



**Escorts
Investment
Bank**



QUARTERLY REPORT

CONDENSED INTERIM
FINANCIAL INFORMATION
FOR THE PERIOD ENDED
30 SEPTEMBER 2024

Escorts Investment Bank Limited



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CORPORATE INFORMATION

BOARD OF DIRECTORS

Syed Tahir Nawazish
(Chairman)
Mr. Basit Rahman Malik
(Chief Executive Officer)
Ms. Madiha Arooj
Mr. Muhammad Rasheed Alam

Applications for the fit and proper criteria of three proposed directors have been submitted to the SECP.

CHIEF FINANCIAL OFFICER

Ms. Najma Fazal

COMPANY SECRETARY

Kamran Chughtai

EXTERNAL AUDITORS

Ilyas Saeed & Company
Chartered Accountants

TAX CONSULTANTS

Ilyas Saeed & Company

LEGAL ADVISOR

Mandviwalla & Zafar
Advocates

SHARE REGISTRAR

Hameed Majeed Associates (Private) Limited

BANKERS TO THE COMPANY

Bank Alfalah Limited
MCB Bank Limited
Sindh Bank Limited
United Bank Limited
National Bank of Pakistan Limited

REGISTERED OFFICE

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DIRECTORS' REPORT

The Board of Directors of Escorts Investment Bank Limited (“**Company**”) is pleased to present the Directors' report together with the condensed interim financial statements (un-audited) of the Company for the period ended on 30 Sep 2024.

ECONOMY REVIEW

The global economy showed resilience, supported by moderating inflation and stable employment. Global real GDP growth for the year is projected to reach around 2.7–3%, with emerging economies like India and Brazil outperforming advanced ones. However, growth momentum slowed slightly, especially in developed countries. In the U.S., economic activity remained positive, though concerns over high interest rates and consumer debt can hamper future prospects.

Inflation continued its downward trend. Despite these improvements, persistent high interest rates particularly in the U.S. and Europe and geopolitical uncertainty in Europe and Middle East, tempered business confidence and consumer spending globally.

During the first quarter of FY2025, Pakistan's economy has been indicating positive developments based on most of the economic indicators. Inflation has dropped considerably and it is in single digit now. Large scale manufacturing sector has been showing improvements in its output. Export sector has witnessed growth which has contributed to the reduced current account deficit. Banking sector has been resilient which can be attributed to effective prudent measures. This trend of improvement is expected to prevail during rest of the fiscal year.

Fuel prices saw a downward trend during the quarter under review which had its impact in reducing the inflation.

Monitory Policy Committee, in September 2024, has reduced the policy rate by 200 bps and currently, the policy rate stands at 17.50 % and policy rate is expected to go further down, which will be good for the growth of private sector but it will reduce the profitability of the banks as it is expected to come down to a single digit in the times to come.

BUSINESS AND OPERATION REVIEW

During the period under review, EIBL posted loss before tax of PKR 9.1 M vs PKR 3.8 M for the corresponding period last year owing to a dip in revenues. Revenues during the period have been dropped as policy rate saw a decreasing trend, though income from our core business that is Income from financing has increased from PKR 16.0 M to PKR 21.1 M which shows an increase of 31.73%; fee and commission has increased by 59.06% which is PKR 2.8 M vs PKR 1.8 M for the corresponding period last year. Although, from the core business activities we have generated more revenues but for the period under review the other income decreased by PKR 6.8 M which was due to the relocation of branches and return on investments reduced by PKR 6.9 M which has an overall impact on decreased revenues. However, with the injection of equity and increased financing we will be not only be able to cover the shortfall but would start making profits as a company in the times to come. Also worth noting is that our provisions have reduced more than 59.27% for the period under review which depicts that we have a robust risk policy in force.

The financial results are as under:

Description	Three months period ended	
	30 Sep 2024	30 Sep 2023
Revenue	30,773,137	37,321,416
Loss before provision & taxation	(8,239,540)	(1,853,674)
Provisions – net	(813,678)	(1,997,842)
Loss before taxation & tax levies	(9,053,218)	(3,851,516)
Taxation and tax levies	(313,316)	(3,046,495)
Loss after taxation and tax levies	(9,366,534)	(805,021)
Earnings /(loss) per share	(0.07)	(0.0003)

RENEWAL OF IFS LICENSE

The Company's IFS license is in renewal process and it has been applied for renewal with the SECP.

ACKNOWLEDGEMENT

The Directors wish to place on record the gratitude to its customer for their valued support. The Board would also like to thank and acknowledge the efforts of the sponsors for their continued support which will continue to enhance our capabilities to achieve our objectives.

