

Financial statements and independent auditor's report

**Kuwait International Investment Holding Company – KSC (Closed)**

**Kuwait**

31 December 2025

## **Contents**

	<b>Page</b>
<b>Independent auditor's report</b>	<b>1 to 3</b>
<b>Statement of profit or loss</b>	<b>4</b>
<b>Statement of profit or loss and other comprehensive income</b>	<b>5</b>
<b>Statement of financial position</b>	<b>6</b>
<b>Statement of changes in equity</b>	<b>7</b>
<b>Statement of cash flows</b>	<b>8</b>
<b>Notes to the financial statements</b>	<b>9 to 39</b>

## Independent auditor's report

To the Shareholders of  
Kuwait International Investment Holding Company – KSC (Closed)  
Kuwait

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the financial statements of Kuwait International Investment Holding Company – KSC (Closed) (“the Company”), which comprise the statement of financial position as at 31 December 2025, and the statements of profit or loss, profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (“IASB”).

#### Basis for Opinion

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 Financial Statements* section of our report. We are independent of the Company in accordance with the *International Code of Ethics for Professional Accountants (including international independence standards)* issued by International Ethics Standards Board for Accountants (“IESBA Code”) and the ethical requirements that are relevant to our audit of the financial statements in the State of Kuwait. We have fulfilled our ethical responsibilities in accordance with these requirements and the IESBA Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Other Information

Management is responsible for the other information. Other information comprises the report of the Company's board of directors (but does not include the financial statements and our auditor's report thereon).

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the 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 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. We have nothing to report in this regard.

## **Independent Auditor's Report to the Shareholders of Kuwait International Investment Holding Company – KSC (Closed) (continued)**

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company'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 Company or to cease operations, or has no realistic alternative but to do so.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the 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 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 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.
- 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 Company'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 Company'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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the 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 Company 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 Company audit. We remain solely responsible for our audit opinion.

We communicate with management 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.



## Independent Auditor's Report to the Shareholders of Kuwait International Investment Holding Company – KSC (Closed) (continued)

### Report on Other Legal and Regulatory Requirements

Furthermore, in our opinion, proper books of account have been kept by the Company and the financial statements, together with the contents of the report of the Company's Board of Directors relating to these financial statements, are in accordance therewith. We further report that we obtained all the information and explanations that we required for the purpose of our audit and that the financial statements incorporate all information that is required by the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, and by the 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, the Executive Regulations, or of the 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 or financial position of the Company.

A handwritten signature in blue ink, appearing to read 'Hend Abdullah Al Surayea'.

Hend Abdullah Al Surayea  
(Licence No. 141-A)  
of Grant Thornton – Al-Qatami, Al-Aiban & Partners

Kuwait  
20 April 2026

## Statement of profit or loss

	Note	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
<b>Income</b>			
Rental income	7	1,344,534	1,302,889
Net gain on financial assets at FVTPL		25,861,532	26,006,227
Change in fair value of investment properties under development		-	158,498
Share of results of associates	11	(193,612)	98,264
Dividend income		2,665,305	1,393,859
Gain on disposal of investment properties under development		-	414,089
(Loss)/gain on foreign currency exchange		(6,185)	3,886
Other income		637,028	-
		<b>30,308,602</b>	<b>29,377,712</b>
<b>Expenses and other charges</b>			
Cost of operating investment properties		(630,136)	(678,796)
General and administrative expenses		(545,422)	(746,811)
Provision charge for doubtful debts - net		(1,588,505)	(77,921)
Borrowing costs		(685,689)	(495,972)
		<b>(3,449,752)</b>	<b>(1,999,500)</b>
<b>Profit for the year before contribution to KFAS, provision for Zakat and directors' remuneration</b>		<b>26,858,850</b>	<b>27,378,212</b>
Contribution to Kuwait Foundation for the Advancement of Sciences (KFAS)		(268,589)	(246,404)
Provision for Zakat		(306,834)	(278,838)
Directors' remuneration		(60,000)	(60,000)
<b>Profit for the year</b>		<b>26,223,427</b>	<b>26,792,970</b>

*The notes set out on pages 9 to 39 form an integral part of these financial statements.*

## Statement of profit or loss and other comprehensive income

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Profit for the year	26,223,427	26,792,970
Other comprehensive income:		
<i>Items that will not be reclassified subsequently to profit or loss:</i>		
Changes in fair value of financial assets at FVTOCI	1,990,958	9,583,940
<b>Total other comprehensive income for the year</b>	<b>1,990,958</b>	<b>9,583,940</b>
<b>Total comprehensive income for the year</b>	<b>28,214,385</b>	<b>36,376,910</b>

*The notes set out on pages 9 to 39 form an integral part of these financial statements.*

## Statement of financial position

	Note	31 Dec. 2025 KD	31 Dec. 2024 KD
<b>Assets</b>			
<b>Non-current assets</b>			
Financial assets at FVTOCI	9	41,716,627	33,833,631
Investment properties under development		384,405	384,405
Investment properties	10	1,801,480	1,817,790
Investment in associates	11	6,684,298	6,877,910
		<b>50,586,810</b>	<b>42,913,736</b>
<b>Current assets</b>			
Receivables and other assets	12	567,104	536,263
Due from related parties	18	1,782,437	1,374,355
Financial assets at FVTPL	13	110,871,027	81,928,437
Cash and cash equivalents	14	1,671,731	4,540,583
		<b>114,892,299</b>	<b>88,379,638</b>
<b>Total assets</b>		<b>165,479,109</b>	<b>131,293,374</b>
<b>Equity and liabilities</b>			
<b>Equity</b>			
Share capital	19	6,286,494	5,029,195
Statutory reserve	15	4,203,210	4,203,210
Voluntary reserve	15	4,203,210	4,203,210
Treasury shares		(13,399)	(13,399)
Cumulative changes in fair value		15,879,828	15,568,230
Retained earnings		114,665,380	89,019,153
		<b>145,224,723</b>	<b>118,009,599</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Borrowings	16	14,305,400	8,759,700
Provision for employees' end of service benefits		103,608	85,792
		<b>14,409,008</b>	<b>8,845,492</b>
<b>Current liabilities</b>			
Borrowings	16	1,699,827	553,581
Due to related parties	18	1,118,631	757,089
Payables and other liabilities	17	3,026,920	3,127,613
		<b>5,845,378</b>	<b>4,438,283</b>
<b>Total liabilities</b>		<b>20,254,386</b>	<b>13,283,775</b>
<b>Total equity and liabilities</b>		<b>165,479,109</b>	<b>131,293,374</b>



Hamed Mohammed Al-Aiban  
 Chairman & CEO

*The notes set out on pages 9 to 39 form an integral part of these financial statements.*

## Statement of changes in equity

	Share capital KD	Statutory reserve KD	Voluntary reserve KD	Treasury shares KD	Cumulative changes in fair value KD	Retained earnings KD	Total KD
Balance at 1 January 2025	5,029,195	4,203,210	4,203,210	(13,399)	15,568,230	89,019,153	118,009,599
Issue of bonus shares (note 19)	1,257,299	-	-	-	-	(1,257,299)	-
Dividend distribution (note 19)	-	-	-	-	-	(999,261)	(999,261)
Profit for the year	-	-	-	-	-	26,223,427	26,223,427
Other comprehensive income for the year	-	-	-	-	1,990,958	-	1,990,958
Total comprehensive income for the year	-	-	-	-	1,990,958	26,223,427	28,214,385
Gain on sale of financial assets at FVTOCI	-	-	-	-	(1,679,360)	1,679,360	-
Balance as at 31 December 2025	6,286,494	4,203,210	4,203,210	(13,399)	15,879,828	114,665,380	145,224,723
Balance at 1 January 2024	4,023,356	4,203,210	4,203,210	(13,399)	7,606,356	62,209,528	82,232,261
Issue of bonus shares (note 19)	1,005,839	-	-	-	-	(1,005,839)	-
Dividend distribution (note 19)	-	-	-	-	-	(599,572)	(599,572)
Profit for the year	-	-	-	-	-	26,792,970	26,792,970
Other comprehensive income for the year	-	-	-	-	9,583,940	-	9,583,940
Total comprehensive income for the year	-	-	-	-	9,583,940	26,792,970	36,376,910
Gain on sale of financial assets at FVTOCI	-	-	-	-	(1,622,066)	1,622,066	-
Balance as at 31 December 2024	5,029,195	4,203,210	4,203,210	(13,399)	15,568,230	89,019,153	118,009,599

The notes set out on pages 9 to 39 form an integral part of these financial statements.

