

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**



**Interim Condensed Consolidated Financial Information  
31 March 2025  
(Unaudited)**

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**Deloitte & Touche**  
**Al-Wazzan & Co.**

Ahmed Al-Jaber Street, Sharq  
Dar Al-Awadi Complex, Floors 7 & 9  
P.O. Box 20174 Safat 13062 or  
P.O. Box 23049 Safat 13091  
Kuwait

Tel : + 965 22408844, 22438060  
Fax: + 965 22408855, 22452080  
www.deloitte.com



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AL AIBAN AL OSAIMI AND PARTNERS  
Ernst & Young  
P.O. Box 74  
Burj Alshaya 16<sup>th</sup> & 17<sup>th</sup> Floor,  
Al Soor Street, Mirgab,  
Safat 13001, State of Kuwait

Tel: +965 2295 5000  
+965 2245 2880  
Fax: +965 2245 6419  
kuwait@kw.ey.com  
ey.com

## **REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS' OF MABANEE COMPANY K.P.S.C.**

### **Introduction**

We have reviewed the accompanying interim condensed consolidated statement of financial position of Mabanee Company K.P.S.C. (the "Parent Company") and its subsidiaries (collectively the "Group") as at 31 March 2025 and the related interim condensed consolidated statement of income, interim condensed consolidated statement of comprehensive income, interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the three months period then ended. The management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard IAS 34 - *Interim Financial Reporting*. Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

### **Scope of Review**

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

### **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34 – Interim Financial Reporting.

### **Report on Other Legal and Regulatory Requirements**

Based on our review, the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016, as amended, and its Executive regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, during the three months period ended 31 March 2025 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, during the course of our review, to the best of our knowledge and belief, we have not become aware of any violations of the provisions of Law No. 7 of 2010 concerning establishment of Capital Markets Authority "CMA" and organization of security activity and its executive regulations, as amended, during the three months period ended 31 March 2025 that might have a material effect on the business of the Parent Company or on its financial position.

Talal Yousef Al Muzaini  
Licence No. 209A  
Deloitte & Touche - Al-Wazzan & Co.

Bader A. Al-Abduljader  
Licence No. 207A  
EY  
Al-Aiban, Al-Osaimi & Partners

Kuwait  
11 May 2025

MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES

Interim Condensed Consolidated Statement of Financial Position (Unaudited)  
As at 31 March 2025

	Notes	Kuwaiti Dinars		
		31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property and equipment	3	140,407,428	140,966,439	144,337,108
Investment properties	4a	1,184,971,219	1,123,571,653	936,637,267
Investment in associates	5	58,300,843	57,283,913	53,466,434
Right-of-use assets	6	21,548,811	23,238,607	17,441,912
Advance payments and prepayments		61,526,232	59,296,170	53,251,499
Investment securities		1,895,778	1,853,939	1,910,251
		<u>1,468,650,311</u>	<u>1,406,210,721</u>	<u>1,207,044,471</u>
<b>Current assets</b>				
Receivable from associates	11	285,224	407,843	315,205
Accounts receivable and other assets		39,514,759	33,261,248	24,850,574
Cash and bank balances	7	153,846,239	138,051,356	196,636,176
		<u>193,646,222</u>	<u>171,720,447</u>	<u>221,801,955</u>
Asset held for sale	4b	-	6,444,609	6,444,609
		<u>193,646,222</u>	<u>178,165,056</u>	<u>228,246,564</u>
<b>TOTAL ASSETS</b>		<u>1,662,296,533</u>	<u>1,584,375,777</u>	<u>1,435,291,035</u>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Share capital	12	147,886,500	139,515,566	131,618,459
Share premium		16,505,381	16,505,381	16,505,381
Statutory reserve		83,083,024	83,083,024	76,170,749
Voluntary reserve		83,083,024	83,083,024	76,170,749
Treasury shares		-	-	(319,340)
Treasury shares reserve		42,442	42,442	-
Foreign currency translation reserve		9,973,647	7,131,106	4,438,765
Fair value reserve		(1,328,913)	(1,372,145)	(1,338,876)
Other reserves		(2,028,657)	(2,028,657)	(2,028,657)
Retained earnings		349,051,503	343,544,214	316,314,888
<b>Equity attributable to the equity holders of the Parent Company</b>		<u>686,267,951</u>	<u>669,503,955</u>	<u>617,532,118</u>
<b>Non-controlling interest</b>		<u>93,778,999</u>	<u>83,440,637</u>	<u>81,842,666</u>
<b>Total equity</b>		<u>780,046,950</u>	<u>752,944,592</u>	<u>699,374,784</u>
<b>Non-current liabilities</b>				
Provision for staff indemnity		6,632,753	6,389,332	5,823,415
Finance from banks	8	601,175,720	580,487,318	522,687,135
Lease liabilities		13,404,506	13,222,774	8,992,893
Other non-current liabilities		62,420,530	56,430,625	41,312,085
		<u>683,633,509</u>	<u>656,530,049</u>	<u>578,815,528</u>
<b>Current liabilities</b>				
Finance from banks	8	116,419,175	106,481,753	85,847,347
Lease liabilities		8,974,677	8,822,644	8,852,398
Trade and other payables		73,222,222	59,596,739	62,400,978
		<u>198,616,074</u>	<u>174,901,136</u>	<u>157,100,723</u>
<b>Total liabilities</b>		<u>882,249,583</u>	<u>831,431,185</u>	<u>735,916,251</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>1,662,296,533</u>	<u>1,584,375,777</u>	<u>1,435,291,035</u>

