SOKOUK HOLDING COMPANY K.S.C.P.
AND ITS SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS

31 DECEMBER 2025

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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P.

Report on the Audit of Consolidated Financial Statements

Qualified Opinion

We have audited the consolidated financial statements of Sokouk Holding Company K.S.C.P. (the "Parent Company") and its subsidiaries (collectively, the "Group"), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including of material accounting policy information.

In our opinion, except for the possible effects of the matter described in the *"Basis for Qualified Opinion"* section of our report, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

Basis for Qualified Opinion

As described in Note 11 and Note 17 to the consolidated financial statements, Islamic finance payables of KD 21,000,000 and related finance cost payable of KD 5,145,000 are secured by a first charge over the Subsidiary's leased property with a carrying value of KD 25,820,030 as at 31 December 2025.

The Group continues to be involved in ongoing legal proceedings with the lender regarding the ownership rights over the leased property and the settlement of the related Islamic finance payable. While previous court rulings have confirmed the Subsidiary's ownership of the property and released the Parent Company from any joint guarantee obligation, these decisions have been appealed by the lender and remain pending before the Court of Cassation. During 2025, an additional claim filed by the lender was dismissed by the Court of First Instance; however, this dismissal is also under appeal and subject to a suspensive injunction until the final cassation outcome.

Due to the unresolved judicial process and the range of possible outcomes, we were unable to obtain sufficient appropriate audit evidence to determine whether the Group continues to have ownership rights or the right to benefit from the leased property, or whether the related Islamic finance payables represent the actual obligations of the Group at the reporting date. Accordingly, we could not determine whether any adjustments to these balances were necessary.

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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of Consolidated Financial Statements (continued)

Basis for Qualified Opinion (continued)

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standard Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), as applicable to audits of consolidated financial statements of public interest entities, and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Key Audit Matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

In addition to the matter(s) described in the *Basis for Qualified Opinion* section, we have determined the matters described below to be the key audit matters to be communicated in our report. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Report on the Audit of Consolidated Financial Statements (continued)

Key Audit Matter (continued)

Impairment of investment in associates

We identified the impairment of investment in associates as a key audit matter due to the significant judgments and estimates involved in assessing the recoverable amount of these investments. The carrying amount of the investment in associates as of 31 December 2025 was KD 22,152,234 which represented 31% of the total assets of the Group as of that date and share of share of results of associates amounted to KD 4,761,389 which represented 61% of the Group profit for the year. The related disclosures are included in Note 9 of the consolidated financial statements.

The assessment of impairment requires management to make significant estimates regarding the recoverable amount of these associates. The recoverable amounts of the material associates are determined based on value-in-use derived by underlying assets consisting mainly of right-of-use assets. The valuations of these underlying right-of-use assets are determined based on significant estimates and assumptions such as average room rates, revenue per available room, occupancy rates and discount rates. Further, the share of results from the associates reflects the Group's share of results of operations of the associates based on financial information of the associates based on latest available information.

Given the significant judgment involved in determining the recoverable amount of the investment in associates, the materiality of the share of results and the carrying values of the Group's investment in associates to overall consolidated financial statements of the Group, we have considered this as a key audit matter.

As part of our audit procedures, we assessed whether the management has identified any indicators for impairment in its investment in associates, including significant adverse changes in economy, market, legal environment, industry or the political environment affecting the associates' business. We have further assessed whether the management identified any indicators for impairment based on associates' financial performance and financial condition. We have obtained management's assessment of the recoverable amount of these associates including the underlying right-of-use assets. We have involved our internal specialists to check the appropriateness of methodologies used by management in their assessment of recoverable amounts. We evaluated the reasonableness and accuracy of the significant estimates and assumptions used in assessing the recoverable amounts. We further evaluated the management's sensitivity analysis to ascertain the impact of reasonably possible changes to key assumptions. For share of results of associates, audit procedures were performed on the associates at the Group level.

Other information included in the Group's 2025 Annual Report

Management is responsible for the other information. Other information consists of the information included in the Group's 2025 Annual Report, other than the consolidated financial statements and our auditor's report thereon. We obtained the report of the Parent Company's Board of Directors, prior to the date of our auditor's report, and we expect to obtain the remaining sections of the Annual Report after the date of our auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of Consolidated Financial Statements (continued)

Other information included in the Group's 2025 Annual Report (continued)

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact.

As described in the *Basis for Qualified Opinion* section above, we were unable to obtain sufficient appropriate audit evidence about the ultimate outcome of the ongoing dispute with the lender and its impact on the amounts of assets and liabilities stated in the consolidated financial statements. Accordingly, we are unable to conclude whether or not the other information is materially misstated with respect to this matter.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of Consolidated Financial Statements (continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on Other Legal and Regulatory Requirements

Furthermore, in our opinion, proper books of accounts have been kept by the Parent Company and the consolidated financial statements, together with the contents of the report of the Parent Company's Board of Directors relating to these consolidated financial statements, are in accordance therewith. We further report that, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, we obtained all the information and explanations that we required for the purpose of our audit, and that the consolidated financial statements incorporate all information that is required by the Companies Law No.1 of 2016, as amended, and its executive regulations, as amended; and by the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, that an inventory was duly carried out; and that, to the best of our knowledge and belief, no violations of the Companies Law No.1 of 2016, as amended, and its executive regulations, as amended; or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the year ended 31 December 2025 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, during the course of our audit, except for the possible effects of the matter described in *the Basis for Qualified Opinion* section of our report, we have not become aware of any material violations of the provisions of Law No. 7 of 2010 concerning establishment of Capital Markets Authority "CMA" and organisation of security activity and its executive regulations, as amended, during the year ended 31 December 2025 that might have had a material effect on the business of the Parent Company or on its financial position.

BADER A. AL-ABDULJADER
LICENCE NO. 207 A
EY
AL AIBAN, AL OSAIMI & PARTNERS

17 February 2026
Kuwait

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2025

	Notes	***2025*** ***KD***	*2024* *KD*
Hospitality income		**4,876,165**	4,486,313
Hospitality costs		**(2,336,984)**	(2,275,939)
Net hospitality income		**2,539,181**	2,210,374
Net rental income from investment properties	4	**413,678**	449,957
Share of results of associates	9	**4,761,389**	3,060,391
Management fees		**75,405**	71,233
Net foreign exchange differences		**636**	369
Other income		**382,060**	156,435
		8,172,349	5,948,759
Staff costs		**(789,784)**	(801,719)
Administrative expenses		**(783,531)**	(778,723)
Depreciation of right-of-use assets	10	**(89,025)**	(95,249)
Reversal of impairment of right-of-use assets	10	**19,100**	11,227
Reversal of impairment on investment in associates	9	**2,539,337**	-
(Allowance for) reversal of expected credit losses	6	**(126,281)**	82,218
Change in fair value of investment properties	7	**197,000**	195,000
Finance costs on debts and borrowings		**(1,102,500)**	(1,102,500)
Finance costs on lease liabilities	18	**(27,006)**	(30,845)
PROFIT BEFORE TAX AND DIRECTORS' REMUNERATION		**8,009,659**	3,428,168
Overseas taxation	10	**(77,274)**	(179,034)
NLST		**(119,922)**	(45,022)
Zakat		**(47,773)**	(18,034)
Directors' remuneration		**(10,000)**	(10,000)
PROFIT FOR THE YEAR		**7,754,690**	3,176,078
Attributable to:			
Equity holders of the Parent Company		**7,762,684**	3,206,646
Non-controlling interests		**(7,994)**	(30,568)
		7,754,690	3,176,078
BASIC AND DILUTED EARNING PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY	3	**13.58 fils**	5.61 fils

The attached notes 1 to 23 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2025

	Note	***2025*** ***KD***	*2024* *KD*
PROFIT FOR THE YEAR		**7,754,690**	3,176,078
Other comprehensive (loss) income			
Other comprehensive (loss) income to be reclassified to profit or loss in subsequent periods:			
Exchange difference on translation of foreign operations	9	**(3,694)**	2,102
Share of other comprehensive income (loss) of associates	9	**1,331,469**	(77,855)
Net other comprehensive income (loss) that may be reclassified to profit or loss in subsequent periods		**1,327,775**	(75,753)
Other comprehensive (loss) income that will not to be reclassified to profit or loss in subsequent periods			
Net (loss) gain on equity instruments designated at FVOCI	22	**(96,409)**	30,905
Other comprehensive (loss) income that will not to be reclassified to profit or loss in subsequent periods		**(96,409)**	30,905
Other comprehensive income (loss) for the year		**1,231,366**	(44,848)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**8,986,056**	3,131,230
Attributable to:			
Equity holders of the Parent Company		**8,994,050**	3,161,798
Non-controlling interests		**(7,994)**	(30,568)
		8,986,056	3,131,230

The attached notes 1 to 23 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 December 2025

	Notes	***2025 KD***	*2024 KD*
ASSETS			
Cash and cash equivalents	5	**12,756,525**	10,693,448
Inventories		**55,255**	49,081
Accounts receivable and prepayments	6	**761,657**	1,045,433
Investment properties	7	**7,350,000**	7,153,000
Financial assets at fair value through other comprehensive income	8	**316,622**	413,031
Investment in associates	9	**22,152,234**	13,523,733
Right-of-use assets	10	**1,505,537**	1,717,367
Property and equipment	11	**25,820,653**	25,963,121
TOTAL ASSETS		**70,718,483**	60,558,214
EQUITY AND LIABILITIES			
EQUITY			
Share capital	13	**59,314,500**	59,314,500
Statutory reserve	14	**1,769,871**	1,769,871
Treasury shares	16	**(1,769,871)**	(1,769,871)
Effect of changes in other comprehensive income of associates		**(608,902)**	(1,940,371)
Foreign currency translation reserve		**63,992**	67,686
Fair value reserve		**(3,595,713)**	(3,499,304)
Other reserve		**(272,250)**	(272,250)
Accumulated losses		**(12,837,418)**	(20,600,102)
Equity attributable to equity holders of the Parent Company		**42,064,209**	33,070,159
Non-controlling interests		**201,381**	209,375
Total equity		**42,265,590**	33,279,534
LIABILITIES			
Islamic finance payables	17	**26,145,000**	25,042,500
Accounts payable and accruals	18	**1,859,073**	1,822,616
Employees' end of service benefits		**448,820**	413,564
Total liabilities		**28,452,893**	27,278,680
TOTAL EQUITY AND LIABILITIES		**70,718,483**	60,558,214