For and on behalf of the Board,



Mr. Basit Rahman Malik

CEO & Director



Syed Tahir Nawazish

Chairman

28 October, 2024

ڈائریکٹرز کی رپورٹ

ایسکارٹس انوسٹمنٹ بینک لمیٹڈ ("کمپنی") کے بورڈ آف ڈائریکٹرز 30 ستمبر 2024 کو ختم ہونے والی مدت کے لیے کمپنی کے مجموعی عبوری مالیاتی گوشوارے (غیر آڈٹ شدہ) معہ ڈائریکٹرز کی رپورٹ پیش کرنے پر خوشی کا اظہار کرتے ہیں۔

معاشی جائزہ

عالمی معیشت نے ثابت قدمی کا مظاہرہ کیا، جس کی مدد کم ہوتی ہوئی مہنگائی اور مستحکم روزگار نے کی۔ عالمی جی ڈی پی کی شرح نمو کا اندازہ 2.7 سے 3 فیصد کے درمیان لگایا گیا ہے، جس میں بھارت اور برازیل جیسی ابھرتی ہوئی معیشتیں ترقی یافتہ معیشتوں سے بہتر کارکردگی کا مظاہرہ کر رہی ہیں۔ تاہم، ترقی کی رفتار تھوڑی سست ہوئی ہے، خاص طور پر ترقی یافتہ ممالک میں۔ امریکہ میں، اقتصادی سرگرمیاں مثبت رہیں، حالانکہ زیادہ شرح سود اور صارفین کے قرضوں کے بارے میں خدشات مستقبل کے امکانات کو متاثر کر سکتے ہیں۔ مہنگائی میں مسلسل کمی کا رجحان جاری رہا۔ ان بہتریوں کے باوجود، امریکہ اور یورپ میں مسلسل زیادہ شرح سود اور یورپ اور مشرق وسطیٰ میں جغرافیائی سیاسی غیر یقینی صورتحال نے عالمی سطح پر کاروباری اعتماد اور صارفین کے اخراجات کو متاثر کیا۔

مالی سال 2025 کی پہلی سہ ماہی کے دوران، پاکستان کی معیشت نے زیادہ تر معاشی اشاریوں کی بنیاد پر مثبت پیشرفت ظاہر کی ہے۔ مہنگائی میں نمایاں کمی ہوئی ہے اور اب یہ سنگل ڈیجٹ میں ہے۔ بڑے پیمانے پر مینوفیکچرنگ کے شعبے میں پیداوار بہتر رہی۔ برآمدات کے شعبے میں ترقی دیکھنے میں آئی ہے جس نے کرنٹ اکاؤنٹ خسارے کو کم کرنے میں مدد کی ہے۔ بینکنگ سیکٹر نے چلک دکھائی ہے جس کا سہرا موثر احتیاطی اقدامات کو جاتا ہے۔ توقع کی جاتی ہے کہ بہتری کا یہی رجحان اس مالی سال کے بقیہ حصے میں بھی برقرار رہے گا۔ جائزہ شدہ سہ ماہی کے دوران ایندھن کی قیمتوں میں کمی کا رجحان دیکھنے میں آیا، جس سے مہنگائی کم ہوئی۔ ستمبر 2024 میں مانیٹری پالیسی کمیٹی نے پالیسی ریٹ میں 200 بیسیس پوائنٹس کی کمی کی اور اس وقت پالیسی ریٹ 17.50 فیصد ہے، اور توقع کی جا رہی ہے کہ پالیسی ریٹ مزید کم ہوگا، جو نجی شعبے کی ترقی کے لیے اچھا ہوگا، لیکن اس سے بینکوں کے منافع میں کمی واقع ہوگی کیونکہ توقع کی جا رہی ہے کہ شرح سود سنگل ڈیجٹ میں آجائے گی۔

کاروبار اور آپریشن کا جائزہ

جائزہ شدہ مدت کے دوران، آپ کی کمپنی نے ٹیکس سے پہلے 9.1 ملین روپے کا خسارہ ظاہر کیا، جب کہ گزشتہ سال کے اسی عرصے میں یہ خسارہ 3.8 ملین روپے تھا، جو آمدنی میں کمی کی وجہ سے ہوا۔ اس عرصے کے دوران آمدنی میں کمی آئی کیونکہ پالیسی ریٹ میں کمی کا رجحان دیکھا گیا، حالانکہ ہماری بنیادی کاروباری آمدنی یعنی فنانشنگ سے حاصل ہونے والی آمدنی 16.0 ملین روپے سے بڑھ کر 21.1 ملین روپے ہو گئی، جو 31.73 فیصد اضافہ ظاہر کرتی ہے۔ فیس اور کمیشن میں 59.06 فیصد اضافہ ہوا، جو کہ 2.8 ملین روپے ہے، جبکہ گزشتہ سال کے اسی عرصے میں یہ 1.8 ملین روپے تھا۔ اگرچہ بنیادی کاروباری سرگرمیوں سے ہم نے زیادہ آمدنی حاصل کی ہے، لیکن جائزہ شدہ مدت کے دوران دیگر آمدنی میں 6.8 ملین روپے کی کمی واقع ہوئی، جو