Mohammad Abdulaziz Alshaya  
Chairman

The accompanying notes 1 to 15 are an integral part of this interim condensed consolidated financial information.

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**
**Interim Condensed Consolidated Statement Of Income (Unaudited)  
For the period ended 31 March 2025**

	Notes	Kuwaiti Dinars	
		Three-months period ended 31 March	
		2025	2024
<b>REVENUE</b>			
Revenue from investment properties		<b>28,936,673</b>	28,930,657
Revenue from hotel operations		<b>5,181,138</b>	4,175,686
		<b>34,117,811</b>	33,106,343
<b>COST OF REVENUE</b>			
Investment properties' expenses		<b>(7,548,540)</b>	(6,600,862)
Depreciation on investment properties	4	<b>(2,840,155)</b>	(2,834,550)
Hotel operation expenses		<b>(3,317,674)</b>	(2,863,366)
Depreciation on hotel properties	3	<b>(1,022,823)</b>	(1,076,382)
		<b>(14,729,192)</b>	(13,375,160)
<b>GROSS PROFIT</b>			
		<b>19,388,619</b>	19,731,183
Other income		<b>1,636,950</b>	2,853,952
Gain from disposal of asset held for sale	4b	<b>21,555,391</b>	-
Share of results from associates	5	<b>242,051</b>	160,987
General and administrative expenses		<b>(5,233,541)</b>	(1,963,940)
Finance costs		<b>(2,654,247)</b>	(3,712,166)
		<b>34,935,223</b>	17,070,016
<b>PROFIT BEFORE TAXES</b>			
Contribution to Kuwait Foundation for the Advancement of Sciences ("KFAS")		<b>(349,722)</b>	(172,256)
Contribution to National Labour Support Tax ("NLST")		<b>(943,322)</b>	(473,843)
Contribution to Zakat		<b>(377,329)</b>	(189,537)
		<b>33,264,850</b>	16,234,380
<b>PROFIT FOR THE PERIOD</b>			
<b>ATTRIBUTABLE TO:</b>			
Equity holders of the Parent Company		<b>33,410,389</b>	16,261,272
Non-controlling interests		<b>(145,539)</b>	(26,892)
		<b>33,264,850</b>	16,234,380
<b>Basic earnings per share attributable to the equity holders of parent company</b>			
	10	<b>22.59 Fils</b>	11.00 Fils

The accompanying notes 1 to 15 are an integral part of this interim condensed consolidated financial information.

