 2022	1,413,355,000	(1,050,002,370)	363,352,630
The annexed notes from 1 to 16 form an integr	ral part of these condensed interim fin	ancial statements.	
Director	Chief Executive	Chie	f Financial Officer

FIRST CAPITAL EQUITIES LIMITED CONDENSED INTERIM CASH FLOW STATEMENT (Un-Audited) FOR THE PERIOD ENDED MARCH 31, 2022

Nine months period ended March 31, 2022

Nine months period ended March 31, 2021

-----Rupees-----

CASH FLOWS FROM OPERATING ACTIVITIES

Profit before taxation	(69,093,045)	35,309,854
Adjustments for:		
Depreciation	292,377	356,413
Gain on re-measurement of investments		
at fair value through profit and loss - net	67,312,832	(40,640,519)
Finance cost	4,967	-
Provision for gratuity	-	519,000
	67,610,176	(39,765,106)
	(1,482,869)	(4,455,252)
Decrease / (Increase) in current assets		
Advances, deposits, prepayments and other receivables		460,000
	-	460,000
(Increase) / decrease in trade and other payables	1,587,522	3,959,553
Cash generated in operations	104,653	(35,699)
Finance cost paid	(4,967)	-
Net cash generated/(used) from/in operating activities	99,686	(35,699)
CASH FLOWS FROM INVESTING ACTIVITIES		
Net cash generated from investing activities	-	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Net cash generated from financing activities	-	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	99,686	(35,699)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	302,160	330,221
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	401,846	294,522

 $The \ annexed \ notes \ from \ 1 \ to \ 16 \ form \ an \ integral \ part \ of \ these \ condensed \ interim \ financial \ statements.$

Director	Chief Executive	Chief Financial Officer

1 THE COMPANY AND ITS OPERATION

1.1 First Capital Equities Limited (the "Company") was incorporated in Pakistan on January 26, 1995 as a private limited company, under the Companies Ordinance, 1984 (now Companies Act, 2017). The Company was converted into a public limited company on June 18, 1997 and is listed on Pakistan Stock Exchange Limited formerly Lahore Stock Exchange Limited. The Company is a subsidiary of First Capital Securities Corporation Limited, which owns 73.23% (June 2021: 73.23%) of the share capital of the Company. The principal activity of the Company is to acquire, construct, develop, sell, rent out and manage shops, apartments, villas and commercial buildings.

Geographical locations and addresses of all business units are as under:

Lahore - Head Office

First Capital House, 96-B/1 Lower Ground Floor, M.M . Alam Road Gulberg–III, Lahore, Pakistan.

Karachi - Corporate Office

4th Floor, Block B,C & D Lakson Square Building No. 01, Sarwar Shaheed Road, Karachi.

1.2 The Board of the Directors of the Company in their meeting held on June 28, 2019, owing to the continuous loss and adverse market conditions, decided to surrender the trading right entitlement certificate (TREC) of Pakistan Stock Exchange and discontinue its brokerage operation and to change the Principal objective of the Company from stock broker to real estate Company.

During the period company incurred loss amounting Rs. 69.09 Million and accumulated losses of the company stand at Rs. 1050.0 Million as at March 31, 2022 (June 2021: 980.9 Million). As at the reporting date current liabilities of the Company exceed its current assets by Rs. 488.70 Million (June 2021: 486.2 Million).

Owing to the factors mentioned above the Company in order to carry on its business and to meet its obligations requires generating sufficient operating profits and cash flows. Accordingly there is a material uncertainty relating to the Company's operations that may cause significant doubt regarding discharge of its liability in the normal course of business. Continuation of the Company as going concern is heavily dependent on improved cash flows.

The management of the Company is confident that with change in principal activity and overall expertise of group in real estate sector will have positive impact on the financial performance of the company. Moreover, management is confident that the remaining loan payable to UBL will be settled by sale of properties. Resultantly, these financial statements are prepared on going concern basis. The financial statements consequently, do not include any adjustment relating to the realization of the assets and liquidation of liabilities that might be necessary should the Company be unable to continue as going concern.