## Statement of cash flows

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
<b>OPERATING ACTIVITIES</b>		
Profit for the year	26,223,427	26,792,970
Adjustments for:		
Provision for employees' end of service benefits	17,816	12,940
Dividend income	(2,665,305)	(1,393,859)
Change in fair value of investment properties under development	-	(158,498)
Share of results of associates	193,612	(98,264)
Loss/(gain) on foreign currency exchange	16,310	(9,145)
Provision charge for doubtful debts – net	1,588,505	77,920
Gain on disposal of investment properties under development	-	(414,089)
Borrowing costs	685,689	495,972
	26,060,054	25,305,947
Changes in operating assets and liabilities:		
Receivables and other assets	203,639	(13,058)
Due from related parties	(408,082)	126,487
Financial assets at FVTPL	(28,942,590)	(29,914,101)
Due to related parties	361,542	3,000
Payables and other liabilities	(100,693)	605,964
Net cash used in operating activities	(2,826,130)	(3,885,761)
<b>INVESTING ACTIVITIES</b>		
Purchase of financial assets at FVTOCI	(6,545,497)	(14,431)
Proceeds from sale of financial assets FVTOCI	653,459	1,618,765
Dividend income received	842,320	1,393,859
Net cash (used in)/from investing activities	(5,049,718)	2,998,193
<b>FINANCING ACTIVITIES</b>		
Net movement in borrowings	6,691,946	3,045,497
Borrowing costs paid	(685,689)	(495,972)
Dividends paid to shareholders	(999,261)	(599,572)
Net cash from financing activities	5,006,996	1,949,953
Net (decrease)/increase in cash and cash equivalents	(2,868,852)	1,062,385
Cash and cash equivalents at the beginning of the year	4,540,583	3,478,198
Cash and cash equivalents at the end of the year	1,671,731	4,540,583

*The notes set out on pages 9 to 39 form an integral part of these financial statements.*

## Notes to the financial statements

### 1 Incorporation and activities

Kuwait International Investment Holding Company - KPSC (“the Company”) was incorporated in accordance with the Amiri Decree issued on 22 September 1973, and Memorandum of Incorporation of a Kuwaiti Shareholding Company, authenticated at the Ministry of Justice – Real Estate Registration and Authentication Department in the State of Kuwait under Ref. No. 1008/H/ Volume 2 dated September 13, 1973 and its subsequent amendments, in which the latest was notarised in the Commercial Register on 26 October 2020.

The shareholders in their Extra-Ordinary General Assembly held on 17 May 2024 approved to change the name of the Company from Kuwait International Investment Company – KPSC to Kuwait International Investment Holding Company – KSC (Closed), which was registered in the commercial register on 11 September 2023.

The Company’s activities are as follows:

- Management of the Company’s subsidiaries or participation in management of other companies in which it holds ownership stakes and providing the necessary support thereto.
- Investing funds by way of trading in shares, bonds and other financial securities.
- Acquisition of properties and movables necessary to carry out the business activities as allowable by the law.
- Financing and extending loans to investee companies and providing guarantees for third parties, provided that the share of the holding company in the investee company is not less than 20%.
- Acquisition of industrial rights and related intellectual properties or any other industrial trademarks or royalties and any other property related thereto, and renting such properties to the subsidiary companies and others whether inside Kuwait or abroad.

The Company has the right to carry out its activities inside Kuwait or abroad whether directly or through power of attorney.

The Company is authorized to have interest in or participate with any party or institution carrying out similar activities or those parties who will assist the Company in achieving its objectives whether in Kuwait or abroad. The company has the right to establish, participate in or acquire such institutions.

The Company’s registered address is P.O. Box 22792 – Safat 13088, State of Kuwait.

The Company's Board of Directors approved these financial statements for issue on 16 April 2026. The general assembly of the Company's shareholders has the power to amend these financial statements after issuance.

### 2 Basis for preparation

The financial statements of the Company have been prepared under historical cost convention except for financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties under development and investment properties that have been measured at fair value.

The financial statements are presented in Kuwaiti Dinars (“KD”).

The Company has elected to present the “statement of comprehensive income” in two statements: the “statement of profit or loss” and a “statement of profit or loss and other comprehensive income”.

## Notes to the financial statements (continued)

### 3 Statement of compliance with IFRS accounting standards and going concern assumption

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

These financial statements have been prepared under the assumption the Company operates on a going concern basis, which assumes the Company will be able to discharge its liabilities as they fall due. In confirming the validity of the going concern basis of preparation, the Company has considered various factors and has a reasonable expectation that the Company has and will have adequate resources to continue its operations for the foreseeable future.

### 4 Changes in accounting policies

#### 4.1 New and amended IFRS Accounting Standards adopted by the Company

The following amendments to existing IFRS Accounting Standards were effective for the current period.

<i>Standard or Interpretation</i>	<i>Effective for annual periods beginning</i>
IAS 21 Amendments – Lack of exchangeability	1 January 2025

#### IAS 21 Amendments – Lack of exchangeability

The amendments to IAS 21 addresses determination of exchange rate when there is long term lack of exchangeability. The amendments:

- Specify when a currency is exchangeable into another currency and when it is not — a currency is exchangeable when an entity is able to exchange that currency for the other currency through markets or exchange mechanisms that create enforceable rights and obligations without undue delay at the measurement date and for a specified purpose; a currency is not exchangeable into the other currency if an entity can only obtain an insignificant amount of the other currency.
- Specify how an entity determines the exchange rate to apply when a currency is not exchangeable — when a currency is not exchangeable at the measurement date, an entity estimates the spot exchange rate as the rate that would have applied to an orderly transaction between market participants at the measurement date and that would faithfully reflect the economic conditions prevailing.
- Require the disclosure of additional information when a currency is not exchangeable — when a currency is not exchangeable an entity discloses information that would enable users of its financial statements to evaluate how a currency's lack of exchangeability affects, or is expected to affect, its financial performance, financial position and cash flows.

The adoption of the amendments did not have a significant impact on the Company's financial statements.

## Notes to the financial statements (continued)

### 4 Changes in accounting policies (continued)

#### 4.2 IASB Standards issued but not yet effective

At the date of authorisation of these consolidated financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective, and have not been adopted early by the Company.

Management anticipates that all of the relevant pronouncements will be adopted in the Company's accounting policies for the first period beginning after the effective date of the pronouncements. Information on new standards, amendments and interpretations that are expected to be relevant to the Company's financial statements is provided below. Certain other new standards and interpretations have been issued but are not expected to have a material impact on the Company's financial statements.

*Standard or Interpretation*

*Effective for annual periods beginning*

IFRS 7 and IFRS 9 Classification and Measurement of Financial Instruments - Amendments	1 January 2026
IFRS 18 Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Annual Improvements to IFRS Accounting Standards – volume 11	1 January 2026

#### IFRS 7 and IFRS 9 Classification and Measurement of Financial Instruments - Amendments

The amendments to IFRS 7 and IFRS 9 addresses three changes:

- derecognition of a financial liability settled through electronic transfer whereby entities are permitted to deem a financial liability (or part of it) that will be settled in cash using an electronic payment system to be discharged before the settlement date if specified criteria are met. An entity that elects to apply this derecognition option would be required to apply it to all settlements made through the same electronic payment system.
- Classification of financial assets based on a) contractual terms that are consistent with basic lending arrangements, b) assets with non-recourse description has been enhanced to include a financial asset has non-recourse features if an entity's ultimate right to receive cash flows is contractually limited to the cash flows generated by specified assets, and c) contractually linked instruments have been clarified, and
- Disclosures relating to a) financial assets at FVTOCI where entities are required to disclose fair value gain or loss separately for financial assets derecognised in the period and the fair value gain or loss that relates to investments held at the end of the period, and b) contractual terms that could change the timing or amount of contractual cash flows on the occurrence (or non-occurrence) of a contingent event that does not relate directly to changes in a basic lending risks and costs.