برانچوں کی دوبارہ منتقلی اور سرمایہ کاری پر منافع میں 6.9 ملین روپے کی کمی کی وجہ سے ہوئی، جس سے مجموعی آمدنی ہوئی۔ تاہم، مزید سرمایہ کاری سے فنانشنگ میں اضافہ ہوگا، جس سے ہم نہ صرف کمی کو پورا کرنے کے قابل ہوں گے بلکہ مستقبل میں کمپنی کے طور پر منافع بھی کمانا شروع کر دیں گے۔ اس کے علاوہ قابل ذکر بات یہ ہے کہ اس جائزہ شدہ مدت کے دوران پرویشن میں 59.27 فیصد کمی آئی ہے، جو اس بات کی عکاسی کرتا ہے کہ ہمارے پاس ایک مضبوط رسک پالیسی موجود ہے۔

مالیاتی نتائج درج ذیل ہیں:

سہ ماہی مدت		تفصیلات
30 ستمبر 2023	30 ستمبر 2024	
37,321,416	30,773,137	آمدنی
(1,853,674)	(8,239,540)	خسارہ قبل از پرویشن و ٹیکس
(1,997,842)	(813,678)	پرویشن
(3,851,516)	(9,053,218)	خسارہ قبل از ٹیکس
(3,046,495)	(313,316)	ٹیکس
(805,021)	(9,366,534)	خسارہ بعد از ٹیکس
(0.0003)	(0.07)	فی شخص آمدنی

اعتراف

ڈائریکٹرز اپنے صارفین کے قابل قدر تعاون کے لیے ان کے شکر گزار ہیں اور اسپانسرز کی مسلسل حمایت کے لیے ان کی کوششوں کو تسلیم کرنا چاہتے ہیں جو ہمارے مقاصد کے حصول کے لیے ہماری صلاحیتوں میں اضافے کا باعث ہوگی۔