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**

**Interim Condensed Consolidated Statement of Comprehensive Income (Unaudited)  
For the period ended 31 March 2025**

	Kuwaiti Dinars	
	Three-months period ended 31 March	
	2025	2024
<b>Profit for the period</b>	<b>33,264,850</b>	16,234,380
<b>Other comprehensive items:</b>		
<i>Items that will not be reclassified to interim condensed consolidated statement of income in subsequent periods:</i>		
Change in fair value of equity instruments at fair value through other comprehensive income ("FVOCI")	<b>43,232</b>	-
<i>Items that are or may be reclassified subsequently to interim condensed consolidated statement of income:</i>		
Exchange differences on translating foreign operations	<b>2,277,251</b>	(73,332)
<b>Other comprehensive income / (loss) for the period</b>	<b>2,320,483</b>	(73,332)
<b>Total comprehensive income for the period</b>	<b>35,585,333</b>	16,161,048
<b>Attributable to:</b>		
Equity holders of the Parent Company	<b>36,296,162</b>	16,122,200
Non-controlling interest	<b>(710,829)</b>	38,848
	<b>35,585,333</b>	16,161,048

The accompanying notes 1 to 15 are an integral part of this interim condensed consolidated financial information.

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**

**Interim Condensed Consolidated Statement Of Changes In Equity (Unaudited) -For the period ended 31 March 2025**

	Kuwaiti Dinars												
	Share capital	Share premium	Statutory reserve	Voluntary reserve	Treasury shares	Treasury shares reserve	Foreign currency translation reserve	Fair value reserve	Other reserve	Retained earnings	Sub total	Non-controlling interest	Total Equity
<b>As at 1 January 2025 (Audited)</b>	139,515,566	16,505,381	83,083,024	83,083,024	-	42,442	7,131,106	(1,372,145)	(2,028,657)	343,544,214	669,503,955	83,440,637	752,944,592
Profit (loss) for the period	-	-	-	-	-	-	-	-	-	33,410,389	33,410,389	(145,539)	33,264,850
Other comprehensive income (loss) for the period	-	-	-	-	-	-	2,842,541	43,232	-	-	2,885,773	(565,290)	2,320,483
Total comprehensive income (loss) for the period	-	-	-	-	-	-	2,842,541	43,232	-	33,410,389	36,296,162	(710,829)	35,585,333
Transfer to dividends payable (Note 13)	-	-	-	-	-	-	-	-	-	(19,532,166)	(19,532,166)	-	(19,532,166)
Bonus shares (Note 12 & 13)	8,370,934	-	-	-	-	-	-	-	-	(8,370,934)	-	-	-
Non-controlling interest contribution plan	-	-	-	-	-	-	-	-	-	-	-	11,049,191	11,049,191
<b>As at 31 March 2025</b>	<b>147,886,500</b>	<b>16,505,381</b>	<b>83,083,024</b>	<b>83,083,024</b>	<b>-</b>	<b>42,442</b>	<b>9,973,647</b>	<b>(1,328,913)</b>	<b>(2,028,657)</b>	<b>349,051,503</b>	<b>686,267,951</b>	<b>93,778,999</b>	<b>780,046,950</b>
<b>As at 1 January 2024 (Audited)</b>	131,618,459	16,505,381	76,170,749	76,170,749	-	-	4,577,837	(1,338,876)	(2,028,657)	318,474,596	620,150,238	80,698,985	700,849,223
Profit (loss) for the period	-	-	-	-	-	-	-	-	-	16,261,272	16,261,272	(26,892)	16,234,380
Other comprehensive income (loss) for the period	-	-	-	-	-	-	(139,072)	-	-	-	(139,072)	65,740	(73,332)
Total comprehensive income (loss) for the period	-	-	-	-	-	-	(139,072)	-	-	16,261,272	16,122,200	38,848	16,161,048
Transfer to dividends payable (Note 12)	-	-	-	-	-	-	-	-	-	(18,420,980)	(18,420,980)	-	(18,420,980)
Non-controlling interest contribution plan	-	-	-	-	(319,340)	-	-	-	-	-	(319,340)	1,104,833	1,104,833
Purchase of treasury shares	-	-	-	-	(319,340)	-	-	-	-	-	-	-	(319,340)
<b>As at 31 March 2024</b>	<b>131,618,459</b>	<b>16,505,381</b>	<b>76,170,749</b>	<b>76,170,749</b>	<b>(319,340)</b>	<b>-</b>	<b>4,438,765</b>	<b>(1,338,876)</b>	<b>(2,028,657)</b>	<b>316,314,888</b>	<b>617,532,118</b>	<b>81,842,666</b>	<b>699,374,784</b>

The accompanying notes 1 to 15 are an integral part of this interim condensed consolidated financial information.