Management does not anticipate that the adoption of the amendments in the future will have a significant impact on the Company's financial statements.

#### IFRS 18 Presentation and Disclosure in Financial Statements

The new standard will replace the IAS 1 Presentation of Financial Statements though it contains a number of the current requirements in the IAS 1. IFRS 18 sets out to ensure the financial statements provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.

## Notes to the financial statements (continued)

### 4 Changes in accounting policies (continued)

#### 4.2 IASB Standards issued but not yet effective (continued)

##### IFRS 18 Presentation and Disclosure in Financial Statements (continued)

Although IFRS 18 includes many of the requirements of IAS 1, it introduces new requirements to better structure financial statements and to provide more detailed and useful information to investors, including:

- Two new subtotals defined in the statement of profit or loss, namely (1) operating profit and (2) profit or loss before financing and income taxes
- The classification of all income and expenses within the statement of profit or loss in one of five categories
- Disclosures of management-defined performance measures (MPM)
- An improvement in the principles related to the aggregation and disaggregation of information in the financial statements and accompanying notes

Some of the disclosure requirements previously contained in IAS 1 have been transferred to IAS 8 without any material changes. This applies in particular to disclosures on accounting policies and sources of estimation uncertainty. As a result of these changes, IAS 8 will be renamed 'Basis of Preparation of Financial Statements'. The publication of IFRS 18 also results in consequential amendments to other IFRS Accounting Standards, including IAS 7.

Management is currently working to identify all of the impacts that IFRS 18 will have on the primary financial statements and notes to the financial statements.

##### IFRS 19 Subsidiaries without Public Accountability: Disclosures

IFRS 19 allows reduced disclosure requirements for an entity instead of the disclosure requirements in other IFRS Accounting Standards if the entity 1) is a subsidiary, 2) it does not have public accountability, 3) it has an ultimate or intermediate parent that produces consolidated financial statements available for public use that comply with IFRS Accounting Standards. An entity electing to apply IFRS 19 is required to apply other IFRS Accounting Standards, except for the disclosure requirements.

Management does not anticipate adoption of the new standard for its financial statements of the Company.

##### Annual Improvements to IFRS Accounting Standards – volume 11

The annual improvement project updates a number of standards primarily providing clarifications and removing inconsistencies.

Management does not anticipate adoption of the amendments will have a significant impact on the Company's financial statements.

### 5 Material accounting policy information

The material accounting policies and measurement bases adopted in the preparation of the financial statements are summarised below:

#### 5.1 Rental income

Rental income arising from investment properties is accounted for on a straight-line basis over the lease term.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.2 Dividend income

Dividend income, other than those from investments in associates, are recognised at the time the right to receive payment is established.

#### 5.3 Interest and similar income

Interest and similar income are recognised on accrual basis using the effective interest method.

#### 5.4 Operating expenses

Operating expenses are recognised in profit or loss upon utilisation of the service or at the date of their origin.

#### 5.5 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is necessary to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed in the period in which they are incurred and reported in Borrowing costs.

#### 5.6 Taxation

##### 5.6.1 *Kuwait Foundation for the Advancement of Sciences (KFAS)*

The contribution to KFAS is calculated at 1% of taxable profit of the Company in accordance with the modified calculation based on the Foundation's Board of Directors' resolution, which states that income from Kuwaiti shareholding associates and subsidiaries and transfer to statutory reserve should be excluded from profit for the year when determining the contribution.

##### 5.6.2 *Zakat*

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

#### 5.7 Investment properties

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met; and excludes the costs of day to day servicing of an investment property. 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 the statement of profit or loss in the period in which they arise. Fair values are estimated by management with the assistance of valuation provided by accredited external valuers.

Investment properties are de-recognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognised in the statement of profit or loss in the year of retirement or disposal.

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 Company accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.7 Investment properties under development

Investment properties under development represents property held for future use as investment property and is initially measured at cost. Subsequently, property under development are carried at fair value that is determined based on valuation performed by independent valuer at the end of each year using valuation methods consistent with the market conditions at the reporting date. Gains or losses from change in the fair value are recognised in the statement of profit or loss.

If the Company determines that the fair value of an investment property under development is not reliably determinable but expects the fair value of the property to be reliably determinable when construction is complete, the Company measures that property under development at cost until either its fair value become reliably determinable or development is completed (whichever is earlier).

Investment properties under development are classified as non-current assets, unless otherwise specified.

#### 5.8 Leases

##### *The Company as a lessee*

For any new contracts entered into on or after 1 January 2019, the Company considers whether a contract is, or contains a lease. A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'.

To apply this definition the Company assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is either explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the Company.
- the Company has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract.
- the Company has the right to direct the use of the identified asset throughout the period of use. The Company assess whether it has the right to direct 'how and for what purpose' the asset is used throughout the period of use.

The Company has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these are recognised as an expense in profit or loss on a straight-line basis over the lease term.

##### Measurement and recognition of leases as a lessee

At lease commencement date, the Company recognises a right-of-use asset and a lease liability on the balance sheet measured as follows:

##### *Right-of-use asset*

The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Company, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received).

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.8 Leases (continued)

##### *The Company as a lessee (continued)*

##### *Right-of-use asset (continued)*

Subsequent to initial measurement, the Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist.

Subsequent to initial measurement, the Company accounts for its right-of-use assets as investment properties carried at fair value. These values are supported by market evidence and are determined by external professional valuers with sufficient experience with respect to both the location and the nature of the investment property.

Any gain or loss resulting from either a change in the fair value is immediately recognised in the statement of profit or loss.

##### *Lease liability*

At the commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate.

Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed), variable payments based on an index or rate, amounts expected to be payable under a residual value guarantee and payments arising from options reasonably certain to be exercised.

Subsequent to initial measurement, the liability is reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments.

When the lease liability is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or profit and loss if the right-of-use asset is already reduced to zero.

##### *The Company as a lessor*

The Company enters into lease agreements as a lessor with respect to some of its investment properties. The Company classifies its leases as either operating or finance leases. When the terms of a lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for the head-lease and sub-lease as two separate contracts. The sub-lease is classified as finance lease or operating lease by reference to the right-of-use of asset arising from the head-lease.,

Rental income from operating leases is recognised on a straight-line basis over lease term. Initial direct cost incurred in arranging and negotiating a lease are added to the carrying amount of the lease assets and recognised on a straight-line basis over the lease term.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.9 Leases (continued)

##### *The Company as a lessor (continued)*

Amounts due under finance leases are recognised as receivables. Finance lease income is allocated to the accounting periods so as to reflect a constant periodic rate of return on the Company's net investment outstanding for the finance lease.

#### 5.10 Investment in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in a joint venture. 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 Company's investment in associates is accounted for under the equity method of accounting, i.e. on the statement of financial position at cost plus post-acquisition changes in the Company's share of the net assets of the associate, less any impairment and the statement of profit or loss reflects the Company's share of the results of operations of associate.

Any excess of the cost of acquisition over the Company's share of the net fair value of the identifiable assets, liabilities and contingent liabilities of the associate recognised at the date of acquisition is recognised as goodwill.

The goodwill is included within the carrying amount of the investment and is assessed for impairment as part of that investment. Any excess of the parent company's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the statement of profit or loss.

Distributions received from the associate reduce the carrying amount of the investment. Adjustments to the carrying amount may also be necessary for changes in the Company's share in the associate arising from changes in the associate's equity. Changes in the Company's share in associate's equity are recognised immediately in the statement of changes in equity.

When the Company's share of losses in an associate equal or exceeds its interest in the associate, including any other unsecured receivables, the Company does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

Unrealised gains on transactions with associate are eliminated to the extent of the Company's share in the associate. Unrealised losses are also eliminated unless the transactions provide evidence of impairment in the asset transferred.

An assessment for impairment of investment in associates is performed when there is an indication that the asset has been impaired, or that impairment losses recognised in prior years no longer exist.