منجانب / برائے بورڈ

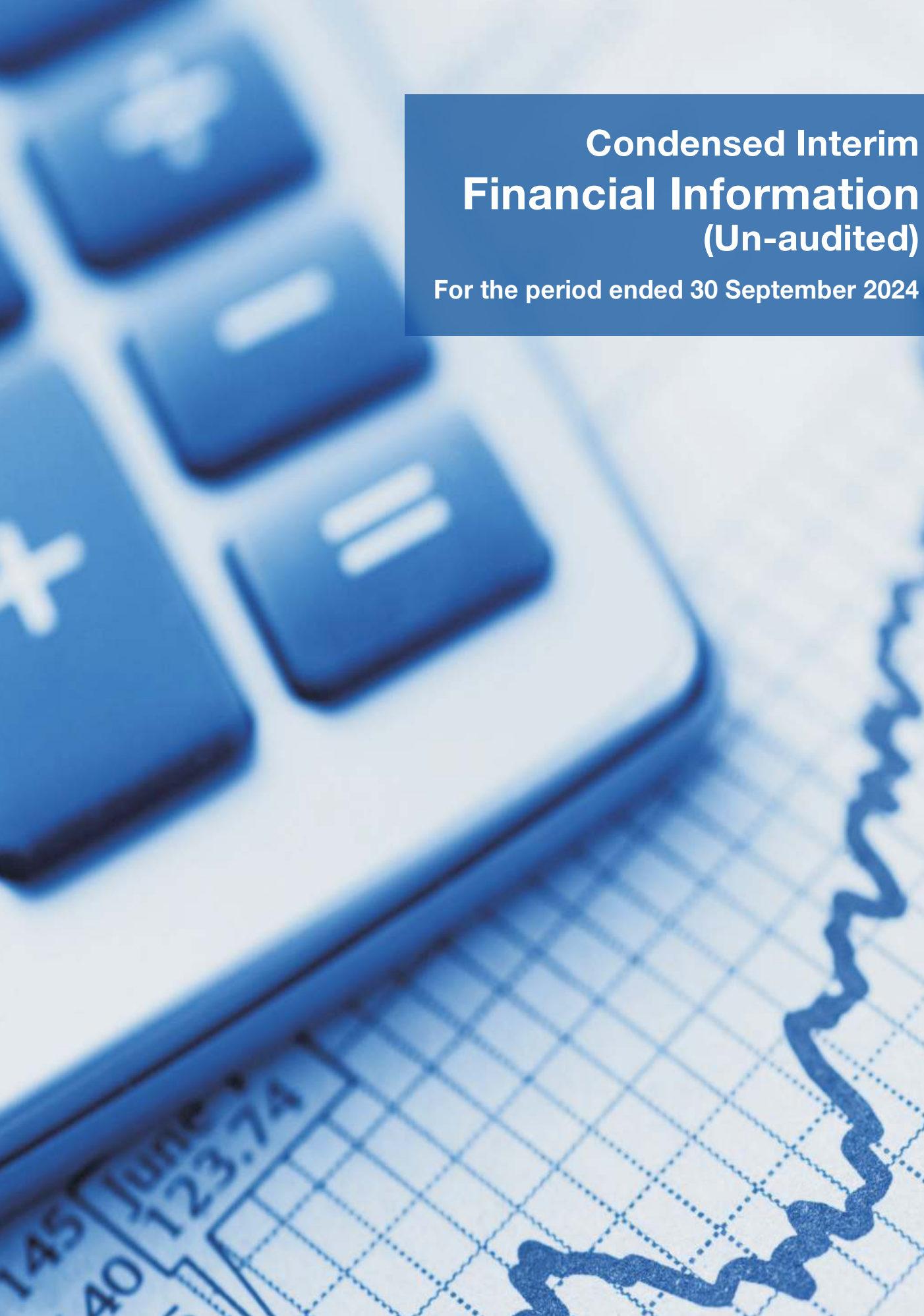


سید طاہر نواز ش
چیرمین



باسط رحمن ملک
سی ای او اینڈ ڈائریکٹر

28 اکتوبر، 2024



**Condensed Interim
Financial Information
(Un-audited)**

For the period ended 30 September 2024

CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2024

	Note	30-Sep-24 Rupees (Un-Audited)	30-Jun-24 Rupees (Audited)
ASSETS			
NON-CURRENT ASSETS			
Property and equipment	5	140,005,218	144,410,534
Intangible assets	6	5,339,620	5,406,270
Long term investments		24,546,125	24,546,125
Long term finances	7	50,716,680	36,256,539
Long term deposits		8,476,274	8,476,274
Deferred tax asset - net	8	122,597,618	122,597,618
		351,681,535	341,693,360
CURRENT ASSETS			
Current portion of non-current assets		43,423,016	39,012,851
Short term investments	9	9,226,065	8,660,157
Short term finances	10	140,449,069	116,866,350
Short term advances		2,634,251	2,547,539
Prepayments		4,170,685	2,673,314
Interest receivable		17,891,908	14,115,324
Other receivables		7,247,899	7,173,911
Tax refunds due from the government		69,459,537	68,344,410
Cash and bank balances	11	70,644,256	124,969,042
		365,146,686	384,362,898
TOTAL ASSETS		716,828,221	726,056,258
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Authorized share capital			
300,000,000 (2024: 300,000,000) ordinary shares of Rs. 10 each		3,000,000,000	3,000,000,000
Issued, subscribed and paid up capital		1,356,000,000	1,356,000,000
Capital reserves		158,042,871	158,042,871
Revenue reserve		(969,147,392)	(959,992,575)
Revaluation surplus on property and equipment		16,725,601	16,937,318
		561,621,080	570,987,614
LIABILITIES			
NON-CURRENT LIABILITIES			
Lease liabilities	12	33,323,906	35,298,792
		33,323,906	35,298,792
CURRENT LIABILITIES			
Current portion of non-current liabilities		9,535,684	9,338,951
Trade and other payables	13	108,607,077	107,003,743
Unclaimed dividend		2,385,654	2,385,654
Provision for taxation and tax levies		1,354,820	1,041,504
		121,883,235	119,769,852
CONTINGENCIES AND COMMITMENTS	14	-	-
TOTAL EQUITY AND LIABILITIES		716,828,221	726,056,258

The annexed notes from 1 to 21 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS

FOR THE QUARTER ENDED 30 SEPTEMBER 2024 (UN-AUDITED)

	Note	Quarter Ended	
		30-Sep-24 Rupees (Un-Audited)	30-Sep-23 Rupees (Un-Audited)
Income			
Profit on financing		21,133,921	16,042,627
Return on investments		1,372,440	8,302,836
Income from fee and commission		2,817,195	1,770,863
Profit on bank deposits		4,307,399	3,258,054
Other income		1,142,182	7,947,036
		30,773,137	37,321,416
Expenses			
Administrative expenses	15	37,450,264	37,654,724
Finance cost		1,562,413	1,520,366
		39,012,677	39,175,090
Operating profit / (loss) before provisions and taxation		(8,239,540)	(1,853,674)
Other operating expenses		(813,678)	(1,997,842)
Profit / (Loss) before taxation and tax levies		(9,053,218)	(3,851,516)
Taxation and tax levies - net		(313,316)	3,046,495
Net profit / (loss) for the period		(9,366,534)	(805,021)
Earnings / (loss) per share - basic and diluted		(0.07)	(0.0003)

The annexed notes from 1 to 21 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME

FOR THE QUARTER ENDED 30 SEPTEMBER 2024 (UN-AUDITED)

	Quarter Ended	
	30-Sep-24 Rupees (Un-Audited)	30-Sep-23 Rupees (Un-Audited)
Net profit / (loss) for the period	(9,366,534)	(805,021)
Other comprehensive income/ (loss):		
Items that will not be reclassified to statement of profit or loss		
Items that may be reclassified subsequently to statement of profit or loss		
(Loss) / profit on remeasurement of long term investments - net of tax	-	-
Other comprehensive income for the period - net of tax	-	-
Total Comprehensive income/(loss) for the period	(9,366,534)	(805,021)

The annexed notes from 1 to 21 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 SEPTEMBER 2024 (UN-AUDITED)