2 BASIS OF PREPARATION

- 2.1 These condensed interim financial statements has been prepared in accordance with approved accounting standards as applicable in Pakistan for interim financial reporting. As per the requirements of the International Accounting Standard 34 "Interim Financial Reporting" and provisions of and directives issued under the Companies Act, 2017 shall prevail.
- 2.2 These condensed interim financial statements are unaudited and do not include all the information and disclosures required in the audited annual financial statements and should be read in conjunction with the audited financial statements of the Company for the year ended June 30, 2021.

3 SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of interim financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts. Actual results may differ from these judgments, estimates and assumptions.

However, the management believes that the change in outcome of judgments, estimates and assumptions would not have a material impact on the amounts disclosed in these condensed interim financial statements. Judgments and estimates made by the management in the preparation of these condensed interim financial statements are the same as those applied in the Company's annual audited financial statements for the year ended June 30, 2021.

The Company's financial risk management objectives and policies are consistent with those disclosed in the Company's annual audited financial statements for the year ended June 30, 2021.

OpeningNet Book Value Depreciation during the period/year	874,395 (292,377)	1,332,569 (458,174)
	582,018	874,395
5 INVESTMENT PROPERTY		
Opening balance Acquisition during the period/year	824,712,000	824,712,000
Disposal during the period/year	824,712,000	824,712,000 -
(Decrease) / Increase in fair value Closing balance	824,712,000 	824,712,000 - 824,712,000
· ·		

- 5.1 The carrying amount of investment property is the fair value of property as determined by approved independent valuer M/s Negotiators as at June 30, 2021. Fair value is determined keeping in view the location of the land and inquiries in the vicinity, the trend and tone of sale / purchase of property in the respective areas.
- .2 Investment Property comprises various shops / counters in various shopping malls situated at Gujranwala and Gujrat. These properties are under mortgage by banks against the borrowings. The Company has the intention to sell off this properties to pay off the bank borrowings.

6 LON	G TERM INVESTMENT	N .	Un-Audited Mar. 31, 2022	Audited June 30, 2021
	_	Note	Ku	pees
Inve	stment in related parties			
	At fair value through profit or loss Media Times Limited - quoted shares 6,067,362 shares of MDTL (June 2021 : 6,067,362 shares)	6.1	13,105,502	23,905,406
Othe	r Investments			
	At fair value through profit or loss Pakistan Stock Exchange Limited - quoted shares 1,081,453 shares of PSX (June 2021 : 1,081,453 shares)	6.2	13,658,751	24,127,216
			26,764,253	48,032,622
6.1	6,067,362 (June 2021 : 6,067,362) Fully paid ordinary shares of Rs. 10 each Equity Held 3.39% (June 2021: 3.39%)		23,905,406	8,008,918
	Unrealized gain remeasurement of investment at fair value through profit or loss		(10,799,904)	15,896,488
			13,105,502	23,905,406
6.2	1,081,453 shares of PSX (June 2021 : 1,081,453 shares)		24,127,216	10,706,385
	Unrealized gain remeasurement of investment at fair value through profit or loss		(10,468,465)	13,420,831
			13,658,751	24,127,216

6.3 Shares having carrying value of Rs. 13,105,502/- (June 2021: Rs.23,905,406/-) have been pledged with various commercial banks against loan and shares having carrying value Rs. 13,655,480 (June 2021: Rs. 24,121,438/-) are freezed against Base Minimum Capital with Pakistan Stock Exchange.