The associate's financial statements are prepared either to the parent company's reporting date or to a date not earlier than three months of the parent company's reporting date using consistent accounting policies. Where practicable, adjustments are made for the effect of significant transactions or other events that occurred between the reporting date of the associates and the parent company's reporting date.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.10 Investment in associates (continued)

Upon loss of significant influence over the associate, the Company measures and recognises any retaining investment at its fair value. Any differences between the carrying amount of the associate upon loss of significant influence and the fair value of the remaining investment and proceeds from disposal are recognised in the statement of profit or loss.

However, when the Company reduces its ownership interest in an associate or a joint venture but the Company continues to use the equity method, the Company reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

#### 5.11 Impairment testing of non-financial assets

An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount, which is the higher of fair value less costs to sell and value-in-use. To determine the value-in-use, management estimates expected future cash flows from each cash-generating unit and determines a suitable interest rate in order to calculate the present value of those cash flows. The data used for impairment testing procedures are directly linked to the Company's latest approved budget, adjusted as necessary to exclude the effects of future reorganisations and asset enhancements. Discount factors are determined individually for each cash-generating unit and reflect management's assessment of respective risk profiles, such as market and asset-specific risks factors.

Impairment losses for cash-generating units reduce first the carrying amount of any goodwill allocated to that cash-generating unit. Any remaining impairment loss is charged pro rata to the other assets in the cash-generating unit. With the exception of goodwill, all assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist. An impairment charge is reversed if the cash-generating unit's recoverable amount exceeds its carrying amount.

#### 5.12 Financial instruments

##### 5.12.1 Recognition, initial measurement and derecognition

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted by transactions costs, except for those carried at fair value through profit or loss which are measured initially at fair value. Subsequent measurement of financial assets and financial liabilities are described below.

A financial asset (or, where applicable a part of financial asset or part of Company of similar financial assets) is primarily derecognised when:

- rights to receive cash flows from the assets have expired;
- the Company 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 Company has transferred substantially all the risks and rewards of the asset or
  - (b) the Company has neither transferred nor retained substantially all risks and rewards of the asset, but has transferred control of the asset.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.12 Financial instruments (continued)

##### 5.12.1 Recognition, initial measurement and derecognition (continued)

When the Company 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 the risks and rewards of the asset, nor transferred control of the asset, the asset is recognised to the extent of the Company's continuing involvement in the asset. In that case, the Company 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 Company has retained.

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 a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in statement of profit or loss.

##### 5.12.2 Classification of financial assets

For the purpose of subsequent measurement, financial assets other than those designated and effective as hedging instruments are classified into the following categories upon initial recognition:

- financial assets at amortised cost
- financial assets at fair value through profit or loss (FVTPL)
- financial assets at fair value through other comprehensive (FVTOCI)

The classification is determined by both:

- the entity's business model for managing the financial asset
- the contractual cash flow characteristics of the financial asset

The Company may make the following irrevocable election/designation at initial recognition of a financial asset:

- the Company may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if certain criteria are met (Note 5.11.3); and
- the Company may irrevocably designate a debt investment that meets the amortised cost or FVTOCI criteria as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch. In this period presented, no such irrevocable designation has been made.

##### 5.12.3 Subsequent measurement of financial assets

###### • Financial assets at amortised cost

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.12 Financial instruments (continued)

##### 5.12.3 Subsequent measurement of financial assets (continued)

- **Financial assets at amortised cost (continued)**

After initial recognition, these are measured at amortised cost using the effective interest rate method, less provision for impairment. Discounting is omitted where the effect of discounting is immaterial.

The Company's financial assets at amortised cost comprise of the following:

*a. Cash and cash equivalents*

Cash and cash equivalent represent bank balance and time deposits placed with financial institutions with a maturity of less than three months.

*b. Receivables and other financial assets*

Trade receivable are stated at original invoice amount less allowance for impairment.

*c. Due from related parties*

Due from related parties are financial assets originated by the Company by providing money/assets directly to the borrower that have fixed or determinable payments and are not quoted in an active market.

Receivables which are not categorised under any of the above are classified as "Other assets".

- **Financial assets at FVTPL**

Financial assets that do not meet the criteria for measurement at amortised cost or FVTOCI are categorised at fair value through profit and loss. Further, irrespective of business model financial assets whose contractual cash flows are not solely payments of principal and interest are accounted for at FVTPL. All derivative financial instruments fall into this category, except for those designated and effective as hedging instruments, for which the hedge accounting requirements apply. The category also contains investments in equity shares.

Assets in this category are measured at fair value with gains or losses recognised in statement of profit or loss. The fair values of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

The Company's financial assets at FVTPL comprise of investments in equity shares in quotes securities.

- **Financial assets at FVTOCI**

The Company's financial assets at FVTOCI comprise of investments in managed portfolios and funds and unquoted equity participation.

On initial recognition, the Company may make irrevocable election (on an instrument-by-instrument basis) to designate investments in equity instruments as at FVTOCI. Designate at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognised by an acquirer in a business combination.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.12 Financial instruments (continued)

##### 5.12.3 Subsequent measurement of financial assets (continued)

- *Financial assets at FVTOCI (continued)*

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has evidence of a recent actual pattern of short-term profit-taking; or
- it is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs.

Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the cumulative changes in fair value reserve. The cumulative gain or loss is transferred to retained earnings within the statement of changes in equity.

Dividends on these investments in equity instruments are recognised in the statement of profit or loss.

##### 5.12.4 Impairment of financial assets

All financial assets except for those at FVTPL and equity investments at FVTOCI are subject to review for impairment at least at each reporting date to identify whether there is any objective evidence that a financial asset or a group of financial assets is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described below.

The Company recognises a loss allowance for expected credit losses (“ECL”) on financial assets at amortised cost or at FVTOCI.

For financial assets, the expected credit loss is estimated as the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive. The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial asset.

The measurement of expected credit losses is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets’ gross carrying amount at the reporting date.

The Company always recognises lifetime ECL for receivables and related parties. The expected credit losses on these financial assets are estimated using a provision matrix based on the Company’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.12 Financial instruments (continued)

##### 5.12.4 Impairment of financial assets (continued)

For all other financial instruments, the Company recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The Company recognises an impairment gain or loss in the statement of profit or loss for all financial assets with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt instruments that are measured at FVTOCI, for which the loss allowance is recognised in other comprehensive income and accumulated in the investment revaluation reserve, and does not reduce the carrying amount of the financial asset in the statement of financial position.

If the Company has measured the loss allowance for a financial instrument at an amount equal to lifetime ECL in the previous reporting period, but determines at the current reporting date that the conditions for lifetime ECL are no longer met, the Company measures the loss allowance at an amount equal to 12-month ECL at the current reporting date, except for assets for which simplified approach was used.

##### 5.12.5 Classification and subsequent measurement of financial liabilities

The Company's financial liabilities include wakala payable and other liabilities.

The subsequent measurement of financial liabilities depends on their classification as follows:

- **Financial liabilities at amortised cost**

These are stated at amortised cost using effective interest rate method. The Company categorises financial liabilities other than at FVTPL into the following categories:

##### *Borrowing*

Borrowing represent borrowings under Islamic principles, whereby the Company receives funds for the purpose of financing its investment activities and are stated at amortised cost. Deferred borrowing costs are expensed on a time apportionment basis taking into account the borrowing rate attributable and the balance outstanding.

##### *Payables and other liabilities*

Payables and other liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

##### *Due to related parties*

Due to related parties are financial liabilities arising in the normal courses of the business and are not quoted in an active market.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.12 Amortised cost of financial instruments

This is computed using the effective interest method less any allowance for impairment. The calculation takes into account any premium or discount on acquisition and includes transaction costs and fees that are an integral part of the effective interest rate.

#### 5.13 Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the 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.

#### 5.14 Fair value of financial instruments

The fair value of financial instruments that are traded in active markets at each reporting date is determined by reference to quoted market prices or dealer price quotations (bid price for long positions and ask price for short positions), without any deduction for transaction costs.