Mohamed Mubarak Al-Hajeri
Chairman

Ahmad Mohammed Othman Al-Quraishi
Chief Executive Officer

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2025

	Attributable to equity holders of the Parent Company										
	Share capital KD	***Statutory reserve KD***	***Treasury shares KD***	***Effect of changes in OCI of associates KD***	***Foreign currency translation reserve KD***	***Fair value reserve KD***	***Other reserve KD***	***Accumulated losses KD***	***Sub-total KD***	***Non-controlling interests KD***	***Total equity KD***
At 1 January 2025	59,314,500	1,769,871	(1,769,871)	(1,940,371)	67,686	(3,499,304)	(272,250)	(20,600,102)	33,070,159	209,375	33,279,534
Profit (loss) for the year	-	-	-	-	-	-	-	7,762,684	7,762,684	(7,994)	7,754,690
Other comprehensive income (loss) for the year	-	-	-	1,331,469	(3,694)	(96,409)	-	-	1,231,366	-	1,231,366
Total comprehensive income (loss) for the year	-	-	-	1,331,469	(3,694)	(96,409)	-	7,762,684	8,994,050	(7,994)	8,986,056
At 31 December 2025	**59,314,500**	**1,769,871**	**(1,769,871)**	**(608,902)**	**63,992**	**(3,595,713)**	**(272,250)**	**(12,837,418)**	**42,064,209**	**201,381**	**42,265,590**
At 1 January 2024	59,314,500	1,769,871	(1,769,871)	(1,862,516)	65,584	(3,530,209)	(272,250)	(23,806,748)	29,908,361	239,943	30,148,304
Profit (loss) for the year	-	-	-	-	-	-	-	3,206,646	3,206,646	(30,568)	3,176,078
Other comprehensive (loss) income for the year	-	-	-	(77,855)	2,102	30,905	-	-	(44,848)	-	(44,848)
Total comprehensive (loss) income for the year	-	-	-	(77,855)	2,102	30,905	-	3,206,646	3,161,798	(30,568)	3,131,230
At 31 December 2024	59,314,500	1,769,871	(1,769,871)	(1,940,371)	67,686	(3,499,304)	(272,250)	(20,600,102)	33,070,159	209,375	33,279,534

The attached notes 1 to 23 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

	Notes	***2025*** ***KD***	*2024* *KD*
OPERATING ACTIVITIES			
Profit for the year before tax		**8,009,659**	3,428,168
Adjustments to reconcile profit for the year before tax to net cash flows:			
Share of results of associates	9	**(4,761,389)**	(3,060,391)
Depreciation of property and equipment	11	**479,953**	502,903
Depreciation of right-of-use assets	10	**230,930**	223,857
Reversal of impairment of right-of-use assets	10	**(19,100)**	(11,227)
Reversal of impairment of investment in associates	9	**(2,539,337)**	-
Allowance for (reversal of) expected credit losses of trade receivables	6	**126,281**	(78,203)
Change in fair value of investment properties	7	**(197,000)**	(195,000)
Finance costs on debts and borrowings		**1,102,500**	1,102,500
Interest income on short-term deposits		**(414,057)**	(162,827)
Finance costs on lease liabilities	19	**27,006**	30,845
Provision for employees' end of service benefits		**88,510**	78,302
		2,133,956	1,858,927
Working capital adjustments:			
Inventories		**(6,174)**	12,587
Accounts receivable and prepayments		**196,845**	6,157,524
Accounts payable and accruals		**(18,386)**	(357,080)
Cash flows from operating activities		**2,306,241**	7,671,958
End of service benefits paid		**(53,254)**	(24,305)
Taxes paid		**(63,812)**	(51,185)
Net cash flows from operating activities		**2,189,175**	7,596,468
INVESTING ACTIVITIES			
Purchase of property and equipment	11	**(337,485)**	(91,229)
Net movement in short-term deposits	5	**(5,038,000)**	(5,750,000)
Interest income received		**374,707**	102,248
Net cash flows used in investing activities		**(5,000,778)**	(5,738,981)
FINANCING ACTIVITIES			
Payment of principal portion of lease liabilities	18	**(163,320)**	(149,865)
Net cash flows used in financing activities		**(163,320)**	(149,865)
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS		**(2,974,923)**	1,707,622
Cash and cash equivalents at 1 January		**4,643,448**	2,935,826
CASH AND CASH EQUIVALENTS AT 31 DECEMBER	5	**1,668,525**	4,643,448
Non-cash transactions			
Additions to right of use assets	10	**-**	(592,226)
Additions to lease liabilities	18	**-**	592,226

The attached notes 1 to 23 form part of these consolidated financial statements.

1 CORPORATE INFORMATION

The consolidated financial statements of Sokouk Holding Company K.S.C.P. (the "Parent Company") and its subsidiaries (collectively, the "Group") for the year ended 31 December 2025 were authorised for issue in accordance with a resolution of the directors on 17 February 2026. The shareholders of the Parent Company have the power to amend these consolidated financial statements at the annual general assembly meeting ("AGM").

The Group's annual audited consolidated financial statements for the year ended 31 December 2024 were approved by the shareholders of the Parent Company at the annual general assembly meeting ("AGM") held on 27 April 2025. No dividends have been declared by the Parent Company.

The Parent Company is a public shareholding company incorporated and domiciled in Kuwait and whose shares are publicly traded on Boursa Kuwait. The Company's head office is located at ITS Tower, 3rd floor, Mubarak Al Kabeer Street, Sharq and its registered postal address is at P.O. Box 29110 Safat 13152 - State of Kuwait.

The Parent Company is a subsidiary of Aref Investment Group S.A.K. ("Aref" or the "Ultimate Parent Company"), a closed shareholding company incorporated and domiciled in Kuwait.

The Group is principally engaged in managing real estate projects. The Parent Company's primary objectives as per the Memorandum of Incorporation are, as follows:
- Owning shares of Kuwaiti or foreign shareholding companies or units in Kuwaiti or foreign limited liability companies, or establishing, managing, financing and sponsoring such companies.
- Financing and sponsoring entities in which the Parent Company has an ownership interest of not less than 20% in such entities.
- Owning industrial rights such as patents, industrial trademarks, sponsoring foreign companies or any other related industrial rights and leasing such rights for the benefit of companies inside or outside State of Kuwait.
- Owning movable assets or real estates required to pursue the Parent Company's activities within the limits acceptable by law.
- Utilising available surplus funds by investing these funds in portfolios managed by specialised parties.

The Group carries out its activities in accordance with the principles of Islamic Sharīʿa as approved by the Fatwa and Sharīʿa board appointed by the Parent Company.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION

2.1 BASIS OF PREPARATION

The consolidated financial statements of the Group have been prepared in accordance IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

The consolidated financial statements are prepared on a historical cost basis except for investment properties and financial assets at fair value through other comprehensive income that have been measured at fair value.

The consolidated financial statements have been presented in Kuwaiti Dinar ("KD"), which is also the Group's functional currency. The Group has prepared the consolidated financial statements on the basis that it will continue to operate as a going concern.

The Group presents its consolidated statement of financial position in order of liquidity. An analysis in respect of recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non-current) is presented in Note 20.

2.2 BASIS OF CONSOLIDATION

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiaries as at 31 December 2025. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:
- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.2 BASIS OF CONSOLIDATION (continued)

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Parent Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

2.2.1 Group information

The consolidated financial statements of the Group include the following subsidiaries:

Name of subsidiary	*Principal activities*	*Country of incorporation*	*% equity interest* **2025**	*% equity interest* *2024*
Gulf Real Estate Development House Company K.S.C. (Closed)	Real estate	Kuwait	**87.99%**	87.99%
Sokouk Real Estate Company K.S.C. (Closed)*	Real estate	Kuwait	**96.52%**	96.52%

* The remaining shares/ units in these subsidiaries are held by other related parties on behalf of the Parent Company. Therefore, the effective holding of the Group in these subsidiaries is 100%.

Financial information of subsidiaries that have material non-controlling interests (NCI) is provided below:

Proportion of equity interest held by non-controlling interests:

	2025	*2024*
Gulf Real Estate Development House Company K.S.C. (Closed)	**12.01%**	12.01%

	2025 KD	*2024 KD*
Accumulated balances of material non-controlling interests:		
Gulf Real Estate Development House Company K.S.C. (Closed)	**201,381**	209,375

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.2 BASIS OF CONSOLIDATION (continued)

2.2.2 Material partly-owned subsidiary

	2025	*2024*
	KD	*KD*
Loss allocated to material non-controlling interests:		
Gulf Real Estate Development House Company K.S.C. (Closed)	**(7,994)**	(30,568)

The summarised financial information of the subsidiary is provided below. This information is based on amounts before inter-company eliminations.