Particulars	Capital Reserves			Revenue Reserve	Revaluation Surplus on Property and Equipment	Total
	Issued, Subscribed and Paid up Capital	Statutory Reserve	(Deficit) / Gain on Revaluation of Investments			
	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees
Balance as at June 30, 2023 (Audited)	1,356,000,000	158,496,746	87,500	(937,786,103)	17,828,754	594,626,897
Total comprehensive Income / (loss) for the period						
Net Income / (loss) for the period	-	-	-	(805,021)	-	(805,021)
Other comprehensive Income / (loss) for the period	-	-	-	-	-	-
Total comprehensive Income / (loss) for the period	-	-	-	(805,021)	-	(805,021)
Transfer from surplus on revaluation of property and equipment on account of : Incremental depreciation on revalued asset for the period - net of tax	-	-	-	222,859	(222,859)	-
Balance as at September 30, 2023 (Un-Audited)	1,356,000,000	158,496,746	87,500	(938,368,265)	17,605,895	593,821,876
Balance as at June 30, 2024 (Audited)	1,356,000,000	158,496,746	(453,875)	(959,992,575)	16,937,318	570,987,614
Total comprehensive Income / (loss) for the period						
Net profit/(loss) for the period	-	-	-	(9,366,534)	-	(9,366,534)
Other comprehensive income/(loss) for the period	-	-	-	-	-	-
Total comprehensive income/(loss) for the period	-	-	-	(9,366,534)	-	(9,366,534)
Transfer from surplus on revaluation of property and equipment on account of : Incremental depreciation on revalued asset for the period - net of tax	-	-	-	211,717	(211,717)	-
Balance as at September 30, 2024 (Un-Audited)	1,356,000,000	158,496,746	(453,875)	(969,147,392)	16,725,601	561,621,080

The annexed notes from 1 to 21 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF CASH FLOWS

FOR THE QUARTER ENDED 30 SEPTEMBER 2024 (UN-AUDITED)

	Note	Quarter Ended	
		30-Sep-24 Rupees (Un-Audited)	30-Sep-23 Rupees (Un-Audited)
Cash Flow From Operating Activities			
Loss before taxation and levies		(9,053,218)	(3,851,516)
Adjustment for non cash expenses and other items:			
- Depreciation on property and equipment	5.1	2,520,237	2,753,409
- Depreciation on right of use assets	5.2	2,115,099	1,992,800
- Amortization on intangible assets	6.1	66,650	99,970
- Interest on lease liabilities against right of use assets		1,123,649	1,136,808
- Finance cost		438,764	383,558
- (Loss) on sale of fixed assets		(32)	-
- Provision against doubtful finances		813,678	1,997,842
		7,078,045	8,364,387
		(1,975,173)	4,512,871
Decrease / (increase) in operating assets			
- Finances - net		(43,266,703)	28,516,797
- Loans and advances		(86,712)	2,698,262
- Interest receivable		(3,776,584)	797,118
- Other receivables		(73,988)	(317,634)
- Long term deposits		-	6,000
- Prepayments		(1,497,371)	(1,313,733)
Increase / (decrease) in operating liabilities			
- Trade and other payables		1,603,334	(7,373,455)
		(47,098,024)	23,013,355
Net cash (used) / generated from operations		(49,073,197)	27,526,226
Finance cost paid		(438,764)	(383,558)
Taxation and levies - net		(1,115,127)	(3,513,009)
Net cash (used) / generated from operating activities		(50,627,088)	23,629,659
CASH FLOW FROM INVESTING ACTIVITIES			
Capital expenditure on property and equipment		(229,988)	(146,900)
Capital expenditure on intangible assets		-	(456,235)
Short term investments - net		(565,908)	32,171,073
Net cash (Used) / generated from investing activities		(795,896)	31,567,938
CASH FLOW FROM FINANCING ACTIVITIES			
Payment of lease liabilities	24.1	(2,901,802)	(10,209,239)
Net cash (used) in financing activities		(2,901,802)	(10,209,239)
Net (Decrease) / Increase in Cash and Cash Equivalents During the Period		(54,324,786)	44,988,358
Cash and cash equivalents at the beginning of the period		124,969,042	46,944,371
Cash and Cash Equivalents at the End of the Period		70,644,256	91,932,729

The annexed notes from 1 to 21 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

SELECTED NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE QUARTER ENDED 30 SEPTEMBER 2024 (UN-AUDITED)

1 Legal Status and its Nature of Business

Escorts Investment Bank Limited ("the Company") is a public limited company incorporated in Pakistan under the provisions of the repealed Companies Ordinance, 1984 (now the Companies Act, 2017) on May 15, 1995. The Company started its commercial operations on October 16, 1996 and is listed on the Pakistan Stock Exchange Limited. The Company is licensed to carry out investment finance services, as a Non-Banking Finance Company under Section 282-C of the Companies Ordinance, 1984, the Non-Banking Finance Companies (Establishment and Regulation) Rules, 2003 (the NBFC Rules) and the Non-Banking Finance Companies and Notified Entities Regulations, 2008 (the NBFC Regulations). The registered office of the company is situated at 26-Davis Road, Lahore.

The Company's IFS (Investment Finance Services) License is in process of Renewal with SECP.

