

Half Yearly Report For the period ended December 31st, 2023



Company Information

Board of Directors

1.	Mr. Habib Ur Rehman Gilani	Chairman
2.	Mr. Aftab Ahmad Ch.	Chief Executive Officer
3.	Mr. Ghulam Mustafa	Non-Executive Director
4.	Mr. Rizwan Ejaz	Non-Executive Director
5.	Mr. Kashif Shabbir	Independent Director
6.	Mr. Khalid Waheed	Non-Executive Director
7.	Ms. Maleeha Humayun Bangash	Independent Director
Audit Comm	nittee	

1.	Mr. Kashif Shabbir	Chairman
2.	Mr. Ghulam Mustafa	Member
3.	Ms. Maleeha Humayun Bangash	Member
4.	Mr. Muhammad Sajjad Hyder	Secretary

Human Resource and Remuneration Committee

1.	Mr. Rizwan Ejaz	Chairman
2.	Mr. Khalid Waheed	Member
3.	Ms. Maleeha Humayun Bangash	Member
4.	Mr. Muhammad Sajjad Hyder	Secretary

Company Secretary	Mr. Muhammad Sajjad Hyder
Chief Financial Officer	Mr. Rashid Matin Khan
Auditors	Crowe Hussain Chaudhry & Co. Chartered Accountant
Legal Advisor	Mr. Zafar Parvaiz, Advocate High Court
Share Registrar	F.D. Registrar Services (Pvt.) Limited 1705, 17 th Floor, Saima Trade Tower-A I.I. Chundrigar Road, Karachi
Registered Office	LSE Plaza, 19 – Khayaban-e-Aiwan-e-Iqbal, Lahore

LSE PROPTECH LIMITED Half Year Report - December 31st, 2023



LSE Proptech Limited

DIRECTORS' REVIEW

Dear Shareholders,

On behalf of the Board of Directors, we are pleased to present the 2nd Quarter/Half-yearly reviewed condensed Interim Financial Statements of LSE Proptech Limited (the "Company"), for the period ended December 31st, 2023.

Financial Performance:

The financial highlights of the Company for the 2nd Quarter/Half-year ended December 31st, 2023, in comparison with the corresponding period of previous year are as follows: -

	Half Year end	ded Dec 31,	Quarter ended Dec 31,				
Financial Highlights	2023	2022	2023	2022 Rs. in '000			
	Rs. in '000	Rs. in '000	Rs. in '000				
Revenue	60,630	40,457	31,770	25,680			
Operating expenditures	50,493	52,369	32,698	32,502			
Depreciation	12,841	11,674	6,419	7,222			
Profit/ (Loss) before Taxation	(2,704)	(23,586)	(7,347)	(14,044)			
Taxation	(630)	-	826				
Net Profit / (Loss) for the period	(3,334)	(23,586)	(6,251)	(14,044)			
Earnings/ (Loss) Per Share (EPS)	Rs. (0.04)	Rs. (0.31)	Rs. (0.07)	Rs. (0.16)			

During the period from July-Dec 2023, the revenue of the Company increased by almost 50% as compared to corresponding period of the previous year. With the effective management, the Company was able to reduce it operating expenditure by 3.5%. Resultantly, the loss for the period was minimized as compared to previous period.

Future outlook:

The Company is actively pursuing the scheme of arrangement for merger of the Company with and into LSE Capital Limited (LSECAP). In compliance with the Order of the Honourable Lahore High Court, Lahore, dated November 28, 2023, an extra-ordinary general meeting of the members of the Company was held on December 26, 2023, in which the shareholders of the company passed the special resolution to approve the scheme. The complete transfer of assets and undertakings of LSEPL to LSECAP shall take place after the approval of the Court. The shareholders of LSEPL shall be given the shares of LSECAP at swap ration of 100:88 Consequently, the listing status shall be transferred to LSE Capital Limited with the approval of

PSX. Chief Exe

Director

February 29, 2024



Crowe Hussain Chaudhury & Co. 7th Floor, Gul Mohar Trade Centre, 8-F Main Market, Gulberg II, Lahore-54660, Pakistan Main +92-42-3575 9223-5 www.crowe.pk

INDEPENDENT AUDITOR'S REVIEW REPORT TO THE MEMBERS OF LSE PROPTECH LIMITED

Introduction

We have reviewed the accompanying condensed interim statement of financial position of **LSE PROPTECH LIMITED** ("the Company") as at December 31, 2023 and the related condensed interim statement of profit or loss, condensed interim statement of comprehensive income, condensed interim statement of changes in equity, and condensed interim statement of cash flows, and notes to the condensed interim financial statements for the six-month period then ended (here-in-after referred to as the "interim financial statements"). Management is responsible for the preparation and presentation of these interim financial statements in accordance with accounting and reporting standards as applicable in Pakistan for interim financial reporting. Our responsibility is to express a conclusion on these financial statements based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial statements consists of making inquiries, primarily of persons responsible for the financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements is not prepared, in all material respects, in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting.