	2025	*2024*
	KD	*KD*
Summarised statement of profit or loss and other comprehensive income		
Revenue	**4,158,650**	3,772,432
Cost of revenue	**(2,014,197)**	(1,957,902)
Other income	**98,280**	352
Operating expenses	**(1,184,546)**	(1,030,240)
Finance costs on lease liabilities	**(22,281)**	(24,904)
Finance costs on debts and borrowings	**(1,102,500)**	(1,102,500)
Total comprehensive loss	**(66,594)**	(342,762)
Attributable to non-controlling interests	**(7,994)**	(30,568)

	2025	*2024*
	KD	*KD*
Summarised statement of financial position		
Non-current assets	**26,132,761**	26,394,168
Current assets	**5,014,133**	3,893,771
Non-current liabilities	**(171,412)**	(483,700)
Current liabilities	**(29,290,584)**	(28,052,746)
Total equity	**1,684,898**	1,751,493
Attributable to:		
Equity holders of the Company	**1,483,517**	1,542,118
Non-controlling interest	**201,381**	209,375

2.3 CHANGES IN ACCOUNTING POLICIES AND INTERPRETATION

New and amended standards and interpretations IAS

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2025 (unless otherwise stated). The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

Lack of exchangeability – Amendments to IAS 21

For annual reporting periods beginning on or after 1 January 2025, Lack of Exchangeability – Amendments to IAS 21 *The Effects of Changes in Foreign Exchange* Rates specifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments did not have an impact on the Group's consolidated financial statements.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.4 STANDARDS ISSUED BUT NOT YET EFFECTIVE

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's consolidated financial statements are disclosed below. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

IFRS 18 Presentation and Disclosure in Financial Statements
In April 2024, the IASB issued IFRS 18, which replaces IAS 1 *Presentation of Financial Statements*. IFRS 18 introduces new requirements for presentation within the consolidated statement of profit or loss, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the consolidated statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations, whereof the first three are new.

The standard requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and it also includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements (PFS) and the notes.

In addition, narrow-scope amendments have been made to IAS 7 *Statement of Cash Flows*, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. In addition, there are consequential amendments to several other standards.

IFRS 18, and the amendments to the other standards, are effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. IFRS 18 will apply retrospectively.

The Group is currently working to identify all impacts the amendments will have on the primary financial statements and notes to the financial statements. The initial expected material impacts on Group's consolidated financial statements are, as follows:
- Rental income, change in fair value from investment properties and share of profit or an associate and a joint venture will be classified in the investing category within the consolidated statement of profit or loss.
- Foreign exchange difference will be classified in the category where the related income and expense form the item giving rising to the foreign exchange difference.
- New disclosure will be added: (a) management-defined performance measures; (b) specified expense by nature if expenses are presented by function in the operating category of the statement of profit or loss; and (c) a reconciliation for each line item in the statement of profit or loss between the restated amounts presented applying IFRS 18 and the amounts previously presented applying IAS 1.
- Interest received and interest paid will be classified in the investing activities and financing activities, respectively, on the consolidated statement of cash flows.

The amendments did not have a material impact on the Group's consolidated financial statements.

IFRS 19 Subsidiaries without Public Accountability: Disclosures
In May 2024, the IASB issued IFRS 19, which allows eligible entities to elect to apply its reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other IFRS accounting standards. To be eligible, at the end of the reporting period, an entity must be a subsidiary as defined in IFRS 10, cannot have public accountability and must have a parent (ultimate or intermediate) that prepares consolidated financial statements, available for public use, which comply with IFRS accounting standards.

IFRS 19 will become effective for reporting periods beginning on or after 1 January 2027, with early application permitted.

The amendments did not have a material impact on the Group's consolidated financial statements.

Annual Improvements to IFRS Accounting Standards - Volume 11
In July 2024, the IASB issued nine narrow scope amendments as part of its periodic maintenance of IFRS accounting standards. The amendments include clarifications, simplifications, corrections or changes to improve consistency in IFRS 1 *First-time Adoption of International Financial Reporting Standards,* IFRS 7 *Financial instruments: Disclosure* and its accompanying Guidance on implementing IFRS 7, IFRS 9 *Financial Instruments*, IFRS 10 *Consolidated Financial Statements* and IAS 7 *Statements of Cash Flows*.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.4 STANDARDS ISSUED BUT NOT YET EFFECTIVE (continued)

Annual Improvements to IFRS Accounting Standards - Volume 11 (continued)
The amendments will be effective for reporting periods beginning on or after 1 January 2026. Earlier application is permitted and must be disclosed.

The amendments are not expected to have a material impact on the Group's consolidated financial statements.

Amendments to the Classification and Measurement of Financial Instruments—Amendments to IFRS 9 and IFRS 7
In May 2024, the IASB issued Amendments to IFRS 9 and IFRS 7, Amendments to the Classification and Measurement of Financial Instruments (the Amendments). The Amendments include:
- A clarification that a financial liability is derecognised on the 'settlement date' and the introduction of an accounting policy choice (if specific conditions are met) to derecognise financial liabilities settled using an electronic payment system before the settlement date;
- Additional guidance on how the contractual cash flows for financial assets with environmental, social and corporate governance (ESG) and similar features should be assessed;
- Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments;
- The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through other comprehensive income (OCI).

The Amendments are effective for annual periods starting on or after 1 January 2026 with early adoption permitted for classification of financial assets and related disclosures only. The Group does not anticipate that the amendments will have a material effect on the Group's consolidated financial statements.

2.5 MATERIAL ACCOUNTING POLICY INFORMATION

2.5.1 Revenue recognition
The Group is in the business of providing hospitality and real estate services. Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. The Group has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer.

Revenue is recognised either at a point in time or over time, when (or as) the Group satisfies performance obligations by transferring the promised goods or services to its customers.

The Group's key sources of income include:
- Hospitality income
- Rental income
- Revenue from contracts with customers:
  - Services to tenants including management charges and other expenses recoverable from tenants
  - Other revenue arrangements

The accounting for each of these elements is discussed below.

Hospitality income
Hospitality income, which includes revenue from rooms, food and beverages and other operating departments, is recognised when rooms are occupied and services have been rendered.

Rental income
Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms and is included in "Net rental income from investment properties" in the consolidated statement of profit or loss due to its operating nature, except for contingent rental income which is recognised when it arises. Initial direct costs incurred in negotiating and arranging an operating lease are recognised as an expense over the lease term on the same basis as the lease income.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.1 Revenue recognition (continued)

Revenue from sale of properties

The sale of completed property constitutes a single performance obligation and the Group has determined that this is satisfied at the point in time when control transfers. For unconditional exchange of contracts, this generally occurs when legal title transfers to the customer. For conditional exchanges, this generally occurs when all significant conditions are satisfied.

Payments are received when legal title transfers which is usually within six months from the date when contracts are signed.

2.5.2 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

2.5.3 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.5.4 Financial instruments - initial recognition and subsequent measurement

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i) Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at fair value through OCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.4 Financial instruments - initial recognition and subsequent measurement (continued)

i) Financial assets (continued)

Initial recognition and measurement (continued)
Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement
For purposes of subsequent measurement, financial assets are classified in four categories:
- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

The Group has not designated any financial assets as at fair value through profit or loss and has no debt instruments at fair value through OCI.

a) Financial assets at amortised cost (debt instruments)
Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Since the Group's financial assets (accounts receivables and cash and cash equivalents) meet these conditions, they are subsequently measured at amortised cost.

b) Financial assets designated at fair value through OCI (equity instruments)
Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under IAS 32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when:
- The rights to receive cash flows from the asset have expired; or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.4 Financial instruments - initial recognition and subsequent measurement (continued)

i) Financial assets (continued)

Impairment of financial assets
The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

ii) Financial liabilities

Initial recognition and measurement
The Group's financial liabilities comprise loans and borrowings, lease liabilities, and trade and other payables.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. Refer to the accounting policy on leases for the initial recognition and measurement of lease liabilities, as this is not in the scope of IFRS 9.

Subsequent measurement
For purposes of subsequent measurement, financial liabilities are classified in two categories:
- Financial liabilities at fair value through profit or loss
- Financial liabilities at amortised cost (including Islamic finance payables)

The Group has not designated any financial liability as at fair value through profit or loss as financial liabilities at amortised cost is more relevant to the Group.

Financial liabilities at amortised cost

Islamic finance payables
This is the category most relevant to the Group after initial recognition, profit-bearing Islamic finance payables are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the consolidated statement of profit or loss

Accounts payable and accruals
Accounts payable and accruals are recognised for amounts to be paid in the future for services received, whether billed by the supplier or not.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.4 Financial instruments - initial recognition and subsequent measurement (continued)

ii) Financial liabilities (continued)

Derecognition
A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of profit or loss.

iii) Offsetting of financial instruments
Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.5.5 Impairment of non-financial assets
The Group assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Group's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. A long-term growth rate is calculated and applied to project future cash flows after the fifth year.

For assets excluding goodwill, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Group estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

Goodwill is tested for impairment annually as at the reporting date and when circumstances indicate that the carrying value may be impaired. Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or group of CGUs) to which the goodwill relates. When the recoverable amount of the CGU is less than its carrying amount, an impairment loss is recognised. Impairment losses relating to goodwill cannot be reversed in future periods.

Intangible assets with indefinite useful lives are tested for impairment annually as at the reporting date at the CGU level, as appropriate, and when circumstances indicate that the carrying value may be impaired.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.6 Cash and cash equivalents

Cash and short-term deposits in the consolidated statement of financial position comprise cash at banks and on hand and short-term highly liquid deposits with a maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value less short-term deposits with more than 3 months maturity. For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash and short-term deposits with maturity of 3 months or less, as defined above, as they are considered an integral part of the Group's cash management.

2.5.7 Inventories

Inventories are stated at the lower of cost and net realisable value. Costs are those expenses incurred in bringing each item to its present location and condition. Cost represents purchase cost determined on a weighted average costs basis.

Net realisable value is based on estimated selling price less any further costs expected to be incurred on disposal.

2.5.8 Investment properties

Investment property comprises principally commercial building that is not occupied substantially for use by, or in the operations of, the Group, not for sale in the ordinary course of business, but is held primarily to earn rental income. This building is substantially rented to tenants and not intended to be sold in the ordinary course of business.

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the period in which they arise. Fair values are determined based on an annual valuation performed by an accredited external independent valuer applying appropriate valuation models.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

Investment properties are derecognised either when they have been disposed of (i.e., at the date the recipient obtains control) or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. The amount of consideration to be included in the gain or loss arising from the derecognition of investment property is determined in accordance with the requirements for determining the transaction price in IFRS 15.