For financial instruments not traded in an active market, the fair value is determined using appropriate valuation techniques. Such techniques may include using recent arm's length market transactions; reference to the current fair value of another instrument that is substantially the same; a discounted cash flow analysis or other valuation models.

An analysis of fair values of financial instruments and further details as to how they are measured are provided in Note 20.3.

#### 5.15 Equity, reserves and dividend payments

Share capital represents the nominal value of shares that have been issued and paid up.

Statutory and voluntary reserve comprises appropriations of prior period profits in accordance with the requirements of the commercial companies' law and the Company's Articles of Association.

Cumulative change in fair value comprises gains and losses relating to financial assets at fair value through other comprehensive income.

Retained earnings includes all current and prior period accumulated losses and retained profits. All transactions with owners of the Company are recorded separately within equity.

Dividend distributions payable to equity shareholders are included in other liabilities when the dividends have been approved in a general meeting.

Provisions are recognised when the Company has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required from the Company and amounts can be estimated reliably. Timing or amount of the outflow may still be uncertain.

#### 5.16 Provisions, contingent assets and contingent liabilities

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Provisions are discounted to their present values, where the time value of money is material.

## Notes to the financial statements (continued)

### 5 Material accounting policy information (continued)

#### 5.16 Provisions, contingent assets and contingent liabilities (continued)

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

Contingent liabilities are not recognised in the statement of financial position, but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

#### 5.17 Foreign currency transactions and balances

Foreign currency transactions are translated into the functional currency of the respective Company entity, using the exchange rates prevailing at the dates of the transactions (spot exchange rate). Foreign exchange gains and losses resulting from the settlement of such transactions and from the remeasurement of monetary items denominated in foreign currency at year-end exchange rates are recognised in profit or loss.

Non-monetary items are not retranslated at year-end and are measured at historical cost (translated using the exchange rates at the transaction date), except for non-monetary items measured at fair value which are translated using the exchange rates at the date when fair value was determined. Translation difference on non-monetary asset classified as, “fair value through profit or loss” is reported as part of the fair value gain or loss in the statement of profit or loss and “financial assets at fair value through other comprehensive income” are reported as part of the cumulative change in fair value reserve within other comprehensive income.

In the Company’s financial statements, all assets, liabilities and transactions of Company entities with a functional currency other than the KD are translated into KD.

#### 5.18 End of service indemnity

The Company 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.

In addition to the end of service benefits with respect to its Kuwaiti national employees, the Company also makes contributions to the Public Institution for Social Security calculated as a percentage of the employees’ salaries. The Company’s obligations are limited to these contributions, which are expensed when due.

#### 5.19 Climate-related matters

The Company considers climate-related matters in estimates and assumptions, where appropriate. Risks induced by climate changes include transition risks (eg regulatory changes and reputational risks) and physical risks due to weather related events (e.g. storms, wildfires, rising sea levels). The Company has not identified significant risks induced by climate changes that could negatively and materially affect the Company’s financial statements. Management continuously assesses the impact of climate-related matters.

### 6 Significant management judgements and estimation uncertainty

The preparation of the Company’s financial statements requires management to make judgments, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

## Notes to the financial statements (continued)

### 6 Significant management judgements and estimation uncertainty (continued)

#### 6.1 Significant management judgments

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

##### *6.1.1 Business model assessment*

The Company classifies financial assets after performing the business model test (please see accounting policy for financial instruments sections in note 5.12). This test includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured and the risks that affect the performance of the assets. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification.

##### *6.1.2 Classification of real estate*

Management decides on acquisition of a real estate whether it should be classified as trading or investment property. Such judgement at acquisition determines whether these properties are subsequently measured at cost or net realisable value whichever is lower or fair value and if the changes in fair value of these properties are reported in the statement of profit or loss.

The Company classifies property as trading property if it is acquired principally for sale in the ordinary course of business. And if such properties are under development with an intention of being sold in future they are classified under trading properties under development.

The Company classifies property as investment property if it is acquired to generate rental income or for capital appreciation, or for undetermined future use. And if such properties are under development they are classified under investment properties under development.

#### 6.2 Estimates uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be substantially different.

##### *6.2.1 Impairment of associates*

After application of the equity method, the Company determines whether it is necessary to recognise any impairment loss on the Company's investment in its associated companies, at each reporting date based on existence of any objective evidence that the investment in the associate is impaired. If this is the case the Company calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount in the statement of profit or loss.

##### *6.2.2 Impairment of financial assets*

Measurement of estimated credit losses involves estimates of loss given default and probability of default. Loss given default is an estimate of the loss arising in case of default by customer. Probability of default is an estimate of the likelihood of default in the future. The Company based these estimates using reasonable and supportable forward-looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other.

## Notes to the financial statements (continued)

### 6 Significant management judgements and estimation uncertainty (continued)

#### 6.2 Estimates uncertainty (continued)

##### 6.2.3 Fair value of financial instruments

Measurement of estimated credit losses involves estimates of loss given default and probability of default. Loss given default is an estimate of the loss arising in case of default by customer. Probability of default is an estimate of the likelihood of default in the future. The Company based these estimates using reasonable and supportable forward-looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other.

An estimate of the collectible amount of trade accounts receivable is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.

### 7 Rental income

Rental income includes an amount of KD1,254,275 (31 December 2024: KD1,212,435) arising from management of a building leased in accordance with an agreement with the Ministry of Finance – State's Properties Management Department for a fixed annual consideration payable to the Ministry. The agreement expired on 22 October 2010.

However, the Company paid the rent due for utilizing the property up to 22 October 2026, in accordance with the original agreement signed with the Ministry of Finance - State Property Management Department. The Company continues to manage the property pending renewal of the agreement.

## Notes to the financial statements (continued)

### 8 Net gain/(loss) on financial assets and financial liabilities

Net gain/(loss) on financial assets and financial liabilities, analysed by category, is as follows:

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
<b>Financial assets at fair value through profit or loss (FVTPL):</b>		
- Change in fair value of financial assets at FVTPL	(2,964,486)	10,545,452
- Gain on sale of financial assets at FVTPL	28,826,018	15,460,775
- Dividend income	400,425	728,722
<b>Financial assets at fair value through other comprehensive income (FVTOCI):</b>		
- Change in fair value recognised directly in other comprehensive income	1,990,958	9,583,940
- Dividend income recognised directly in statement of profit or loss	441,894	665,137
<b>Financial assets at amortised cost:</b>		
- Provision for doubtful debts	(1,913,244)	(77,921)
<b>Financial liabilities at amortised cost:</b>		
- Borrowing costs	(685,689)	(495,972)
	<b>26,095,876</b>	<b>36,410,133</b>
Net gain recognised in the statement of profit or loss	24,104,918	26,826,193
Net gain recognised in the statement of profit or loss and other comprehensive income	1,990,958	9,583,940
	<b>26,095,876</b>	<b>36,410,133</b>

### 9 Financial assets at fair value through other comprehensive income

	31 Dec. 2025 KD	31 Dec. 2024 KD
Quoted securities	-	164,785
Managed funds and portfolios	17,020,092	6,104,250
Unquoted securities	24,696,535	27,564,596
	<b>41,716,627</b>	<b>33,833,631</b>

These investments in equity instruments are held for medium to long-term strategic purposes. Accordingly, the Company has elected to designate these investments in equity instruments as at FVTOCI as it believes that recognising short-term fluctuations in the fair value of these investments in statement of profit or loss would not be consistent with the Company's strategy of holding these investments for long-term purposes and realising their performance potential in the long run.

Financial assets at FVTOCI include an investment in portfolios/funds amounting to KD5,719,450 (31 December 2024: KD455,534) managed by related parties.

Financial assets at FVTOCI include an investment in a portfolio amounting to KD7,723,193 (31 December 2024: KD5,635,478) pledged against wakala payables (note 16).

## Notes to the financial statements (continued)

### 9 Financial assets at fair value through other comprehensive income (continued)

Financial assets at FVTOCI include one investment with a carrying value of KD938,981 (2024: KD1,018,794) where the Company owns the entire share capital of the investee. This investment has been accounted for as an unconsolidated structured entity with a sole purpose of owning underlying investment. The investment is owned by a related party who has confirmed in writing that it owns the shares in the investee on and for the benefit of the Company.