Other Matter

The figures included in the condensed interim statement of profit or loss and the condensed interim statement of comprehensive income for the quarter ended December 31, 2023 and 2022 have not been reviewed as we are required to review only the cumulative figures for the half year ended December 31, 2023. Furthermore, the condensed interim financial statements of the Company for the half year ended December 31, 2022 are not reviewed.

The engagement partner on the audit resulting in this independent auditor's review report is Amin Ali.

LAHORE Dated: March 1, 2024 UDIN: RR202310051510ivCBZc

CROWE HUSSAIN CHAUDHURY & C

Chartered Accountants

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LAHORE Dated: March 1, 2024 UDIN: RR202310051510ivCBZc

AIN CHAUDHURY & C Chartered Accountants

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INDEPENDENT AUDITOR'S REVIEW REPORT TO THE MEMBERS OF LSE PROPTECH LIMITED

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LAHORE Dated: March 1, 2024 UDIN: RR202310051510ivCBZc

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Chartered Accountants

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CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION (UN-AUDITED)

AS AT DECEMBER 31, 2023

	Neta	December 31, 2023	June 30, 2023
	Note	(Un-audited) (Rupees in th	(Audited) ousands)
ASSETS		(repeet in th	
Non-Current Assets			
Property and equipment	5	1,289,112	1,301,829
Investment property		378,431	378,43
Goodwill from demerger		26,533	26,533
Net investment in finance lease		4,107	4,276
Long term deposits		75	75
철부는 전에서 가지 않는 것이 같은 것이 없다. 것이 많은 것이 없다.		1,698,258	1,711,144
Current Assets			
Inventories	~	2,690	2,923
Trade and other receivables	6 7	17,951	39,163
Prepayments and advances	8	13,140	3,462
Financial assets Tax refunds due from Government - net	0	31,320 9,170	2,285
Cash and bank balances		20,329	43,517
		94,600	91,350
		1,792,858	1,802,494
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Authorized share capital			
150,000,000 (June 30, 2023: 150,000,000) ordinary shares of Rs. 10 each		1,500,000	1,500,000
Issued, subscribed and paid-up share capital		900,907	900,907
Surplus on revaluation of property and equipment		705,795	706,004
Revenue reserves			
Building reserve fund	9	13,327	10,082
Un-appropriated profit		123,873	127,709
		137,200	137,793
Total Equity		1,743,902	1,744,702
Non-Current Liabilities			
Other liabilities		7,232	5,643
Deferred tax liability		594	1,403
		7,826	7,04
Current Liabilities		41.100	F0 74
Trade and other payables	10	41,130	50,74
CONTINGENCIES AND COMMITMENTS	10	-	-

The annexed notes 1 to 16 form an integral part of these condensed interim financial statements (un-audited).

un **Chief Executive Officer**

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Chief Financial Officer

Director

CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS (UN-AUDITED) FOR THE HALF YEAR AND QUARTER ENDED DECEMBER 31, 2023

	Γ	Half Year Decemb		Quarter Ended December 31,		
		2023	2022	2023	2022	
Nc	ote	Rupees in th	nousands	Rupees in th	nousands	
Revene 1	1	51,343	35,157	26,053	23,308	
Other Income		9,287	5,300	5,717	2,372	
Operating Expenses					н н. Р. ж	
Administrative and general expenses Other operating expenses	-	(59,172) (4,161)	(62,031) (1,960)	(34,956) (4,161)	(37,732) (1,960)	
Operating Loss		(2,703)	(23,533)	(7,347)	(12,052	
Finance cost		(1)	(53)	-	(33	
Loss before Taxation	, a .	(2,704)	(23,586)	(7,347)	(12,085	
Taxation 1	12	(630)	- 10 -	826	-	
Net Loss for the Period	_	(3,334)	(23,586)	(6,521)	(12,085	
Loss per Share - Basic and Diluted		(0.037)	(0.31)	(0.07)	(0.13	

The annexed notes 1 to 16 form an integral part of these condensed interim financial statements (un-audited).