2.5.9 Investment in associates

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

The considerations made in determining significant influence or joint control are similar to those necessary to determine control over subsidiaries.

The Group's investment in its associate and joint venture are accounted for using the equity method. Under the equity method, the investment in an associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate since the acquisition date. Goodwill relating to the associate is included in the carrying amount of the investment and is not tested for impairment separately.

The consolidated statement of profit or loss reflects the Group's share of the results of operations of the associate. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the associate, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the associate are eliminated to the extent of the interest in the associate.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.9 Investment in associates (continued)
The aggregate of the Group's share of profit or loss of associates is shown on the face of the consolidated statement of profit or loss and represents profit or loss after tax and non-controlling interests in the subsidiaries of the associates.

The financial statements of the associates are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group. After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its associate. At each reporting date, the Group determines whether there is objective evidence that the investment in the associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value, and then recognises the loss as 'Share of results of associates' in the consolidated statement of profit or loss.

Upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

2.5.10 Leases
The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee
The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right-of-use assets
The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at, or before the commencement date less any lease incentives received.

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section (3.5.4) Impairment of non-financial assets.

ii) Lease liabilities
At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.10 Leases (continued)

ii) Lease liabilities
Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs. In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the profit rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of profit and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

ii) Short-term leases and leases of low-value assets
The Group applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option) and lease of low-value assets. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Group as a lessor
Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the consolidated statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

2.5.11 Property and equipment
Construction in progress is stated at cost, net of accumulated impairment losses, if any. Property and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any.

Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. All other repair and maintenance costs are recognised in profit or loss as incurred.

Freehold land is not depreciated.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

▶ Building	50 years
▶ Furniture, fixtures and equipment	3 to 5 years
▶ Motor vehicles	3 to 5 years

An item of property and equipment and any significant part initially recognised is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of profit or loss when the asset is derecognised.

The residual values, useful lives and methods of depreciation of property and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.5.12 Employees' end of service benefits
The Group provides end of service benefits to its employees. The entitlement to these benefits is based upon the employees' final salary and length of service, subject to the completion of a minimum service period in accordance with relevant labour law and the employees' contracts. The expected costs of these benefits are accrued over the period of employment. This liability, which is unfunded, represents the amount payable to each employee as a result of termination on the reporting date.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.12 Employees' end of service benefits (continued)
In addition, with respect to its Kuwaiti national employees, the Group makes contributions to the Public Institution for Social Security calculated as a percentage of the employees' salaries. These contributions are expensed when due.

2.5.13 Treasury shares
Treasury shares consist of the Parent Company's own issued shares that have been reacquired by the Group and not yet reissued or cancelled. The treasury shares are accounted for using the cost method. Under this method, the weighted average cost of the shares reacquired is charged to a contra account in equity. When the treasury shares are reissued, gains are credited to a separate account in equity, "treasury shares reserve", which is not distributable. Any realised losses are charged to the same account to the extent of the credit balance on that account. Any excess losses are charged to retained earnings and then to the statutory and voluntary reserves. Gains realised subsequently on the sale of treasury shares are first used to offset any previously recorded losses in the order of reserves, retained earnings and the treasury shares reserve account. No cash dividends are paid on these shares. The issue of stock dividend increases the number of treasury shares proportionately and reduces the average cost per share without affecting the total cost of treasury shares.

2.5.14 Foreign currencies
Transactions and balances
Transactions in foreign currencies are initially recorded by the Group entities at their respective functional currency rates prevailing at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency spot rate of exchange ruling at the reporting date. All differences are taken to consolidated statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on retranslation of non-monetary items is treated in line with the recognition of gain or loss on change in fair value of the item.

Group companies
The assets and liabilities of foreign operations are translated into KD at the rate of exchange prevailing at the reporting date and their income statements are translated at exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in the consolidated statement of profit or loss.

2.5.15 Fair value measurement
The Group measures financial instruments and non-financial assets such as investment properties at fair value at each reporting date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.15 Fair value measurement (continued)

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 : Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 : Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 : Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For financial instruments that are recognised in the consolidated financial statements at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

An analysis of fair values of financial instruments and further details as to how they are measured are provided in Note 22.

2.5.16 Contingencies

Contingent liabilities are not recognised but disclosed in the consolidated financial statements except when the possibility of an outflow of resources embodying economic benefits is remote.

Contingent assets are not recognised but disclosed in the consolidated financial statements when an inflow of economic benefits is probable.

2.5.17 Dividends on ordinary shares

Dividends on ordinary shares are recognised as a liability and deducted from equity when they are approved by the Parent Company’s shareholders.

2.5.18 Taxes

Kuwait Foundation for the Advancement of Sciences (KFAS)

The contribution to KFAS is calculated at 1% of the profit for the year attributable to the Parent Company in accordance with the modified calculation based on the Foundation’s Board of Directors’ resolution, which states that income from associates and subsidiaries, Board of Directors’ remuneration and transfer to statutory reserve until the reserve reaches 50% of share capital should be excluded from the profit for the year base when determining the contribution. The contribution to KFAS is payable in full before the AGM is held in accordance with the Ministerial Resolution (184/2022).

National Labour Support Tax

NLST is calculated at 2.5% of the profit for the year attributable to the Parent Company in accordance with Law No. 19 of 2000 and the Ministry of Finance resolutions No. 24 of 2006.

Zakat

Contribution to Zakat is calculated at 1% of the profit for the year attributable to Parent Company in accordance with the Ministry of Finance resolution No. 58/2007 effective from 10 December 2007.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5 MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.5.18 Taxes (continued)

Taxation on overseas subsidiaries
Taxation on overseas subsidiaries is provided in accordance with fiscal regulations applicable to each country of operation.

2.5.19 Segment information

A segment is a distinguishable component of the Group that engages in business activities from which it earns revenue and incurs cost. The operating segments used by the management of the Group to allocate resources and assess performance are consistent with the internal report provided to the chief operating decision maker. Operating segment exhibiting similar economic characteristic, product and services, class of customers where appropriate are aggregated and reported as reportable segments.

2.5.20 Events after the reporting period

If the Group receives information after the reporting period, but prior to the date of authorisation for issue, about conditions that existed at the end of the reporting period, the Group will assess if the information affects the amounts that it recognises in the Group's consolidated financial statements. The Group will adjust the amounts recognised in its consolidated financial statements to reflect any adjusting events after the reporting period and update the disclosures that relate to those conditions in the light of the new information. For non-adjusting events after the reporting period, the Group will not change the amounts recognised in its consolidated financial statements but will disclose the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable.

2.5.21 Earnings per share (EPS)

Basic EPS amounts are calculated by dividing the profit or loss for the year attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit or loss attributable to ordinary equity holders of the Parent Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

2.6 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Group's consolidated financial statements require management of the Group to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the reporting date. However, uncertainty about the assumptions and estimates could result in outcomes that require a material adjustment to the amount of the asset or liability affected in future periods.

2.6.1 Significant judgments

In the process of applying the Group's accounting policies, management has made the following judgments, which have the most significant effect in the amounts recognised in the consolidated financial statements:

Classification of real estate
Management decides on acquisition of real estate whether it should be classified as trading property, property held for development or investment property. The management classifies real estate as trading property if it is acquired principally for sale in the ordinary course of business.

- The management classifies real estate as trading property if it is acquired principally for sale in the ordinary course of business.
- The management classifies real estate as property under development if it is acquired with the intention of development.

The management classifies real estate as investment property if it is acquired to generate rental income or for capital appreciation, or for undetermined future use and as leasehold property if it is acquired for or the future use is estimated to be for operations and to generate operating cash flows.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.6 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

2.6.1 Significant judgments (continued)

Classification of financial assets
The Group determines the classification of financial assets based on the assessment of the business model within which the assets are held and assessment of whether the contractual terms of the financial asset are solely payments of principal and interest on the principal amount outstanding.

Going concern assessment
The Group's management has made an assessment of the Group's ability to continue as a going concern and is satisfied that the Group has the necessary resources to continue in business for the foreseeable future. The Group's net current liability position relates to its Subsidiary's obligation towards Islamic finance payables for which assets under Property and equipment are pledged (Note 11 and 17). The Group expects a positive outcome from the legal dispute related to the Islamic finance payables. Further, Group's management believe that in the case of a negative outcome on this legal dispute, the Group's loss would be limited to its net investment in the subsidiary. Accordingly, the consolidated financial statements have been prepared on a going concern basis.

Legal cases
In accordance with IFRSs, outcome of legal cases may result in disclosure of contingent assets, contingent liabilities or recognition of a provision. Contingent asset are possible assets that arise from past events and whose existence will be confirmed only on the occurrence or non-occurrence of uncertain future events outside the Group's control and are disclosed if the inflow of economic benefits is probable.

The Group may also recognise a provision where there is a present obligation from a past event, a transfer of economic benefits is probable and the amount of costs of the transfer can be estimated reliably. In instances where the criteria are not met, a contingent liability may be disclosed in the notes to the consolidated financial statements.

Obligations arising in respect of contingent liabilities that have been disclosed, or those which are not currently recognised or disclosed in the consolidated financial statements, could have a material effect on the Group's financial position. Application of these accounting principles to legal cases requires the Group's management to make determinations about various factual and legal matters beyond its control. The Group reviews outstanding legal cases following developments in the legal proceedings and at each reporting date, in order to assess the need for disclosures and provision in its consolidated financial statements. Among the factors considered in making decisions on disclosure or provisions are the nature of litigation, claim or assessment, the legal process and potential outcome in the jurisdiction in which the litigation has been brought, the progress of the case (including the progress after the date of the consolidated financial statements but before those statements are issued), the opinions or views of legal advisers, experience on similar cases and any decision of the Group's management as to how it will respond to the litigation, claim or assessment.