During the year, the Company disposed a financial assets at FVTOCI amounting to KD 6,017,709 and the same has been re-invested in a portfolio classified under financial assets at FVTOCI.

### 10 Investment properties

This represents 64.2% share in a property located in Dubai - United Arab Emirates. The property was acquired for USD5,900,000 (equivalent to KD1,801,480) pursuant to a sale and purchase agreement dated 28 October 2015 between the Company and a related party. As per the sale and purchase agreement, the property's title deed will continue to be registered under the seller's name. However, both the buyer and the seller retained a repurchase and resale right (call and put option) which expired on 31 December 2024 at an amount equal to the carrying value of the property. During the year, the original sale and purchase agreement was extended to 31 December 2025.

The property continued to be in the name of the seller who has given an undertaking that it is held for and on behalf of the Company. Further, the property is managed by the seller in return for 5% (2024: 5%) of the original purchase price as an annual rate of return, payable to the Company every three months.

### 11 Investment in associates

The details of the associates are as follows:

	Country of incorporation	Ownership		Purpose
		31 Dec. 2025	31 Dec. 2024	
First Financial Holding Company – WLL	Kuwait	49%	49%	Holding Company
5th Pillar Family Takaful Limited	Pakistan	42%	42%	Takaful Insurance
Vacation Club Venture Co. Ltd.	United Arab Emirates	28%	28%	Property management

The movement of the investment in associates is as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Carrying value at the beginning of the year	6,877,910	6,779,646
Share of results	(193,612)	98,264
	<b>6,684,298</b>	<b>6,877,910</b>

- a) Summarised financial information of Company's material associate is set out below. The summarised financial information below represents the amounts presented in the financial statements of the associates and not the Company's share of these amounts adjusted for differences in accounting policies between the Company and its associates.

## Notes to the financial statements (continued)

### 11 Investment in associates (continued)

#### Vacation Club Venture Co. Ltd:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Non-current assets	19,573,106	19,455,876
Current assets	5,293,827	3,203,676
<b>Total assets</b>	<b>24,866,933</b>	<b>22,659,552</b>
Non-current liabilities	22,165	2,581
Current liabilities	5,712,748	3,500,784
<b>Total liabilities</b>	<b>5,734,913</b>	<b>3,503,365</b>
<b>Net assets</b>	<b>19,132,020</b>	<b>19,156,187</b>
	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Income	824,562	521,621
Profit for the year	122,556	300,518
Total comprehensive income for the year	122,556	300,518

Reconciliation of the above summarised financial information of the associate with the carrying amount in the consolidated statement of financial position is given below:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Company's ownership interest (%)	28%	28%
Net assets of the associate	19,132,020	19,156,187
Company's share of net assets	5,312,961	5,319,673
Carrying amount	5,312,961	5,319,673

b) Set out below is the aggregate information for the individually immaterial associates:

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Aggregate carrying amount of Company's interest in these associates	1,371,337	1,558,237

The associates have been equity accounted for, using management accounts for the year ended 31 December 2025.

The associates are unquoted.

## Notes to the financial statements (continued)

### 12 Receivables and other assets

	31 Dec. 2025 KD	31 Dec. 2024 KD
<b>Financial assets:</b>		
Tenants receivables	575,433	780,183
Provision for doubtful debts	(484,933)	(719,413)
	90,500	60,770
Dividend receivable	4,141,037	2,318,052
Provision for doubtful debts	(4,141,037)	(2,318,052)
	90,500	60,770
Others	48,962	50,327
	139,462	111,097
<b>Non-financial assets:</b>		
Prepaid expenses	425,797	424,839
Others	1,845	327
	427,642	425,166
	567,104	536,263

The movement in the provision for doubtful debt is as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Balance at the beginning of the year	3,037,465	2,959,544
Charged during the year	1,913,244	90,454
Provision reversal for the year	(324,739)	(12,533)
Balance at the end of the year	4,625,970	3,037,465

### 13 Financial assets at fair value through profit or loss

	31 Dec. 2025 KD	31 Dec. 2024 KD
Quoted securities	82,463,833	66,535,004
Managed funds and portfolios	28,367,578	15,370,793
Unquoted securities	39,616	22,640
	110,871,027	81,928,437

Financial assets at FVTPL include in managed funds and portfolio amounting to KD28,367,578 (31 December 2024: KD15,370,793) pledged against wakala payables (note 16).

## Notes to the financial statements (continued)

### 14 Cash and cash equivalents

	31 Dec. 2025 KD	31 Dec. 2024 KD
Cash on hand and at banks	715,116	1,268,622
Cash at portfolios managed by others	956,615	3,271,961
	<b>1,671,731</b>	<b>4,540,583</b>

### 15 Statutory and voluntary reserves

#### Statutory reserve

As required by the Companies Law and the Company's Articles of Association, 10% of the profit before provision for contribution to KFAS and Zakat is transferred to the statutory reserve until the balance reaches 50% of the Company's issued and paid-up capital. Any transfer to the statutory reserve thereafter is subject to approval of the general assembly.

Distribution of the statutory reserve is limited to the amount required to enable the payment of a dividend of 5% of paid-up share capital to be made in years when retained earnings are not sufficient for the distribution of a dividend of that amount. No transfer is required in a year in which losses are made.

#### Voluntary reserve

In accordance with the Company's Articles of Association, a certain percentage of the profit before contribution to KFAS and Zakat provision is to be transferred to the voluntary reserve at the discretion of the Board of Directors which is to be approved at the General Assembly. There are no restrictions on distribution of voluntary reserve.

The shareholders of Company resolved to discontinue transfers to statutory and voluntary reserves in their Annual General Meeting held on 27 July 2020.

### 16 Borrowings

	31 Dec. 2025 KD	31 Dec. 2024 KD
Wakala payable (a) & (b)	15,205,227	9,313,281
Margin loan (c)	800,000	-
	<b>16,005,227</b>	<b>9,313,281</b>

- a) On 30 August 2022, the Company entered into a Wakala financing agreement with a local Islamic bank amounting to KD7,000,000. Further, during 2024, the Company entered into another two Wakala financing agreements amounting to KD 6,000,000 with the same local Islamic bank. As of the reporting date, out of the above facilities, the Company has utilised KD11,485,560. As per the agreements, 25% of the utilised amount will be paid in 10 semi-annual instalments and the balance of 75% will be paid as a balloon repayment at maturity. The instalments due in the next twelve months are shown under current liabilities.

The facility is secured by pledge of financial assets at FVTOCI of KD 7,723,193 (31 December 2024: KD7,875,374) (note 9) and financial assets at FVTPL of KD 28,367,578 (31 December 2024: KD15,370,793) (note 13).

## Notes to the financial statements (continued)

### 16 Borrowings (continued)

- b) On 29 September, 2025, the Company entered into a Wakala financing agreement with a local Islamic bank amounting to KD3,900,000. As of the reporting date, out of the above facilities, the Company has utilised KD3,719,667. As per the agreements, 25% of the utilised amount will be paid in 10 semi-annual instalments and the balance of 75% will be paid as a balloon repayment at maturity. The instalments due in the next twelve months are shown under current liabilities.

The facility is secured by pledge of financial assets at FVTOCI of KD 6,017,709 (note 9).

- c) During the period, the one of the related party portfolio managers provided a margin facility for investment purposes for a period of one year, which carries interest at maximum of 4% above the discount rate announced by the Central Bank of Kuwait.

### 17 Payables and other liabilities

	31 Dec. 2025 KD	31 Dec. 2024 KD
Accrued expenses	-	87,032
Unearned income	43,257	58,555
KFAS payable	2,144,709	1,876,120
Zakat payable	363,915	664,183
Other payable	475,039	441,723
	<b>3,026,920</b>	<b>3,127,613</b>

KFAS Payable includes contribution for KFAS charged during the year amounting to KD268,589 (31 December 2024: KD246,404).