Chief Executive Officer

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Chief Financial Officer

Director

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME (UN-AUDITED) FOR THE HALF YEAR AND QUARTER ENDED DECEMBER 31, 2023

	Half year ended D	ecember 31,	Quarter ended December 31,				
	2023	2022	2023	2022			
	Rupees in tho	ousands	Rupees in the	ousands			
Net Loss for the Period	(3,334)	(23,586)	(6,521)	(12,085			
Other Comprehensive Income	and the second sec						
Items that may be classified to profit and loss	-	-	-	-			
Items that may not be classified to profit and loss	-	-	-	-			
	-	-	-	-			
Total Comprehensive Loss for the Period	(3,334)	(23,586)	(6,521)	(12,085			

The annexed notes 1 to 16 form an integral part of these condensed interim financial statements (un-audited).

Chief Executive Officer

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Director

Chief Financial Officer

The annexed notes 1 to 16 form an integral part of these condensed interim financial statements (un-audited).	Balance as at December 31, 2023 (Un-audited)	Transferred to building reserve	Incremental depreciation for the period on surplus on revaluation of property and equipment	Other comprehensive income Total comprehensive loss for the period	Net loss for the period	Balance as at June 30, 2023 (Audited)	Balance as at December 31, 2022 (Un-audited)		Demerger Adjustments Transfer of retained earnings as per demerger scheme Adjustment of Data Textile I imited balances		Fresh issuance of share capital Transfer of share capital from LSE Financial Services Limited	Goodwill arising on demerger	Transactions with owners of the Company	Other comprehensive income Total comprehensive loss for the period	Net loss for the period	Balance as at June 30, 2022 (Un-audited)			
nancial statements (un-audited)	900,907					706'006	900,907	e e	1 1	900,907	824,374	26,533			1 1			Share Capital	
١.	7 705,795	1	(209)			7 706,004	7 706,080	706,080	706,080		C			-	1 1	- 		Surplus on Revaluation of Property and Equipment	CAPITAL RESERVES
	13,327	3,245	-		1-1	10,082	9,236	9,236	9,236		T			-	eseise • •	tin itin	Rupees in thousands	Building Reserve Fund	-
	123,873	(711)	209	(3,334)	(3,334)	127,709	112,957	136,568	155,016 (18,448)					(23,586)	(23,586)	(25)	sands	Unappropriated Profit	REVENUE RESERVES
5	137,200	2,534	209	(3,334)	(3,334)	137,791	122,193		164,252 (18,448)		-	N		(23,586)	(23,586)	(25)		Total	
	1,743,902	2,534	1	(3,334)	(3,334)	1,744,702	1,729,181		870,332 (18,448)	706,006	824,374	26,533		(23,586)	(23,586)	(25) -		Total Equity	

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Director

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Chief Executive Officer

CONDENSED INTERIM STATEMENT OF CASH FLOWS (UN-AUDITED) FOR THE HALF YEAR ENDED DECEMBER 31, 2023

Half Year Ended De	and the second
	2022
Rupees in thou	Isands
(2,704)	(23,586
12,841	11,674
	(1,413
	(14)
	(22,76)
	16
	130
1 1	(1,96
(4,120)	(1,90
(27,800)	(14,403
(30,504)	(37,989
233	32
	(10,53
	(1,44
(12 224)	(1,38
	(13,03
	(51,02
	(6)
	(5
(34,589)	(51,14
(285)	(924
	(8,00
	15
	34
	29,02
	-
3,920	1,40
8,867	21,99
2,534	-
2,534	-
(23,188)	(29,14
43,517	79,82
	2023 Rupees in thou (2,704) 12,841 (3,920) (175) (31,873) 33 (634) 55 (4,128) 1 (27,800) (30,504) 233 25,303 (9,678) (12,234) 3,624 (26,880) (55.00) (100) (7,653.00) (34,589) (285) (51) 178 343 34,493 (31,320) 1,589 3,920 8,867 2,534 2,534 2,534

The annexed notes 1 to 16 form an integral part of these condensed interim financial statements (un-audited).

Chief Executive Officer

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Chief Financial Officer

Director

NOTES TO AND FORMING PART OF THE CONDENSED INTERIM FINANCIAL STATEMENTS (UN-AUDITED) FOR THE HALF YEAR AND QUARTER ENDED DECEMBER 31, 2023

Note 1

Corporate and General Information

1.1 Legal status and operations

LSE Proptech Limited (the Company) was registered on May 11, 2022 under the Companies Act, 2017 (XIX of 2017) as a public unlisted company limited by shares. In May 2023, the Company obtained the listing status under the symbol "LSEPL" at Pakistan Stock Exchange as a result of demerger scheme approved on April 26, 2023 by the Honorable Lahore High Court, accomplished through a reverse merger with Data Textiles Limited.