TRADE DEBTS - UNSECURED	Note	Un-Audited Mar. 31, 2022 Rur	Audited June 30, 2021 Dees
Trade debts against purchase of shares: Considered good - unsecured Clients Considered doubtful:		175,602,157	175,602,157
Clients		271,851,411	271,851,411
Less: Provision for doubtful debts	7.1	(271,851,411)	(271,851,411)
		(271,851,411)	(271,851,411)
		175,602,157	175,602,157
7.1 Provision for doubtful debts Opening balance Charge for the period / year Closing balance		271,851,411 - 271,851,411	194,991,316 76,860,095 271,851,411
	Note	Un-Audited Mar. 31, 2022 Rur	Audited June 30, 2021 Dees

8 SHORT TERM INVESTMENTS

7

At fair value through profit or loss

Quoted equity securities

Opening balance

Unrealized gain/(loss) remeasurement of investment at fair value through profit or loss

96,628,964 (46,044,463) 31,377,184 65,251,780

8.1

50,584,501 96,628,964

This includes Rs.44,682,684 (June 2021: Rs. 87,431,561/-) investments in related parties. Shares having market value of Rs.42,770,308/- (June 2021:82,483,544/-) are pledged as security with commercial banks against loan.

				Un-Audited Mar. 31, 2022	Audited June 30, 2021
9	LONG	TERM FINANCING	Note	Ruj	oees
		Loan from financial institute Secured		825,776,086	825,776,086
		Less: Current portion shown under current liability		(825,776,086)	(825,776,086)
	9.1	Deferred notional income As at beginning of the period / year Occurred during the period / year Amortized during the period / year As at end of the period / year	·	- - - -	- - - -
10	TRA	DE AND OTHER PAYABLES - UNSECURED	10.1	190,430,772	188,843,250
	10.1	This includes following balances payable to related parties: Falcon Commodities (Pvt.) Ltd Media Times Limited Pace Pakistan Limited		3,255,332 949,424 114,822,340	3,255,332 949,424 114,822,340

11 CONTINGENCIES AND COMMITMENTS

There has been no material change in the status of contingencies disclosed in note 27 to the Company's financial statements for the year ended June 31, 2021.

12 TRANSACTIONS WITH RELATED PARTIES

The related parties comprise parent company, related group companies, local associated undertakings, directors, key management personnel and their close family members. The Company in the normal course of business carries out transactions with various related parties. Closing balances of related parties are disclosed in respective notes of these financial statements. Significant transactions with related parties other than those disclosed elsewhere in the condensed interim financial statements are as follows:

NINE MON	THS ENDED	QUARTER ENDED				
MAR. 31, 2022	MAR. 31, 2021	MAR. 31, 2022	MAR. 31, 2021			
Rupees						

Key management personnel

Salaries and other employee benefits - 3,096,000 - 1,035,000

13 FAIR VALUE MEASUREMENT

The carrying values of financial assets and liabilities approximate their fair values. The table below analyzes financial assets that are measured at fair value, by valuation method. The different levels have been defined as follows:

- Level 1 : Quoted prices in active markets for identical assets and liabilities;
- Level 2: Observable inputs; and
- Level 3: Unobservable inputs

The Company held the following financial assets and liabilities at fair value;

	Un-Audited Mar. 31, 2022	Audited June 30, 2021
Financial Assets	Rupees	
Level 1:		
Long term investments	26,764,253	48,032,622
Short term investments	50,584,501	96,628,964
Level 2:		
Investment properties	824,712,000	824,712,000
Level 3:	-	-
	902,060,754	969,373,586
Financial Liabilities		<u> </u>

There is no movement between level 1, 2 and 3 during the period.

14 DATE OF AUTHORIZATION

This condensed in terim financial statements were authorized for issue by the Board of Directors on April 25, 2022.

15 CORRESPONDING FIGURES

Corresponding Figures have been re-arranged and re-classified, wherever necessary, for the purpose of comparison. However, no significant re-classification have been made.

16 GENERAL

Figures have been rounded off to the nearest rupee.

Director	_	Chief Executi	Chief Financial Offic