However, the Company's management believes that the legislature has not issued a Law on the contribution to Kuwait Foundation for the Advancement of Sciences (KFAS) and thus it is not a tax. KFAS is a private institution in accordance with the Law. There is no provision in the Companies' Law or in the Company's Memorandum of Association and Article of Association obligating the Company to apply this deduction. In spite of the above, the Ministry of Commerce and Industry (MOCI) has recently issued instructions requiring inclusion of this deduction until it is approved in the general assembly.

### 18 Related party balances and transactions

The Company has entered into various transactions with related parties, i.e. shareholders, board of directors' members, key management personnel and other related parties. Prices and terms of payment are approved by the Company's management. Significant related party balances and transactions are as follows:

Details of significant related party transactions and balances are as follows:

	Major shareholders KD	Other related parties KD	Total 31 Dec. 2025 KD	Total 31 Dec. 2024 KD
<b>Balances included in the statement of financial position:</b>				
Financial assets at FVTOCI – with/in related parties	11,737,160	1,109,404	12,846,564	1,644,751
Financial assets at FVTPL – invested in related parties	108,827,636	-	108,827,636	62,790,999
Investment properties	-	1,801,480	1,801,480	1,817,790
Due from related parties	-	1,782,437	1,782,437	1,374,355
Due to related parties	(468,928)	(649,703)	(1,118,631)	(757,089)
Margin loan (note 17)	-	(800,000)	(800,000)	-

## Notes to the financial statements (continued)

### 18 Related party balances and transactions (continued)

	31 Dec. 2025 KD	31 Dec. 2024 KD
<b>Amounts included in the statement of profit or loss:</b>		
Rental income, net	(54,742)	(54,547)
Net gain on financial assets at FVTPL	25,409,955	14,904,716
(Loss)/gain on foreign currency exchange	(16,310)	9,145
Gain on sale of investment properties under development	-	118,312
Dividend income	388,885	687,799
General and administrative expenses	(191,717)	(425,567)
Borrowing cost	(53,100)	-
<b>Key management compensation:</b>		
Directors' remuneration (included in general and administrative expenses)	-	(60,000)
Directors' remuneration	(60,000)	(60,000)

### 19 Share capital, dividends and general assembly of shareholders

#### Share capital

The authorised, issued and paid-up share capital of the Company comprised of 62,844,940 shares of 100 Fils each and all fully paid in cash (31 December 2024:50,291,950 shares of 100 Fils each.).

The Extra-Ordinary General Assembly of the shareholders held on 22 May 2025 approved the board of directors' proposal to increase the issued and fully paid up share capital of the Company from KD5,029,195 to KD6,286,494 by issuing 25% bonus shares amounting to KD1,257,299.

The capital increase was registered in the commercial register on 17 June 2025

#### Proposed dividends and BOD remuneration

The board of directors of the Company proposed to issue 30% bonus shares, and an amount of KD60,000 as remuneration to the Company's Board of Directors for the year ended 31 December 2025.

#### Annual general assembly

The Annual General Assembly of the shareholders held on 22 May 2025 approved the financial statements of the Company for the year ended 31 December 2024 and the board of directors' proposal to distribute cash dividend of 20% equivalent to 20 Fils per share and issue 25% bonus shares.

Further, the shareholders approved the board of directors' proposal to distribute remuneration for the board of directors of KD60,000 for the year ended 31 December 2024.

## Notes to the financial statements (continued)

### 20 Summary of financial assets and financial liabilities by category and fair value measurement

#### 20.1 Categories of financial assets and financial liabilities

The carrying amounts of the Company's financial assets and financial liabilities as stated in the statement of financial position may also be categorized as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
<b>Financial assets:</b>		
<b>At amortised cost:</b>		
Receivables and other assets (note 12)	139,462	111,097
Due from related parties	1,782,437	1,374,355
Cash and cash equivalents	1,671,731	4,540,583
	<b>3,593,630</b>	<b>6,026,035</b>
<b>At fair value:</b>		
Financial assets at FVTPL	110,871,027	81,928,437
Financial assets at FVTOCI	41,716,627	33,833,631
	<b>152,587,654</b>	<b>115,762,068</b>
<b>Total financial assets</b>	<b>156,181,284</b>	<b>121,788,103</b>
<b>Financial liabilities:</b>		
<b>At amortised cost:</b>		
Borrowings	16,005,227	9,313,281
Due to related parties	1,118,631	757,089
Payables and other liabilities	3,026,920	3,127,613
	<b>20,150,778</b>	<b>13,197,983</b>

#### 20.2 Fair value measurement

Fair value represents 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. Financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income are carried at fair value and measurement details are disclosed in Note 20.3 to the financial statements. In the opinion of the Company's management, the carrying amounts of all financial assets and liabilities which are at amortised costs is considered a reasonable approximation of their fair values.

The Company also measures non-financial asset such as investment properties at fair value at each annual reporting date.

#### 20.3 Fair value hierarchy for financial instruments measured at fair value

All assets and liabilities for which fair value is measured or disclosed in the financial statements are grouped into three Levels of a fair value hierarchy.

The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3: inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

## Notes to the financial statements (continued)

### 20 Summary of financial assets and financial liabilities by category and fair value measurement (continued)

#### 20.3 Fair value hierarchy for financial instruments measured at fair value (continued)

The level within which the asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

The financial assets and liabilities measured at fair value on a recurring basis in the statement of financial position are grouped into the fair value hierarchy as follows;

	Note	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
<b>At 31 December 2025</b>					
<b>Assets at fair value</b>					
Financial assets at FVTPL					
- Quoted securities	a	82,463,833	-	-	82,463,833
- Managed funds and portfolios	c	28,367,578	-	-	28,367,578
- Unquoted securities	b	-	39,616	-	39,616
Financial assets at FVTOCI					
- Managed funds and portfolios	c	17,020,092	-	-	17,020,092
- Unquoted securities	b	-	-	24,696,535	24,696,535
		<b>127,851,503</b>	<b>39,616</b>	<b>24,696,535</b>	<b>152,587,654</b>
<b>At 31 December 2024</b>					
<b>Assets at fair value</b>					
Financial assets at FVTPL					
- Quoted securities	a	66,535,004	-	-	66,535,004
- Managed funds and portfolios	c	15,370,793	-	-	15,370,793
- Unquoted securities	b	-	22,640	-	22,640
Financial assets at FVTOCI					
- Quoted securities	a	164,785	-	-	164,785
- Managed funds and portfolios	c	6,091,012	13,238	-	6,104,250
- Unquoted securities	b	-	-	27,564,596	27,564,596
		<b>88,161,594</b>	<b>35,878</b>	<b>27,564,596</b>	<b>115,762,068</b>

#### Measurement at fair value

The Company's finance team performs valuations of financial instruments for financial reporting purposes, including Level 3 fair values, in consultation with third party valuation specialists for complex valuations, where required. Valuation techniques are selected based on the characteristics of each instrument, with the overall objective of maximising the use of market-based information.

The methods and valuation techniques used for the purpose of measuring fair values, are unchanged compared to the previous reporting year.

## Notes to the financial statements (continued)

### 20 Summary of financial assets and financial liabilities by category and fair value measurement (continued)

#### 20.3 Fair value hierarchy for financial instruments measured at fair value (continued)

##### Financial instruments in level 1 and level 3

##### a) Quoted securities

Quoted securities represent all listed equity securities which are publicly traded in stock exchanges. Where quoted prices in an active market are available, the fair value of such investments have been determined by reference to their quoted bid prices at the reporting date (Level 1).

##### b) Unquoted securities

The financial statements include holdings in unlisted securities which are measured at fair value. Fair value is estimated using discounted cash flow model or other valuation techniques which include some assumptions that are not supportable by observable market prices or rates.

##### c) Managed funds and portfolios

The underlying investments in local and foreign managed funds and portfolios mainly represent local and foreign quoted and unquoted securities. Information for these investments is limited to periodic financial reports provided by the specialised investment managers. These investments are carried at net asset values reported by the investment managers. Due to the nature of these investments, the net asset values reported by the investment managers represent the best estimate of fair values available for these investments.

##### Level 3 Fair value measurements

The Company's measurement of financial assets and liabilities classified in level 3 uses valuation techniques inputs that are not based on observable market data. The impact on profit or loss and other comprehensive income would be immaterial if the relevant risk variable used to fair value the level 3 investments were changed by 5%.