The Pakistan Credit Rating Agency (PACRA) has maintained long term Credit Rating of the Company at "BBB+" and maintained short term Credit Ratings of the Company at "A2" respectively with negative outlook on September 17, 2024. The ratings denote an adequate capacity of timely payment of financial commitments.

The Company is a subsidiary of Bahria Town (Private) Limited (the parent company).

2 Basis of Preparation

2.1 Statement of compliance

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

- International Accounting Standard (IAS) 34, Interim Financial Reporting, issued by the International Accounting standards Board (IASB) as notified under the Companies Act, 2017;
- Provision of and directives issued under the Companies Act, 2017 along with part VIIIA of the repealed Companies Ordinance, 1984; and
- Provisions of the Non-Banking Finance Companies (Establishment and Regulations) Rules, 2003 (the NBFC Rules), and Non-Banking Finance Companies and Notified Entities Regulations, 2008 (the NBFC Regulations).

Where the provisions of and directives issued under the Companies Act, 2017, part VIIIA of the repealed Companies Ordinance, 1984, the NBFC Rules and the NBFC Regulations differ from the IFRS Standards, the provisions of and directives issued under the Companies Act, 2017, the NBFC Rules, and the NBFC Regulations have been followed.

This condensed interim financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Company's annual financial statements for the year ended 30 June 2024. This condensed interim financial information is being presented and submitted to the shareholders as required by Listing Regulations of Pakistan Stock Exchange and under Section 237 of the Companies Act, 2017.

3 Accounting Policies

The accounting policies and methods of computations adopted for the preparation of this condensed interim financial information are the same as applied in the preparation of the preceding audited annual published financial statements of the Company for the year ended 30 June 2024. This interim financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Company's annual audited financial statements for the year ended 30 June 2024.

4 Critical Accounting Estimates and Judgements

The preparation of this condensed interim financial information in conformity with the approved accounting standards requires the use of certain critical accounting estimates. It also requires the management to exercise its judgment in the process of applying the Company's accounting policies. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

During preparation of this condensed interim financial information, the significant judgments made by the management in applying the Company's accounting policies and the key sources of estimation and uncertainty were the same as those that applied in the preceding audited annual published financial statements of the Company for the year ended 30 June 2024.

	Note	30-Sep-24 Rupees (Un-Audited)	30-Jun-24 Rupees (Audited)
5 Property and equipment			
Operating fixed assets - tangible	5.1	103,735,546	106,025,763
Right of use assets	5.2	35,774,010	37,889,109
Advances against purchase of assets		495,662	495,662
		140,005,218	144,410,534
5.1 Operating fixed assets - tangible			
Opening net book value		106,025,763	113,402,759
Cost of addition		250,054	4,563,134
Less: Book value of deletion during period / year		20,034	780,051
Less: Depreciation for the period / year		2,520,237	11,160,079
Closing net book value		103,735,546	106,025,763
5.2 Right-of-use assets			
Opening balance		37,889,109	39,077,457
Additions		-	22,270,836
Depreciation	15	(2,115,099)	(8,632,369)
Adjustment relating to termination of lease		-	(14,826,815)
		35,774,010	37,889,109
Depreciation rate		10% - 15%	10% - 15%
6 Intangible Assets			
Accounting software	6.1	733,232	799,882
Advance for ERP implementation		4,606,388	4,606,388
		5,339,620	5,406,270
6.1 Accounting software			
Net carrying value			
At 01 July		799,882	1,199,761
Less: Amortization charge	15	66,650	399,879
		733,232	799,882
7 Long Term Finances			
Considered good	7.1	91,800,661	71,802,582
Considered doubtful	7.2	41,980,242	42,969,408
		133,780,903	114,771,990
Less: Allowance for expected credit losses		41,604,971	41,530,925
		92,175,932	73,241,065
Less: Current portion		41,257,031	36,846,866
Less: General provision for micro finance portfolio		202,221	137,660
		50,716,680	36,256,539
7.1 Considered good			
House finance - secured	7.1.1	51,731,705	45,709,122
Micro finance	7.1.2	40,068,956	26,093,460
		91,800,661	71,802,582

7.1.1 This represents amount disbursed to house finance customers at return rate ranging from 24.51% to 31.27% (30 June 2024: 22.13% to 31.27%) per annum for tenure of 2 to 20 years.

7.1.2 This represents amount disbursed to micro finance customers at return rate ranging from 48.2% to 54.6% (30 June 2024: 48.2% to 54.6%) per annum for tenure of 1 to 2 years.

8 Deferred tax asset - net

Net deferred tax asset has been recognised for all temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised. The management of the Company is certain that the Company would have taxable profits in foreseeable future.