The Company is domiciled in Pakistan and the principal line of business of the Company is to develop, import, construct and maintain software tailored for efficient real estate management and to provide online / e-commerce marketplace, networked warehouses, maintenance, safety, smart architectural, security and assurance solutions as well as eco-systems for the Internet of Things (IoT) for buildings, shared grids and data centers, and insulated construction methodologies, and to provide digital platform for information, analytics, data for real estate management and to buy, sell, export, import of software, hardware and establishment of incidental infrastructural facilities, subject to requisite permissions from relevant authorities.

The geographical location and address of the Company is as under:

Business Unit

Geographical Location

Head office / Registered Office

19, Khayaban-e-Aiwan-e-Iqbal, Lahore, Pakistan.

1.2 LSE Ventures Limited holds 29.92% shares of the Company as at the reporting date.

Note 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 as applicable in Pakistan for interim financial reporting comprise:

- International Accounting Standard (IAS 34) Interim Financial Reporting, issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017;
- Provisions of and directives issued under the Companies Act, 2017

Where provisions of and directives issued under the Companies Act, 2017 differ with the requirements of IAS 34, the provisions of and directives issued under the Companies Act, 2017 have been followed.

- **2.2** These condensed interim financial statements are unaudited and have been subjected to limited scope review by the external auditors as required by Section 237 of the Companies Act, 2017. The figures for the quarters ended on December 31, 2022 and 2023 and half year ended on December 31, 2022 presented in the condensed financial statements have not been reviewed by the external auditors.
- **2.3** These condensed interim financial statements are presented in Pak rupees, which is the Company's functional and presentation currency. Figures have been rounded off to nearest thousand rupees, unless stated otherwise. These condensed financial statements do not include all the information required for annual financial statements and therefore, should be read in conjunction with the annual financial statements of the Company for the year ended June 30, 2023.

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Notes to and forming part of the Condensed Interim Financial Statements (Un-audited)

Note 3 Significant Accounting Policies

The accounting policies and methods of presentation of these condensed interim financial statements are the same as those followed in the preparation of annual financial statements for the preceding financial year ended June 30, 2023.

Note 4

Accounting Estimates and Judgment

The accounting estimates and associated assumptions used in the preparation of these interim financial statements are consistent with those applied in the preparation of annual financial statements of the Company for the immediately preceding year ended June 30, 2023.

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LSE PROPTECH LIMITED Notes to and forming part of the Condensed Interim Financial Statements (Un-audited)

e 5 perty	and Equipment			December 31, 2023	June 30, 2023
		E'M	Note	(Un-audited) Rupees in thou	(Audited) usands
	Operating fixed assets Capital work-in-progress		5.1 5.2	1,268,209 20,903 1,289,112	1,280,976 20,853 1,301,829
5.1	Operating fixed assets				
	Opening written down value Additions during the period / year Disposals during the period / year			1,280,976 285 (211) 1,281,050	1,273,547 34,600 (772 1,307,374
	Depreciation charge for the period / year			(12,841)	(26,39 1,280,97
5.2	Capital work in progress				1.02
	Opening balance Additions during the period / year			20,852 51 20,903	4,83 16,01 20,85
	Transferred to property and equipment			20,903	20,85

Note 6 Trade and	Other Receivables		December 31, 2023	June 30, 2023
		Note	(Un-audited) Rupees in tho	(Audited) usands
Trade rece	ivables:		8,990	6,800
	easeholders		6,366	5,249
- From t	tenants	6.1	15,356	12,049
Other rece	vables:		2,589	27,108
- From r	elated parties - secured		6	6
- Accrue	d mark-up		2,595	27,114
			17,951	39,164
6.1	Trade receivables			
012			15,356	12,049
	Considered good		24,090	19,961
	Considered doubtful		39,446	32,010
		6.2	(24,090)	(19,961
	Less: expected credit loss on doubtful receivables	0.2	15,356	12,049
6.2	Expected credit loss on doubtful receivables			
0.2	Exposite of the second s		22,607	19,961
	- From leaseholders		1,483	-
	- From tenants		24,090	19,963
	cue			

Notes to and forming part of the Condensed Interim Financial Statements (Un-audited)

Note 7 Prepayments and Advances		December 31, 2023	June 30, 2023
		(Un-audited)	(Audited)
		Rupees in th	ousands
Prepayments	7.1	9,599	3,263
Advances to employees	7.2	3,541	199
		13,140	3,462

7.1 This includes payments made on behalf of merger in process with LSE Capital Limited amounting Rs. 4.11 million receivable from LSE Capital Limited.