The financial instruments within this level can be reconciled from beginning to ending balances as follows:

	Financial assets at FVTOCI	
	31 Dec. 2025 KD	31 Dec. 2024 KD
Opening balance	27,564,596	20,487,707
Additions	5,388,315	10,098
Disposals	(5,420,180)	-
Change in fair value	(2,836,196)	7,066,791
<b>Closing balance</b>	<b>24,696,535</b>	<b>27,564,596</b>

## Notes to the financial statements (continued)

### 21 Risk management objectives and policies

The Company's financial liabilities comprise of wakala payable, due to related parties, payables and other liabilities. The main purpose of these financial liabilities is to raise finance for the Company's operations. The Company has various financial assets such as cash and cash equivalents, receivable and other asset which arise directly from operations.

The Company's activities expose it to variety of financial risks: market risk, credit risk and liquidity risk.

The Company's board of directors manages each of the risks discussed below.

The Company does not use derivative financial instruments.

The most significant financial risks to which the Company is exposed are described below:

#### 21.1 Market risk

##### a) Foreign currency risk

Foreign currency risk is the risk that the value of monetary financial instruments will fluctuate due to changes in foreign exchange rates. As at the reporting date the Company does not have any significant exposure to foreign currency denominated monetary assets or monetary liabilities and therefore, the Company is not exposed to any significant foreign currency risks.

##### b) Interest/profit rate risk

Interest/profit rate risk arises from the possibility that changes in profit rates will affect future profitability or the fair values of financial instruments. The Company has no significant interest-bearing liabilities other than wakala payable which is at floating interest rate. The risk is managed by the Company by maintaining an appropriate mix between fixed and floating rate borrowings. The board monitors the interest rate risk by setting limits.

The following table illustrates the sensitivity of the profit for the year to a reasonably possible change in interest rates of +1% and -1% (31 December 2024: +1% and -1%) with effect from the beginning of the year. These changes are considered to be reasonably possible based on observation of current market condition.

The calculations are based on the Company's financial instruments held at each reporting date. All other variables are held constant. There is no direct impact on the Company's equity:

	31 Dec. 2025		31 Dec. 2024	
	+1% KD	-1% KD	+1% KD	-1% KD
Profit for the year	160,052	(160,052)	93,133	(93,133)

There has been no change during the year in the methods and assumptions used in preparing the sensitivity analysis.

## Notes to the financial statements (continued)

### 21 Risk management objectives and policies (continued)

#### 21.1 Market risk (continued)

##### c) Equity price risk

This is a risk that the value of financial instruments will fluctuate as a result of changes in market prices, whether these changes are caused by factors specific to individual instrument or its issuer or factors affecting all instruments, traded in the market. The Company is exposed to equity price risk with respect to its listed equity investments, which are primarily located in Kuwait. Equity investments are classified as financial assets at FVTPL and financial assets at FVTOCI.

To manage its price risk arising from investments in equity securities, the Company diversifies its portfolios.

The equity price risk sensitivity is determined on the exposure to equity price risks at the reporting date. If equity prices had been 5% higher/lower, the effect on the profit and other comprehensive income for the years ended 31 December 2025 and 2024 would have been as follows:

A positive number below indicates an increase in profit and increase in the other comprehensive income where the equity prices increase by 5%. All other variables are held constant.

	Profit for the year		Other comprehensive income	
	31 Dec. 2025 KD	31 Dec. 2024 KD	31 Dec. 2025 KD	31 Dec. 2024 KD
Financial assets at FVTPL	5,541,571	4,095,290	-	-
Financial assets at FVTOCI	-	-	851,005	312,790

For a 5% decrease in the equity prices, there would be an equal and opposite impact on the profit for the year, and balances shown above would be negative.

#### 21.2 Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Company's exposure to credit risk is monitored on an ongoing basis.

The Company's exposure to credit risk is limited to the carrying amounts of financial assets recognised at the reporting date, as summarized below:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Receivables and other assets (note 12)	139,462	111,097
Due from related parties	1,782,437	1,374,355
Cash and cash equivalents	1,671,731	4,538,933
	3,593,630	6,024,385

## Notes to the financial statements (continued)

### 21 Risk management objectives and policies (continued)

#### 21.2 Credit risk (continued)

Except for certain receivable and other assets (refer note 13), all the above financial assets that are neither past due nor impaired for each of the reporting dates under review are of good credit quality. The Company monitors defaults of counterparties, identified either individually or by group, and incorporates this information into its credit risk controls. The Company's policy is to deal only with creditworthy counterparties.

None of the Company's financial assets are secured by collateral or other credit enhancements.

The Company is not exposed to any significant credit risk exposure to any single counterparty. It is the Company's policy to measure such instruments on a 12-month ECL basis. However, the ECL provision on these balances are not material to the Company's financial statements.

The credit risk for bank balances and cash at portfolios managed by others is considered negligible, since the counterparties are with high credit quality and no history of default.

#### 21.3 Liquidity risk

Liquidity risk is the risk that the Company will be unable to meet its liabilities when they fall due. To limit this risk, management has arranged diversified funding sources, manages assets with liquidity in mind, and monitors liquidity on a regular basis.

The table below summarises the contractual maturity of financial liabilities based on undiscounted cash flows:

	Up to 1 month KD	1-3 months KD	3-12 months KD	More than 1 year KD	Total KD
<b>31 December 2025</b>					
<b>Financial liabilities</b>					
Borrowing	-	-	1,699,827	14,305,400	16,005,227
Due to related parties	-	-	1,118,631	-	1,118,631
Payables and other liabilities	-	42,557	2,984,363	-	3,026,920
	-	42,557	5,802,821	14,305,400	20,150,778
<b>31 December 2024</b>					
<b>Financial liabilities</b>					
Borrowings	-	-	553,581	8,759,700	9,313,281
Due to related parties	-	-	757,089	-	757,089
Payables and other liabilities	-	58,555	3,069,058	-	3,127,613
	-	58,555	4,379,728	8,759,700	13,197,983

### 22 Capital management objectives

The Company's capital management objectives are to ensure that it will be able to continue as a going concern and to provide adequate return to its shareholders through optimisation of the capital structure.

The Company manages the capital structure and makes adjustments in the light of changes in economic conditions and risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, buy back treasury shares, issue new shares or sell assets to reduce debt. The Company's management monitors the return on capital.

## Notes to the financial statements (continued)

### **23 Subsequent events**

Subsequent to the reporting date, geopolitical developments in the Middle East have continued to evolve, resulting in increased uncertainty and potential impacts on economic conditions and financial markets. These events are considered non-adjusting as they do not relate to conditions existing at the reporting date.

The Company holds investments measured using discounted cash flow techniques. These developments may affect future cash flow assumptions and discount rates; however, as at the date of approval of these consolidated financial statements, the financial impact cannot be reliably estimated. The Company continues to monitor the situation.

**About Grant Thornton**

Grant Thornton is a global network of 73,000 people in member firms in over 150 countries with a common goal — to help you realise your ambitions. Which is why our network combines global scale and capability with local insights and understanding. So, whether you're growing in one market or many, looking to operate more effectively, managing risk and regulation, or realising stakeholder value, our member firms have the assurance, tax and advisory capabilities you need with the quality you expect.

Grant Thornton - Al-Qatami, Al-Aiban and Partners, established in 1973, is one of the oldest public accounting firms in the State of Kuwait and has been a full member of Grant Thornton International since 1985. This affiliation helps us draw on the expertise and resources of the international organization to provide world class professional services to our clients in Kuwait.

We invest in listening, building relationships and understanding your concerns to deliver an experience that's more personal, agile and proactive.

We work at the pace that matters. Yours.

That's why we celebrate fresh thinking and diverse perspectives to find better solutions.

We don't predict the future. We help you shape it.

"Grant Thornton" refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. "GTIL" refers to Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate, one another and are not liable for one another's acts or omissions.

© 2024 Grant Thornton – Al-Qatami, Al-Aiban & Partners  
All Rights Reserved

[grantthornton.com.kw](http://grantthornton.com.kw)