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**
**Interim Condensed Consolidated Statement Of Cash Flows (Unaudited)  
For the period ended 31 March 2025**

	Notes	Kuwaiti Dinars	
		Three months period ended	
		31 March	
		2025	2024
<b>Operating activities</b>			
Profit before contribution to KFAS, NLST and Zakat		<b>34,935,223</b>	17,070,016
Adjustments for:			
Depreciation	3&4	<b>4,117,663</b>	4,177,271
Depreciation of rights-of-use assets	6	<b>2,157,522</b>	2,114,264
Provision for staff indemnity		<b>380,520</b>	1,716,440
Net investment loss		<b>1,393</b>	-
Finance costs		<b>2,654,247</b>	3,712,166
Interest income		<b>(1,535,525)</b>	(2,330,211)
Gain on disposal of asset held for sale		<b>(21,555,391)</b>	-
Expected credit loss on accounts receivable		<b>2,144,151</b>	-
Share of results from associates	5	<b>(242,051)</b>	(160,987)
		<b>23,057,752</b>	26,298,959
<i>Movements in working capital:</i>			
Receivables from associates		<b>122,619</b>	758,807
Accounts receivable and other assets and prepayments		<b>(8,817,207)</b>	(1,016,819)
Trade and other payables		<b>(23,302,567)</b>	(13,184,202)
Other non-current liabilities		<b>666,592</b>	444
<b>Cash (used in) generated from operations</b>		<b>(8,272,811)</b>	12,857,189
Payment of staff indemnity		<b>(55,045)</b>	(42,113)
Payment of KFAS, NLST and Zakat		<b>(683,158)</b>	(3,108,882)
<b>Net cash flow (used in) generated from operating activities</b>		<b>(9,011,014)</b>	9,706,194
<b>Investing activities</b>			
Additions to property and equipment	3	<b>(717,186)</b>	(533,118)
Additions to investment properties and advances paid		<b>(34,372,349)</b>	(25,228,181)
Investment in term deposit in excess of three months	7	<b>34,026,690</b>	(9,344,772)
Proceeds from sale of asset held for sale	4	<b>28,000,000</b>	-
Interest income received		<b>1,284,315</b>	2,802,954
Addition to investment in associates	5	<b>(746,224)</b>	-
<b>Net cash flow generated from (used in) investing activities</b>		<b>27,475,246</b>	(32,303,117)
<b>Financing activities</b>			
Finance from banks obtained		<b>46,165,036</b>	63,714,150
Finance from banks repaid		<b>(15,878,133)</b>	(3,766,670)
Repayment of principal on lease liabilities		<b>(172,896)</b>	(152,868)
Repayment of interest on lease liabilities		<b>(244,210)</b>	(205,751)
Finance costs paid		<b>(11,424,070)</b>	(8,847,146)
Prepayments of bank fees		-	(4,747,261)
Purchase of treasury shares		-	(319,340)
Funding from non-controlling interest	4	<b>11,049,191</b>	1,104,833
<b>Net cash flow generated from financing activities</b>		<b>29,494,918</b>	46,779,947
<b>Net increase in cash and bank balances</b>		<b>47,959,150</b>	24,183,024
Effect of foreign currency translation		<b>1,862,423</b>	(768,623)
Cash and bank balances at beginning of the period		<b>10,130,373</b>	12,702,598
<b>Cash and bank balances at end of the period</b>	7	<b>59,951,946</b>	36,116,999

The accompanying notes 1 to 15 are an integral part of this interim condensed consolidated financial information.