Determining the lease term of contracts with renewal options – Group as lessee
The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate. `

2.6.2 Estimates and assumptions
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are also described in the individual notes of the related consolidated financial statement line items below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.6 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (continued)

2.6.2 Estimates and assumptions (continued)

Impairment of associates
Investment in associates are accounted for under the equity method of accounting for associates, whereby these investments are initially stated at cost, and are adjusted thereafter for the post-acquisition change in the Group's share of the net assets of the associates less any impairment losses. The Group is required to assess, at each reporting date, whether there are indications of impairment. If such indications exist, the management estimates the recoverable amount of the associate in order to determine the extent of the impairment loss (if any). The identification of impairment indicators and determination of the recoverable amounts require management to make significant judgements, estimates and assumptions.

Allowance for expected credit loss (ECL) on trade and other receivables
The Group applies a simplified approach in calculating ECL for its trade and other receivables. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECL at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. Actual results may differ from these estimates. The information about the ECLs on the Group’s trade and other receivables is disclosed in Note 6.

Impairment of right-of-use asset
Impairment exists when the carrying value of right-of-use asset exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm’s length, for similar assets or observable market prices less incremental costs of disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the performance of the assets of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. The key assumptions used to determine the recoverable amount for right-of-use asset, including a sensitivity analysis, are disclosed and further explained in Note 10.

Fair value of financial instruments
Management uses valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management bases its assumptions on observable data as far as possible but this is not always available. In that case, management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm’s length transaction at the reporting date.

Valuation of investment properties
The fair value of investment properties is determined by real estate valuation experts using recognised valuation techniques and the principles of IFRS 13 *Fair Value Measurement*.

Investment properties are measured based on estimates prepared by independent real estate valuation experts, except where such values cannot be reliably determined. The significant methods and assumptions used by valuers in estimating the fair value of investment property are set out in Note 7.

Useful lives of property and equipment
Management of the Group assigns useful lives and residual values to property and equipment based on the intended use of assets and the economic lives of those assets. Subsequent changes in circumstances such as technological advances or prospective utilisation of the assets concerned could result in the actual useful lives or residual values differing from initial estimates.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

2.6 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (continued)

2.6.2 Estimates and assumptions (continued)

Leases - Estimating the incremental borrowing rate
The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment.The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease. The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates.

3 BASIC AND DILUTED EARNING PER SHARE (EPS)

Basic EPS amounts are calculated by dividing the profit for the year attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the year. Diluted EPS is calculated by dividing the profit attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares. As there are no dilutive instruments outstanding, basic and diluted earnings per share are identical.

	2025 ***KD***	*2024* *KD*
Profit for the year attributable to equity holders of the Parent Company	**7,762,684**	3,206,646
Weighted average number of ordinary shares (shares)	**571,645,336**	571,645,336
Basic and diluted EPS attributable to the equity holders of the Parent Company (fils)	**13.58**	5.61

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of authorisation of these consolidated financial statements.

4 NET INCOME FROM INVESTMENT PROPERTIES

	2025 ***KD***	*2024* *KD*
Rental income	**447,510**	483,133
Property operating costs	**(33,832)**	(33,176)
	413,678	449,957

5 CASH AND CASH EQUIVALENTS

	2025	*2024*
	KD	*KD*
Cash in hand	**10,800**	10,200
Bank balances	**657,725**	1,098,248
Short-term deposits	**12,088,000**	9,585,000
Cash and cash with banks	**12,756,525**	10,693,448
Less: short-term deposits with more than 3 months of original maturity	**(11,088,000)**	(6,050,000)
Cash and cash equivalents	**1,668,525**	4,643,448

Short-term deposits are placed with a local financial institution for varying periods up-to 12 months, depending on the immediate cash requirements of the Company, and earn interest at the respective short-term deposit rates

6 ACCOUNTS RECEIVABLE AND PREPAYMENTS

	2025	*2024*
	KD	*KD*
Financial assets:		
Trade receivables	**473,147**	558,763
Receivables from related parties (Note 12)	**292,260**	499,812
Other receivables	**180,633**	46,855
Less: allowance for expected credit losses	**(405,795)**	(279,514)
	540,245	825,916
Non-financial assets:		
Prepaid expenses	**76,218**	78,188
Advances	**145,194**	141,329
	221,412	219,517
	761,657	1,045,433

The net carrying value of trade receivables is considered a reasonable approximation of fair value.

Note 21.1 includes disclosures relating to the credit risk exposures and analysis relating to the allowance for expected credit losses on the Group's trade receivables. Other classes within accounts receivable do not contain impaired assets.

The maximum exposure to credit risk at the reporting date is the carrying value of each class of receivables mentioned above.

Set out below is the movement in the allowance for expected credit losses of trade and other receivables:

	2025	*2024*
	KD	*KD*
At 1 January	**279,514**	357,717
Allowance for (reversal of) expected credit losses	**126,281**	(82,218)
Write offs	**-**	4,015
At 31 December	**405,795**	279,514

7 INVESTMENT PROPERTIES

	2025	*2024*
	KD	*KD*
At 1 January	**7,153,000**	6,958,000
Change in fair value	**197,000**	195,000
At 31 December	**7,350,000**	7,153,000

Investment properties comprise of freehold buildings located in Kuwait.

The fair value of the investment properties has been determined based on valuations obtained from two independent valuers, who are industry specialists in valuing these types of investment properties. For each of the property one of these valuers is a local bank and the other is a local reputable accredited valuer who have valued the investment properties using the income method. In regard to measurement of investment properties in the consolidated financial statements, the management has considered the lower of the two valuations as per Law No. 7 of CMA regulations.

Fair value hierarchy
The fair value measurement of investment properties has been categorised as level 3 within the fair value hierarchy based on the normalised net operating income generated by the property, which is divided by the capitalisation (discount) rate.

The significant inputs used in the fair value measurements are set out below:

	2025	*2024*
Average monthly rent (per sqm) (KD)	**2.88**	3.10
Yield rate	**6.09%**	6.78%
Occupancy rate	**93%**	95%

Significant increases (decreases) in the above assumptions in isolation would result in a significantly higher (lower) fair value on a linear basis.

8 INVESTMENT SECURITIES

	2025	*2024*
	KD	*KD*
Financial assets at fair value through other comprehensive income:		
Unquoted equity securities	**316,622**	413,031

The fair value hierarchy and basis of valuation is disclosed in Note 22.1.

9 INVESTMENT IN ASSOCIATES

The Group has investment in the following associates:

Name of entity	*Country of incorporation*	*% equity interest* **2025**	*2024*	*Carrying amount* **2025 KD**	*2024 KD*
Munshaat Real Estate Projects Company K.S.C.P. ("Munshaat")	Kuwait	**27.67**	27.67	**11,542,250**	4,738,843
Joint Venture – Qitaf ("Qitaf")	Kuwait	**36.43**	36.43	**118,662**	421,206
The Zamzam 2013 JV ("Zamzam")	Kuwait	**23.48**	23.48	**10,491,322**	8,363,684
				22,152,234	13,523,733

A reconciliation of the summarised financial information to the carrying amount of the associates is set out below:

Reconciliation to carrying amounts	***2025 KD***	*2024 KD*
At 1 January	**13,523,733**	13,096,882
Share of results	**4,761,389**	3,060,391
Share of other comprehensive income (loss)	**1,331,469**	(77,855)
Reversal of impairment *	**2,539,337**	-
Exchange differences	**(3,694)**	2,102
Capital redemption	**-**	(2,557,787)
At 31 December	**22,152,234**	13,523,733

* During the year, the Group recognised a reversal of impairment on its investment in associates following an assessment on their recoverable amounts.

9 INVESTMENT IN ASSOCIATES (continued)

The following table illustrates summarised financial information of the Group's investment in its associates:

	Munshaat KD	***Qitaf KD***	***Zamzam KD***	***2025 KD***	*2024 KD*
Summarised statement of financial position of associates:					
Non-current assets	**69,612,916**	**719,264**	**32,318,760**	**102,650,940**	113,550,484
Current assets	**14,552,873**	**851,804**	**15,518,292**	**30,922,969**	16,877,528
Non-current liabilities	**(36,208,481)**	**-**	**-**	**(36,208,481)**	(52,236,388)
Current liabilities	**(15,573,900)**	**(1,245,343)**	**(3,155,100)**	**(19,974,343)**	(20,446,282)
Non-controlling interests	**9,330,542**	**-**	**-**	**9,330,542**	10,178,351
Equity	**41,713,950**	**325,725**	**44,681,952**	**86,721,627**	67,923,693
Group's share in equity (%)	**27.67%**	**36.43%**	**23.48%**	**-**	-
Group's carrying amount of the investment	**11,542,250**	**118,662**	**10,491,322**	**22,152,234**	13,523,733
Summarised statement of profit or loss of associates:					
Revenue	**19,936,171**	**1,463,761**	**27,338,946**	**48,738,878**	44,787,862
Profit (loss) for the year	**12,223,771**	**(820,347)**	**7,146,183**	**18,549,607**	11,891,767
Group's share of profit (loss) for the year	**3,382,317**	**(298,852)**	**1,677,924**	**4,761,389**	3,060,391
Group's share of other comprehensive gain (loss) for the year	**905,523**	**-**	**425,946**	**1,331,469**	(77,855)
Reversal of impairment	**2,515,567**	**-**	**23,770**	**2,539,337**	-
Capital redemption	**-**	**-**	**-**	**-**	(2,557,787)

The management has carried out the assessment of Group's investment in associates to identify any indicators of impairment. The management has considered factors such as changes in the investee's financial condition, any significant adverse changes in economy, market, legal environment, industry or the political environment affecting the investees business. Reviews for indicators of impairment and any resulting tests for impairment of the investment in associates have been performed as at the annual reporting date, 31 December 2025. Based on management's assessment, a reversal of impairment of investment in associates amounting to KD 2,539,337 (2024: KD Nil) was recorded.

9 INVESTMENT IN ASSOCIATES (continued)

The market value of investment in Munshaat (based on the quoted market price) as at 31 December 2025 was KD 21,739,766 (2024: KD 10,780,785).