	Note	30-Sep-24 Rupees (Un-Audited)	30-Jun-24 Rupees (Audited)
9 Short Term Investments			
Fair value through profit or loss (FVTPL)			
Mutual funds - 494.7811 (2024: 494.7811) units of Rs. 10.5594 (2024: Rs. 10.4466) each		5,225	5,169
Shares - others	9.1	9,220,840	8,654,988
		9,226,065	8,660,157

9.1.1 This represents investments in various listed companies' shares. Due to the changes in NBFC Regulations in 2008, the Company had to conclude its brokerage business under the Investment Finance Services License. The Company started the process of intimating its brokerage clients to close their accounts with the Company in compliance with these regulations. Most of the account holders have closed their accounts accordingly. Certain accounts could not be transferred/closed because of non receipt of response from the holders despite repeated reminders. The management has decided to record these in statement of financial position as an asset and a corresponding liability of the same amount. These shares are kept at fair value and the fair value gain or loss is parked in corresponding liabilities.

	Note	30-Sep-24 Rupees (Un-Audited)	30-Jun-24 Rupees (Audited)
10 Short Term Finances			
Micro Finance - Considered good		91,874,750	85,672,839
Micro Finance - Considered doubtful		29,567,140	29,713,549
Gold Finance		48,291,000	30,176,000
		169,732,890	145,562,388
Less: Allowance for expected credit losses		28,820,715	28,260,408
		140,912,175	117,301,980
Less: General provision for micro finance portfolio		463,106	435,630
		140,449,069	116,866,350

11 Cash and Bank Balances

Cash in hand		3,514,620	1,538,409
Cash with banks			
Current accounts with			
- State Bank of Pakistan		96,383	96,383
- Others		379,226	476,283
		475,609	572,666
Saving and deposit accounts	11.1	66,654,027	122,857,967
		70,644,256	124,969,042

11.1 Rate of return on saving accounts range from 16% to 19.5% (2024: 19.50% to 20.5%) per annum.

12 Lease Liabilities

Lease liabilities - Branches		40,693,605	42,471,758
Less: Current portion		7,369,699	7,172,966
		33,323,906	35,298,792

12.1 Set out below are the carrying amounts of lease liabilities and the movements during the period.

Opening balance		42,471,758	55,968,745
Additions		-	14,828,100
Interest on finance lease		1,123,649	4,798,986
Adjustment relating to termination of lease		-	(21,254,611)
Payments		(2,901,802)	(11,869,462)
Closing balance		40,693,605	42,471,758

13 Trade and Other Payables

This includes an amount of Rs. 67.423 million (30 June 2024: Rs. 67.423 million) payable to depositors. This remained unpaid due to non-submission of succession certificates (by legal heirs of depositors), lien created by Bahria Town and other legal issues.

14 Contingencies and Commitments

14.1 Contingencies

There is no significant change in the status of contingencies as reported in the annual audited financial statements of the Company for the year ended 30 June 2024.

	Note	30-Sep-24 Rupees (Un-Audited)	30-Jun-24 Rupees (Audited)
ERP implementation		3,739,611	3,739,611

14.2 Commitments

	Note	Quarter ended	
		30-Sep-24 Rupees (Un-Audited)	30-Sep-23 Rupees (Un-Audited)
15 Administrative Expenses			
Salaries, allowance and other benefits	15.1	22,492,164	23,860,005
Advertisement and business promotion		15,000	27,906
Rent, rates and taxes		1,276,555	468,720
Utilities		1,955,310	1,751,101
Communication charges		777,768	670,151
Travelling and vehicle maintenance		562,515	426,284
Repairs and maintenance		1,545,432	1,500,008
Entertainment		176,162	218,379
Fees and subscriptions		719,600	614,312
Legal and professional charges		2,024,148	1,985,762
Printing and stationery		328,007	260,407
Insurance		875,617	1,025,510
Depreciation on property and equipment	5.1	2,520,237	2,753,409
Depreciation on right of use assets	5.2	2,115,099	1,992,800
Amortization on intangible assets	6.1	66,650	99,970
		37,450,264	37,654,724

15.1 This includes contribution to provident fund amounting to Rs. 0.431 million (2023: Rs. 0.468 million) made by the Company in the approved provident fund trust.

16 Segmental Analysis

The Company's activities are broadly categorized into two primary business segments namely financing activities and investment activities within Pakistan:

16.1 Financing activities

House finance activities

House finance activities include providing long-term financing facilities to individuals (both salaried and self-employed) of house finance customers.

Micro finance activities

Micro finance activities include providing long-term and short-term financing facilities to poor individuals (both salaried and self-employed) and micro - enterprise customers.

Term and other finance activities

Term finance activities include providing long-term financing facilities to corporate entities and individuals. Other operations that do not fall into the above referred activities are reported under 'Term and other finance activities'.

16.2 Investment activities

Investing activities include money market activities, investment in government securities, advisory services, capital market activities and the management of the Company's liquidity.