7.2 This includes advance to executive, Mr. Amir Zia amouting Rs. 2.41 million.

Note 8 Financial Assets		December 31, 2023	June 30, 2023
	Note	(Un-audited)	(Audited)
		Rupees in th	ousands
At amortised cost			
Investment in Margin Trading System of NCCPL through LSE FSL	8.1	31,320	-

8.1 Investment on Margin Trading System of NCCPL via LSE FSL is an undisclosed market of financees and financiers with a participation ratio of 85 to 15 carrying markup of KIBOR with spread of maximum upto 8%. During the period, the Company has invested the amount through LSE Financial Services Limited's MTS platform and receives markup income net of 1% to 2% (June 30, 2023: Nil) service charges and MTS charges.

Note 9 Building Reserve Fund

This reserve was created with the allocation of Rs 0.50 million to meet capital expenditures on the buildings of the Company. Later, it was decided that 2% of the rental income shall be allocated to this fund on annual basis. The management of the Company has decided that all the tenants, including the Company and all other leaseholders, of LSE plaza shall contribute @ Rs. 4 per square feet on monthly basis effective from April 20, 2022. This fund will be used for replacement of fixed assets of the Company.

	December 31, 2023	June 30, 2023
	(Un-audited)	(Audited)
	Rupees in the	ousands
Opening balance	10,082	-
Additions during the period / year	3,245	10,082
Closing balance	13,327	10,082

Note 10 Contingencies and Commitments

10.1 Contingencies

There are no material contingencies outstanding as at reporting date (June 30, 2023: Nil).

10.2 Commitments

There are no material commitments outstanding as at reporting date (June 30, 2023: Nil).

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Notes to and forming part of the Condensed Interim Financial Statements (Un-audited)

2022

2022

634 637	2022 sands - 22,762	2023 Rupees in tho 634 15,667	2022 busands - 15,128
<mark>63</mark> 4	-	634	-
	- 22,762		- 15,128
L,873	22,762	15,667	15,128
\$2. A. A.		1 - 2 ⁻ - 2 - 4	
7,712	12,449	9,384	8,478
1,166	2,040	2,166	1,209
1,878	14,489	11,550	9,687
3,042)	(2,094)	(1,798)	(1,507)
3,836	12,395	9,752	8,180
242	35,157	26,053	23,308
18	18,836	18,836 12,395	18,836 12,395 9,752

Taxation	Half Year Ended December 31,		Quarter Ended December 31,	
	2023	2022	2023	2022
	Rupees in the	ousands	Rupees in th	nousands
Current	1,699	-	377	-
Prior	(260)	-	(260)	3 0
Deferred	(809)		(943)	-
	630	-	(826)	-
Note 13				

Transactions with Related Parties

Note 12

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Related parties comprise associated companies / undertakings, companies where directors also hold directorship, retirement benefits fund and key management personnel. Balances with related parties are disclosed in respective notes to these financial statements, whereas significant transactions with these related parties during the period are as under:

Transactions with related parties for half year ended December 31,

		2023	2022
Name of related parties	Nature of Transactions	(Un-aud	ited)
		Rupees in th	nousands
LSE Financial Services Limited	Investment in MTS - Principal	(31,320)	_
	Expenses paid on behalf of Company	(4,237)	
	Investment in MTS - Markup accrued	634	-
LSE Ventures Limited	Reimbersement of expenses	32,848	h (Jac - H
	Expenses paid on behalf of Company	(7,704)	·
Balance outstanding as at:		December 31, 2023	June 30, 2023
		(Un-aud	lited)
		Rupees in the	nousands
Trade and Other Receivables			
LSE Financial Services Limited		625	-
LSE Ventures Limited		1,964	27,108
Financial Assets			
LSE Financial Services Limited (Investment	in Margin Trading System of NCCPL)	31,320	
Trade and Other Payables			
LSE Financial Services Limited		이 나는 것을 알았다.	4,228

Note 14 Segment Reporting

14.1 Revenue from investment properties represents 98.77% (June 30, 2023: 98%) of total revenue of the Company. Therefore, there is one reportable segment as per IFRS-8.

14.2 The revenue percentage by geographic region is as follows:

	Decemebr 31, 2023	June 30, 2023
	%	%
Pakistan	100.00	100.00

14.3 There is no individual customer from whom more than 10% of total revenue is received.

14.4 All non-current assets of the Company as at reporting date are located in Pakistan.

Note 15

Authorization of Financial Statements

These condensed interim financial statements (un-audited) are approved and authorized for issuance on by the Board of Directors of the Company.

Note 16 General

Corresponding figures are re-arranged / reclassified, wherever necessary, to facilitate comparison. No material reclassifications have been made in these condensed interim financial statements (un-audited).

Chief Executive Officer

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Director

Chief Financial Officer