Qitaf and Zamzam are not listed and consequently do not have quoted market prices are available. Management considers that the fair values of the underlying associate are unlikely to be materially different from their carrying values

Provision for litigation and legal claim contingency in respect of an associate
In prior years, Munshaat recorded provision for litigation to settle the claim brought against the Group by the contractor of Qeblah Tower. On 9 June 2021, the Saudi Arbitration Committee ("SAC") issued a final verdict and ruled in favour of the claimant for which Munshaat was liable to pay a total amount of SAR 155 million (equivalent to KD 12.6 million) pertaining to final payment, retention payments, the compensation for delay in the execution of project, and other project related costs. Based on the advice and updates from the legal counsel, the Munshaat had recorded a provision for the full amount to settle the claim.

On 27 September 2022, the Court of Appeal upheld the SAC final verdict issued on 9 June 2021. Furthermore, the Court of Appeal obliged Munshaat to pay a total amount of SAR 154 million (equivalent to KD 12.6 million). Munshaat reached a settlement with the contractor to settle the full amount to be paid in instalments over three years, with a final settlement to be made on 31 October 2025.

During the year, Munshaat repaid the final instalment.

10 RIGHT-OF-USE ASSETS

	Building* ***KD***	***Others*** ***KD***	***Total*** ***KD***
Cost:			
At 1 January 2024 and 2025	4,917,519	1,227,022	6,144,541
At 31 December 2025	**4,917,519**	**1,227,022**	**6,144,541**
Depreciation and impairment:			
At 1 January 2024	3,631,656	582,888	4,214,544
Depreciation charge for the year	95,249	128,608	223,857
Reversal of impairment	(11,227)	-	(11,227)
At 31 December 2024	3,715,678	711,496	4,427,174
Depreciation charge for the year	89,025	141,905	230,930
Reversal of impairment	(19,100)	-	(19,100)
At 31 December 2025	**3,785,603**	**853,401**	**4,639,004**
Net book value:			
At 31 December 2024	1,201,841	515,526	1,717,367
At 31 December 2025	**1,131,916**	**373,621**	**1,505,537**

* Right-of-use asset building with a carrying amount of KD 1,131,916 (2024: KD 1,201,841) represents "8th floor of Pullman Zamzam Al Madinah", a leasehold property located in Kingdom of Saudi Arabia and operated as a hotel by an international hotel for a period of 21 years starting from February 2016 after receiving the notification of commencement of operations from the property manager.

Right-of-use assets is measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. Right-of-use assets is depreciated on a straight-line basis over the lease term from the date the asset is available for intended use. As at the reporting date, the remaining period of the lease was 12 years (2024: 13 years).

10 RIGHT-OF-USE ASSETS (continued)

The depreciation charge for the year has been allocated in the consolidated statement of profit or loss as follows:

	2025	*2024*
	KD	*KD*
Hospitality costs	**119,389**	106,042
Administrative expenses	**22,516**	22,566
Depreciation of right-of-use assets	**89,025**	95,249
	230,930	223,857

Taxation
During the current year Munshaat, the property manager, has allocated the share of income tax and withholding tax amounting to KD 41,956 to the Group (2024: KD 48,325).

11 PROPERTY AND EQUIPMENT

	Land KD	*Building KD*	*Furniture, fixtures and equipment KD*	*Motor vehicles KD*	*Total KD*
Cost:					
At 1 January 2024	10,297,000	23,769,913	2,757,570	132,545	36,957,028
Additions	-	-	91,229	-	91,229
At 31 December 2024	10,297,000	23,769,913	2,848,799	132,545	37,048,257
Additions	-	-	317,885	19,600	337,485
At 31 December 2025	**10,297,000**	**23,769,913**	**3,166,684**	**152,145**	**37,385,742**
Depreciation and impairment:					
At 1 January 2024	-	7,908,202	2,558,831	115,200	10,582,233
Depreciation charge for the year	-	392,460	105,509	4,934	502,903
At 31 December 2024	-	8,300,662	2,664,340	120,134	11,085,136
Depreciation charge for the year	-	392,460	78,639	8,854	479,953
At 31 December 2025	**-**	**8,693,122**	**2,742,979**	**128,988**	**11,565,089**
Net book value:					
At 31 December 2024	10,297,000	15,469,251	184,459	12,411	25,963,121
At 31 December 2025	**10,297,000**	**15,076,791**	**423,705**	**23,157**	**25,820,653**

11 PROPERTY AND EQUIPMENT (continued)

The depreciation charge for the year has been allocated in the consolidated statement of profit or loss as follows:

	2025 ***KD***	*2024* *KD*
Hospitality costs	**479,155**	496,853
Administrative expenses	**798**	6,050
	479,953	502,903

Land and building
Land and building with a carrying amount of KD 25,820,030 (2024: KD 25,042,500) are pledged as security to fulfill collateral requirements of Islamic finance payables (Note 17).

Impairment losses related to real estate property
At the reporting date, the Group assessed whether there is an indication that land and building may be impaired through assessing factors such as significant external adverse changes including market, economic, technological or legal environment factors in which the Group operates or internal observable factors including failure to meet budgeted and forecasted earnings in the current and prior years; that may trigger indicators of impairment that will either impact the carrying value or the remaining useful life of land and building. The management has also considered certain additional factors such as maintenance status, market knowledge and historical transactions.

Based on management assessment and the valuation performed by two independent real estate valuers with experience in the locations and category of the property being valued, no impairment indicators were noted.

12 RELATED PARTY DISCLOSURES

Related parties represent Parent Company, Ultimate Parent Company, major shareholders, associates, joint ventures, directors and key management personnel of the Group, and companies of which they are principal owners or over which they are able to exercise significant influence or joint control. Pricing policies and terms of these transactions are approved by the Parent Company's management.

The following tables shows the aggregate value of transactions and outstanding balances with related parties:

	Major shareholder of the Parent Company KD	***Associates KD***	***Other related parties KD***	***2025 KD***	*2024 KD*
Consolidated statement of profit or loss:					
Management fees income	**-**	**75,405**	**-**	**75,405**	71,233
Management fees *(included under administrative expenses)*	**-**	**-**	**(62,380)**	**(62,380)**	(56,586)
Incentive fees *(included under administrative expenses)*	**-**	**-**	**(104,798)**	**(104,798)**	(92,496)
Marketing fees *(included under administrative expenses)*	**-**	**-**	**(41,587)**	**(41,587)**	(37,724)
Consolidated statement of financial position:					
Receivables from related parties	**-**	**257,483**	**34,777**	**292,260**	499,812
Payables to related parties	**121,845**	**37,289**	**53,206**	**212,340**	179,773

12 RELATED PARTY DISCLOSURES (continued)

Terms and conditions of transactions with related parties
Transactions with related parties are made on terms approved by the management. Outstanding balance with related parties are unsecured and interest free and have no fixed repayment schedule. There have been no guarantees provided or received for any related party receivables or payables. For the year ended 31 December 2025, the Group has not recognised any provision for expected credit losses relating to amounts owed by related parties (2024: KD Nil). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

Transactions with key management personnel
Key management personnel comprise of the Board of Directors and key members of management having authority and responsibility for planning, directing and controlling the activities of the Group. The aggregate value of transactions and outstanding balances related to key management personnel were as follows.

	Balance outstanding as at 31 December		*Transaction values for the year ended 31 December*	
	2025	*2024*	***2025***	*2024*
	KD	*KD*	***KD***	*KD*
Salaries and other short-term benefits	**124,015**	49,850	**110,380**	113,757
End of service benefits	**32,407**	26,081	**7,500**	4,705
Compensation to independent board member*	**10,000**	10,000	**10,000**	10,000
	166,422	85,931	**127,880**	128,462

* Compensation to independent board member has been approved by the shareholders of the Parent Company in their AGM held on 27 April 2025.

The Board of Directors in their meeting held on 17 February 2026 proposed compensation to independent board member of KD 10,000 for the year ended 31 December 2025 (2024: KD 10,000). This proposal is subject to the approval of the shareholders at the AGM of the Parent Company.

13 SHARE CAPITAL

Authorised, issued and fully paid-up capital amounting to KD 59,314,500 (2024: KD 59,314,500) consist of 593,145,000 (2024: 593,145,000) shares of 100 fils each, paid in cash.

Distributions made and proposed
The Board of Directors in their meeting held on 17 February 2025 proposed not to distribute cash dividends to the shareholders for the year ended 31 December 2025. This proposal is subject to the approval of the shareholders at the AGM of the Parent Company.

The annual general meeting (“AGM”) of the shareholders of the Parent Company held on 27 April 2025 approved the consolidated financial statements for the year ended 31 December 2024.

14 STATUTORY RESERVE

In accordance with the Companies’ Law, and the Parent Company’s Memorandum of Incorporation and Articles of Association, a minimum of 10% of the profit for the year before tax and directors’ remuneration shall be transferred to the statutory reserve based on the recommendation of the Parent Company’s board of directors. The annual general assembly of the Parent Company may resolve to discontinue such transfer when the reserve exceeds 50% of the issued share capital. The reserve may only be used to offset losses or enable the payment of a dividend up to 5% of paid-up share capital in years when profit is not sufficient for the payment of such dividend due to absence of distributable reserves. Any amounts deducted from the reserve shall be refunded when the profits in the following years suffice, unless such reserve exceeds 50% of the issued share capital.

During the current and prior year, no amount was transferred to statutory reserve by the Group to maintain statutory reserve to the cost of treasury shares.

15 VOLUNTARY RESERVE

In accordance with the Companies' Law, and the Parent Company's Memorandum of Incorporation and Articles of Association, a maximum of 10% of the profit for the year before tax and directors' remuneration is required to be transferred to the voluntary reserve. Such annual transfers may be discontinued by a resolution of the shareholders' general assembly upon a recommendation by the Board of Directors. There are no restrictions on the distribution of this reserve.