Quarter Ended 30 September 2024 (Un-Audited)
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro finance activities	Term & other finance activities		
Profit on financing	3,411,324	17,722,597	-	-	21,133,921
Income from fee and commission	-	2,817,195	-	-	2,817,195
Return on investments	-	-	-	5,679,839	5,679,839
Other income	737,727	404,455	-	-	1,142,182
Total income of segment	4,149,051	20,944,247	-	5,679,839	30,773,137
Finance costs	-	699,956	-	862,457	1,562,413
Other expenses	-	813,678	-	-	813,678
Depreciation expense	167,357	1,074,152	-	3,765,790	14,249,594
Administrative expenses	1,408,455	12,500,692	-	18,533,818	23,200,670
Segment result	2,573,239	5,855,769	-	(17,482,226)	(9,053,218)
Other income - unallocated					-
Other expenses - unallocated					-
Loss before taxation					(9,053,218)

As at 30 September 2024 (Un-Audited)
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro finance activities	Term & other finance activities		
Segment assets	60,669,412	252,549,281	2,165,985	34,698,875	350,083,553
Cash and bank balances					70,644,256
Unallocated assets					296,100,412
					716,828,221
Segment liabilities	2,024,823	33,590,417	-	-	35,615,240
Unallocated liabilities					119,591,901
Equity					561,621,080
					716,828,221

Quarter Ended 30 September 2023 (Un-Audited)
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro finance activities	Term & other finance activities		
Profit on financing	3,472,678	12,569,949	-	-	16,042,627
Income from fee and commission	28,000	1,742,863	-	-	1,770,863
Return on investments	-	-	-	11,560,890	11,560,890
Other income	2,498,435	302,240	-	-	2,800,675
Total income of segment	5,999,113	14,615,052	-	11,560,890	32,175,055
Finance costs	-	1,136,808	-	383,558	1,520,366
Other expenses	-	1,997,842	-	-	1,997,842
Depreciation expense	202,195	778,224	-	3,765,790	4,746,209
Administrative expenses	858,320	3,414,206	-	28,635,989	32,908,515
Segment result	4,938,598	7,287,972	-	(21,224,447)	(8,997,877)
Other income - unallocated					5,146,361
Other expenses - unallocated					-
Loss before taxation					(3,851,516)

As at 30 June 2024
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro finance activities	Term & other finance activities		
Segment assets	57,084,836	199,256,486	2,165,985	34,209,104	292,716,411
Cash and bank balances					124,969,042
Unallocated assets					308,370,805
					726,056,258
Segment liabilities	14,904,428	33,466,705	1,212,952	953,033	50,537,118
Unallocated liabilities					104,531,526
Equity					570,987,614
					726,056,258

All non-current assets of the Company are located in Pakistan.

17 Transactions with Related Parties

The related parties and associated undertakings comprise, associated companies / undertakings, staff retirement funds, directors and key management personnel. Transactions with related parties and associated undertakings other than remuneration and benefits to key management personnel under the term of employment are as follows:

Transactions during the period

			Quarter Ended	
			30-Sep-24 Rupees (Un-Audited)	30-Sep-23 Rupees (Un-Audited)
Party	Relationship	Nature of Transaction		
Bahria Town (Private) Limited	Holding Company	Utilities and maintenance expense	-	269,304
Bahria Grand Hotel and Resort	Associated Company	Entertainment expense payable	47,270	-
Executives	Other Related Party	Remuneration to key management personnel	11,009,163	11,352,497
Employees Provident Fund	Other Related Party	Contribution for the period	431,228	467,665
			30-Sep-24 Rupees (Un-Audited)	30-Jun-24 Rupees (Audited)
Outstanding balance as at period / year end				
Bahria Town (Private) Limited	Holding Company	Utilities & Maintenance Payable	363,331	363,331
		Other Receivable	836,550	836,550
		Security Deposit Against Branches	7,627,674	7,627,674
Bahria Grand Hotel and Resort	Associated Company	Entertainment Expense Payable	-	11,600
Employees Provident Fund	Other Related Party	Contribution for the period / year	122,914	299,454

18 Financial Risk Management

The Company's activities expose itself to a variety of financial risks: credit risk, liquidity risk and market risk (including currency risk and interest rate risk).

The condensed interim financial information does not include all financial risk management information and disclosures required in the annual financial statements and should be read in conjunction with the Company's audited financial statements for the year ended 30 June 2024.

The Company's financial risk management objective and policies are consistent with those disclosed in the annual financial statements of the Company and for the year ended 30 June 2024.

The carrying values of all financial assets and liabilities reflected in the condensed interim financial information approximate their face value.

19 Fair Values of Financial Instruments

The carrying values of all financial assets and liabilities reflected in the financial statements approximate their fair values.

20 Date of Authorization for Issue

This condensed interim financial information was authorized for issue by the Board of Directors of the Company on October 28, 2024.

21 General

In order to comply with the requirements of International Accounting Standard (IAS) 34 "Interim Financial Reporting", the condensed interim statement of financial position and condensed interim statement of changes in equity have been compared with the balances of annual audited financial statements of preceding financial year, whereas, the condensed interim statement of profit or loss, condensed interim statement of comprehensive income and condensed interim statement of cash flows have been compared with the balances of comparable period of immediately preceding financial year.

The corresponding figures have been rearranged, wherever considered necessary for the purpose of comparison and better presentation the effect of which is not material.

Figures have been rounded off to the nearest rupees.



Chief Executive Officer



Chief Financial Officer



Chairman



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