During the year, no transfer has made to voluntary reserve for the year since the Group has accumulated losses.

16 TREASURY SHARES

	2025	*2024*
Number of treasury shares	**21,499,664**	21,499,664
Percentage of capital	**3.62%**	3.62%
Cost – KD	**1,769,871**	1,769,871
Market value – KD	**1,719,973**	1,096,483
Weighted average market price – fils	**80**	51

Reserves equivalent to the cost of treasury shares held are not available for distribution during the holding period of such shares as per CMA guidelines.

17 ISLAMIC FINANCE PAYABLES

	Effective interest rate	***Maturity***	***2025 KD***	*2024 KD*
Secured Ijara contract*	5.25%	30 June 2020	**26,145,000**	25,042,500

* Secured Ijara contract amounting to KD 26,145,000 (2024: KD 25,042,500) represent a finance lease agreement ("Ijara contract") entered into between Gulf Real Estate Development Company ("Subsidiary") and a local financial institution ("lender") for a hotel property located in the State of Kuwait ("leased property") with a lease term of 65 months commencing on the date of signing the Ijara contract and maturing at the end of the lease on 30 June 2020 ("maturity date"). The lease payments are repayable in equal quarterly instalments of KD 275,625 and the ownership of the leased asset was to be transferred to the Subsidiary once a lump sum payment of KD 21,000,000 ("balloon payment") is made at the maturity date. Ijara payables of KD 21,000,000 are secured by a first charge over the Group's leased property, with a carrying value of KD 25,820,030 (2024: KD 25,962,050) at 31 December 2025 (Note 11).

Due to COVID-19 pandemic and the consequent financial difficulties, the lender officially notified the Subsidiary in August 2020 to surrender the leased property.

On 5 April 2021, the Subsidiary was subpoenaed by the court to evict and surrender the leased property following a claim lodged by the lender. On 17 November 2021 the Court of First Instance ruled in favour of the lender and ordered the Subsidiary to hand over the leased property. The Subsidiary decided to appeal against the decision before the Court of Appeal. On 20 June 2022, the higher court decided to suspend the case until the outcome of the below counter litigation filed by the Group to prove its claim on the right of ownership on the property.

On 4 July 2021, the lender filed another case against the Parent Company (in its capacity as a joint guarantor) and the Subsidiary requesting the court to refer the matter to experts to evaluate the ownership of the property and has also raised a demand for compensation for the period from the date of expiry of the contract. The matter has been referred to experts. The court received the experts report on 19 September 2022 and contravened on 23 October 2022 and decided to shift the case to a different department – Commercial Government department, which has decided to send the matters to their own set of experts. Further, on the same date, the Group filed a counter litigation to prove its claim on the right of ownership on the property. The court merged both cases and rendered a decision in favour of the Group on 25 December 2022. Furthermore, with respect to the joint guaranteed contract with the Parent Company towards the debt obligation, the Court of Appeal, ruled a final decision that the contract is void; accordingly, the Parent Company has no contractual obligation towards the Islamic finance payables.

17 ISLAMIC FINANCE PAYABLES (continued)

The Lender has appealed against the decision, however, a hearing has not been scheduled yet by the court. As at the reporting date, there were no further developments in relation to the matters noted above.

Furthermore, in 2024, the lender filed a new case against the Parent Company and the Subsidiary claiming the Islamic finance payables amounting to KD 21,000,000 with 5.25% profit. On 9 February 2025, the Court of First Instance dismissed the case. The lender filed an appeal against the decision. On 18 June 2025, the Court of First Instance issued a suspensive injunction, effective until the final adjudication of the above appeals pending before the Court of Cassation. As at the reporting date, there were no further developments in relation to the matters noted above.

Finance cost continues to be accrued by the Group since the expiry of the contract on 30 June 2020 in order to provide any such contingency.

Loan covenants
Banking covenants vary according to each loan agreement. A future breach of covenant may require the Group to repay the Islamic finance payable on demand. Due to the abovementioned matter, the Group is in breach of its financing covenants, and accordingly classifies the Islamic Finance Payables as current liabilities.

18 ACCOUNTS PAYABLE AND ACCRUALS

	2025	*2024*
	KD	*KD*
Payables to suppliers	**308,426**	314,523
Payables to related parties (Note 12)	**212,340**	179,773
Staff payables	**127,213**	127,056
Lease liabilities	**401,822**	538,136
Other payables	**809,272**	663,128
	1,859,073	1,822,616

For maturity analysis and explanations on the Group's liquidity risk management processes, refer to Note 21.2.

Set out below, are the carrying amount of the Group's lease liabilities and the movement during the year:

	2025	*2024*
	KD	*KD*
As at 1 January	**538,136**	64,930
Additions	**-**	592,226
Finance cost	**27,006**	30,845
Payments	**(163,320)**	(149,865)
As at 31 December	**401,822**	538,136
Current	**137,359**	136,315
Non-current	**264,463**	401,821
	401,822	538,136

19 SEGMENT INFORMATION

For management purposes, the Group is organised into three major business segments. The principal activities and services under these segments are as follows:

- **Hotel operations** : Consist of the hospitality services provided through the Millennium hotel and convention centre, Kuwait
- **Real estate** : Managing investment properties
- **Investment** : Managing direct investments and investments in subsidiaries and associates.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on return on investments. The Group does not have any inter-segment transactions.

The following table presents segment revenue, expenses, results information of the Group's operating segments for the year ended 31 December 2025 and 2024:

2025	***Hotel operations KD***	***Real estate KD***	***Investment KD***	***Others KD***	***Total KD***
Segment revenue	**4,895,265**	**610,678**	**7,300,726**	**458,101**	**13,264,770**
Segment expenses	**(4,781,329)**	**(103,677)**	**-**	**(625,074)**	**(5,510,080)**
Segment results	**113,936**	**507,001**	**7,300,726**	**(166,973)**	**7,754,690**
Other disclosures:					
Share of results of associates	**-**	**-**	**4,761,389**	**-**	**4,761,389**
Reversal of impairment of right-of-use assets	**19,100**	**-**	**-**	**-**	**19,100**
Reversal of impairment of investment in associates	**-**	**-**	**2,539,337**	**-**	**2,539,337**
Depreciation expense	**688,367**	**-**	**-**	**22,516**	**710,883**
Allowance for expected credit losses	**(118,421)**	**(7,860)**	**-**	**-**	**(126,281)**

2024	*Hotel operations KD*	*Real estate KD*	*Investment KD*	*Others KD*	*Total KD*
Segment revenue	4,497,540	644,957	3,060,391	228,037	8,430,925
Segment expenses	(4,585,843)	(123,524)	-	(545,480)	(5,254,847)
Segment results	(88,303)	521,433	3,060,391	(317,443)	3,176,078
Other disclosures:					
Share of results of associates	-	-	3,060,391	-	3,060,391
Reversal of impairment of right-of-use assets	11,227	-	-	-	11,227
Depreciation expense	(704,183)	-	-	(22,577)	(726,760)
Reversal of (allowance for) ECL - net	88,118	(5,900)	-	-	82,218

19 SEGMENT INFORMATION (continued)

The following table presents assets and liabilities for the Group's operating segments as at the reporting date:

2025	***Hotel operations KD***	***Real estate KD***	***Investment KD***	***Others KD***	***Total KD***
Total assets	**32,357,335**	**10,760,851**	**27,532,075**	**68,222**	**70,718,483**
Total liabilities	**27,287,128**	**386,848**	**70,378**	**708,539**	**28,452,893**

2024	*Hotel operations KD*	*Real estate KD*	*Investment KD*	*Others KD*	*Total KD*
Total assets	31,683,406	9,732,351	19,051,268	91,189	60,558,214
Total liabilities	26,263,160	388,652	14,988	611,880	27,278,680

20 MATURITY ANALYSIS OF ASSETS AND LIABILITIES

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled:

2025	***Within 1 year KD***	***Over 1 year KD***	***Total KD***
ASSETS			
Cash and cash with banks	**12,756,525**	**-**	**12,756,525**
Inventories	**55,255**	**-**	**55,255**
Accounts receivable and prepayments	**761,657**	**-**	**761,657**
Investment properties	**-**	**7,350,000**	**7,350,000**
Financial assets at FVOCI	**-**	**316,622**	**316,622**
Investment in associates	**-**	**22,152,234**	**22,152,234**
Right-of-use assets	**-**	**1,505,537**	**1,505,537**
Property and equipment	**-**	**25,820,653**	**25,820,653**
TOTAL ASSETS	**13,573,437**	**57,145,046**	**70,718,483**
LIABILITIES			
Islamic finance payables	**26,145,000**	**-**	**26,145,000**
Accounts payable and accruals	**1,594,610**	**264,463**	**1,859,073**
Employees' end of service benefits	**-**	**448,820**	**448,820**
TOTAL LIABILITIES	**27,739,610**	**713,283**	**28,452,893**
NET LIQUIDTY GAP	**(14,166,173)**	**56,431,763**	**42,265,590**

20 MATURITY ANALYSIS OF ASSETS AND LIABILITIES (continued)

2024	*Within 1 year KD*	*Over 1 year KD*	*Total KD*
ASSETS			
Cash and cash with banks	10,693,448	-	10,693,448
Inventories	49,081	-	49,081
Accounts receivable and prepayments	1,045,433	-	1,045,433
Investment properties	-	7,153,000	7,153,000
Financial assets at FVOCI	-	413,031	413,031
Investment in associates	-	13,523,733	13,523,733
Right-of-use assets	-	1,717,367	1,717,367
Property and equipment	-	25,963,121	25,963,121
TOTAL ASSETS	11,787,962	48,770,252	60,558,214
LIABILITIES			
Islamic finance payables	25,042,500	-	25,042,500
Accounts payable and accruals	1,420,795	401,821	1,822,616
Employees' end of service benefits	-	413,564	413,564
TOTAL LIABILITIES	26,463,295	815,385	27,278,680
NET LIQUIDTY GAP	(14,675,333)	47,954,867	33,279,534

21 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial liabilities, comprise Islamic finance payables and other payables. The main purpose of these financial liabilities is to finance the Group's operations. The Group's principal financial assets include accounts receivables and prepayments, cash and cash equivalents that derive directly from its operations. The Group also holds investments in equity instruments

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management oversees the management of these risks. The Parent Company's Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The Board of Directors has established the risk management committee, which is responsible for developing and monitoring the Group's risk management policies. The committee reports regularly to the board of directors on its activities. The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Parent Company's Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

21.1 Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily accounts receivables and cash and cash equivalents)

The Group's policy is to closely monitor the creditworthiness of the counterparties. In relation to rental income receivable, management assesses the tenants according to Group's criteria prior to entering into lease arrangements. The credit risk on bank balances is limited because the counterparties are reputable financial institutions with appropriate credit-ratings assigned by international credit-rating agencies.

21 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

21.1 Credit risk (continued)

Risk concentration of maximum exposure to credit risk
The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets is as follows:

	2025 ***KD***	*2024* *KD*
Cash and cash with banks (excluding cash on hand)	**12,745,725**	10,683,248
Accounts receivables (excluding prepaid expenses and advances)	**540,245**	825,916
	13,285,970	11,509,164

Trade receivables
At 31 December, the net exposure to credit risk by type of counterparty was as follows:

	2025 ***KD***	*2024* *KD*
Government sector	**30,687**	27,185
Corporate customers	**36,665**	88,308
	67,352	115,493

The Group monitors significant changes in the balances of trade receivables on an ongoing basis throughout each reporting period using all reasonable and supportable information that is available without undue cost or effort. The Group does not hold collateral as security.

Expected credit loss assessment for trade receivables
The Group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

Set out below is the information about the credit risk exposure on the Group's trade receivables using a provision matrix:

	Trade receivables		
	Days past due		
2025	***< 365 days*** ***KD***	***> 365 days*** ***KD***	***Total*** ***KD***
Expected credit loss rate	**71.49%**	**100%**	
Estimated total gross carrying amount at default	**236,257**	**236,890**	**473,147**
Expected credit loss	**168,905**	**236,890**	**405,795**

	Trade receivables		
	Days past due		
2024	*< 365 days* *KD*	*> 365 days* *KD*	*Total* *KD*
Expected credit loss rate	31.62%	53.92%	
Estimated total gross carrying amount at default	97,614	461,149	558,763
Expected credit loss	30,864	248,650	279,514

21 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

21.1 Credit risk (continued)

Cash and cash equivalents
Credit risk from cash and cash equivalents is limited because the counterparties are reputable financial institutions with appropriate credit-ratings assigned by international credit-rating agencies. Further, the principal amounts of deposits in local banks (including saving accounts and current accounts) are guaranteed by the Central Bank of Kuwait in accordance with Law No. 30 of 2008 Concerning Guarantee of Deposits at Local Banks in the State of Kuwait which came into effect on 3 November 2008.

The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. Accordingly, management identified impairment loss to be immaterial.

Amounts due from related parties and other receivables
As at the reporting date, the majority of the Group's counterparty exposure has a low risk of default and does not include any past-due amounts. Accordingly, management identified impairment loss to be immaterial.

21.2 Liquidity risk
Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group aims to maintain the level of its cash and cash equivalents at an amount in excess of expected cash outflows on financial liabilities (other than trade payables) over the next 60 days. The Group also managed liquidity risk by continuously monitoring actual and forecast cash flows and matching the maturity profiles of financial assets and liabilities.

The steps taken by the Group to respond to possible future liquidity constraints arising from unforeseen circumstances and the impact of those steps on the consolidated financial statements include the following.

- Management has prepared a detailed cashflow analysis for the next 12 months to assess the liquidity position of the Group and identify liquidity gaps.
- Management has taken actions to reduce operating losses. Cost savings measure also included employee furlough together with other employee cost reductions. Further, supplier costs decreased significantly, together with a reduction in non-essential operating and capital expenditure.

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments:

	On demand KD	***Within 3 months KD***	***3 to 12 months KD***	***1 to 5 years KD***	***Total KD***
2025					
Islamic finance payables	**26,145,000**	**-**	**-**	**-**	**26,145,000**
Accounts payable and accruals	**212,340**	**347,256**	**1,040,975**	**294,640**	**1,895,211**
	26,357,340	**347,256**	**1,040,975**	**294,640**	**28,040,211**

	On demand KD	*Within 3 months KD*	*3 to 12 months KD*	*1 to 5 years KD*	*Total KD*
2024					
Islamic finance payables	25,042,500	-	-	-	25,042,500
Accounts payable and accruals	179,773	167,886	1,100,141	437,960	1,885,760
	25,222,273	167,886	1,100,141	437,960	26,928,260

21 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

21.3 Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk. Financial instruments affected by market risk include bank borrowings, other payables, cash at bank, equity investments and certain accounts receivable.

The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

21.3.1 Interest rate risk

Interest rate risk arises from the possibility that changes in floating interest rates will affect future profitability or the fair values of financial instruments.

The Group's interest rate risk primarily arises from its loans and borrowings and short-term borrowing. The Group is subject to limited exposure to interest rate risk due to the fact that most of its loans and borrowings are fixed-rate Islamic instruments and may be repriced immediately based on market movement in interest rates.

21.3.2 Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Group incurs foreign currency risk on transactions denominated in a currency other than the KD, primarily United States Dollars ("USD") and Saudi Riyals ("SAR"). The Group's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's operating activities (when revenue or expense is denominated in a foreign currency) and the Group's investments.

The Group currently does not use financial derivatives to manage its exposure to currency risk. The Group manages its foreign currency risk based on the limits determined by management and a continuous assessment of the Group's open positions, current and expected exchange rate movements. The Group ensures that its net exposure is kept to an acceptable level, by dealing in currencies that do not fluctuate significantly against the KD.

The following tables set out the Group's exposure to foreign currency exchange rates on monetary financial assets and liabilities at the reporting date:

	2025	*2024*
	KD	*KD*
	Asset (liability)	*Asset (liability)*
USD	**564,091**	835,836
SAR	**1,132,030**	1,201,956

Sensitivity analysis

A possible 5% strengthening (weakening) of the KD against all other currencies at 31 December would have affected the measurement of financial instruments denominated in a foreign currency and affected profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast revenue and cost.

	Effect on profit for the year before tax increase/(decrease)	
	2025	*2024*
	KD	*KD*
Currency		
US Dollars	**28,205**	41,792
SAR	**56,602**	60,098

An equal change in the opposite direction would have decreased the profit (increased loss during prior year) for the year by the same amount.

22 FAIR VALUE MEASUREMENT

22.1 Financial instruments

Management assessed that the carrying value of financial instruments at amortised cost is not significantly different from their fair values as most of these assets and liabilities are of short-term maturity or are re-priced immediately based on market movement in interest rates. The fair value of financial assets and financial liabilities with a demand feature is not less than its face value.

The following methods and assumptions were used to estimate the fair values for financial instruments measured at fair value on a recurring basis:

Unlisted equity securities
The fair value of unlisted equity investment has been estimated using a market-based valuation technique. The Group determines comparable public companies (peers) based on industry, size and leverage and calculates an appropriate trading multiple for the comparable company identified. The multiple is then discounted for considerations such as illiquidity and size differences between the comparable companies based on company specific facts and circumstances. The Group classifies the fair value of these investments as Level 3.

Description of significant unobservable inputs to valuation:
The significant unobservable inputs used in the fair value measurements categorised within Level 3 of the fair value hierarchy, together with a quantitative sensitivity analysis as at 31 December are shown below:

	Valuation techniques	*Significant unobservable inputs*	*DLOM*	*Sensitivity of the input to fair value at 31 December*
Unquoted equity security	Price to book value multiple approach	DLOM *	40% (2024:25%)	5% increase (decrease) in the discount would decrease (increase) the fair value by KD 31,701 (2024: KD 31,844)

* Discount for lack of marketability represents the amounts that the Group has determined that market participants would take into account when pricing the investments.

Reconciliation of fair value measurement of non-listed equity investments classified as equity instruments designated at fair value through OCI:

	2025 ***KD***	*2024* *KD*
As at 1 January	**413,031**	382,126
Remeasurement recognised in OCI	**(96,409)**	30,905
As at 31 December	**316,622**	413,031

22.2 Non-financial assets

Non-financial assets consists of right-of-use assets and investment properties. The right-of-use assets is carried at cost less accumulated amortisation and impairment in the consolidated financial statements of the Group. The impairment assessment is performed using the income approach using valuation models consistent with the principles in IFRS 13.

Investment properties are measured at fair value. The fair value hierarchy and basis of valuation of investment properties is disclosed in Note 7.

23 CAPITAL MANAGEMENT

The Group's capital management objective is to provide an adequate return to shareholders by pricing products and services in a way that reflects the level of risk involved in providing those goods and services.

The Group is not subject to externally imposed capital requirements.

The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders, issue new shares or reduce capital and utilise capital reserves to extinguish accumulated losses. The Group monitors capital using a gearing ratio, which is 'net debt' divided by total capital plus net debt. The Group's policy is to keep the gearing ratio within acceptable levels. The Group includes within net debt, interest bearing loans and borrowings, less cash and cash equivalents. Capital represents equity attributable to the equity holders of the Parent Company.

	2025	*2024*
	KD	*KD*
Islamic finance payables (Note 17)	**26,145,000**	25,042,500
Less: cash and cash with banks	**(12,756,525)**	(10,693,448)
Net debt	**13,388,475**	14,349,052
Equity attributable to the equity holders of the Parent Company	**42,064,209**	33,070,159
Capital and net debt	**55,452,684**	47,419,211
Gearing ratio	**24%**	30%

No change were made in the objectives, policies or processes for managing capital during the years ended 31 December 2025 and 2024.