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025**

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**1. ESTABLISHMENT AND PRINCIPAL ACTIVITIES**

Mabane Company K.P.S.C. (the "Parent Company") is a Kuwaiti Shareholding Company and was established and registered in Kuwait in 1964. The registered address of the Parent Company is P.O. Box 5132, Safat 13052, Kuwait. The objectives of the Parent Company are as follows:

- ▶ Construction of buildings in prefabricated units and carrying out other construction works. For doing the same, the Parent Company may:
  - Establish factories and plants in order to achieve its objectives.
  - Trade in all materials, tools and machines associated with the nature of its business.
  - Carry out construction works.
  - Investing in construction, reconstruction and housing operations.
- ▶ Establish buildings, shopping malls, commercial exhibitions, stores, and different warehouses for itself and others', as well as sale, rent, manage and maintenance of those owned by others.
- ▶ Export, and import all types of materials, tools, equipment and others that are related to nature of the Parent Company's activity.
- ▶ Own, sale, and purchase of real estate properties and lands and developing them for the Parent Company's account inside and outside the State of Kuwait, as well as management of third parties' properties, all with no prejudice to the provisions set out in the applicable laws, which prohibit trading in private residential plots as stipulated by virtue of such laws.
- ▶ Own, sale, and purchase of shares and bonds of the real estate companies for the benefit of the Parent Company inside and outside Kuwait only.
- ▶ Prepare studies, provide consultations in real estate fields (of all types) provided that the service provider should meet the required conditions.
- ▶ Own, manage, lease, and rent hotels, health clubs and touristic utilities.
- ▶ Carry out all maintenance work related to buildings and real estate owned by the Parent Company and others, including steel and aluminium works, maintenance work, civil works, including sanitary works, paints, mechanical, electrical, elevators and air conditioning works including extensions and spare parts, and other complementary works for buildings and constructions to ensure the preservation of buildings and their safety.
- ▶ Manage, operate, invest, rent and lease hotels, health clubs, motels, hosting houses, rest places, parks and gardens, exhibitions, restaurants, cafes, residential complexes, touristic and health resorts, entertainment and sport projects, and shops of all levels and classes including all main and sub services, in addition to related utilities and other services.
- ▶ Organize real estate exhibitions for the Parent Company's real estate projects according to the regulations adopted in the ministry.
- ▶ Holding real estate auctions.
- ▶ Own and manage commercial shopping malls and residential complexes.
- ▶ Develop and manage real estate investment funds only rather than carrying out other types of utilizations and investment of funds for others.
- ▶ Utilize the Parent Company's financial surpluses through investment in financial and real estate portfolios managed by specialized authorities.
- ▶ Direct contribution to the development of infrastructure for residential, commercial and industrial areas and projects under BOT and management of real estate facilities under BOT.

The Parent Company may carry out similar, complementary business or works that are essential or related to its business. The Parent Company may carry out the above business in the state of Kuwait or outside by itself or through agency. The Parent Company may establish its branches inside and outside State of Kuwait. Also, the Parent Company may have an interest or be involved in any way with the entities that are engaged in similar activities or that may assist the Parent Company in achieving its objectives in Kuwait and abroad. The Parent Company may also buy these entities or merge with them.

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025**

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The Parent Company is listed on the Bursa Kuwait.

The interim condensed consolidated financial information includes the interim financial information of the Parent Company, its subsidiaries and Hotels (together referred to as "the Group").

The Annual General Meeting ("AGM") of the shareholders of the Parent Company held on 16 March 2025 approved the Group's consolidated financial statements for the year ended 31 December 2024.

This interim condensed consolidated financial information for the period ended 31 March 2025 were authorised for issue by the Board of Directors on 11 May 2025.

**2. BASIS OF PREPARATION AND ACCOUNTING POLICIES**

This interim condensed consolidated financial information of the Group is prepared in accordance with IAS 34: Interim Financial Reporting. The accounting policies used in the preparation of these interim condensed consolidated financial information are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2024.

This interim condensed consolidated financial information does not contain all information and disclosures required in the annual financial statements and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2024. In the opinion of management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included in this interim condensed consolidated financial information. Operating results for the three months ended 31 March 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

The interim condensed consolidated financial information is presented in Kuwaiti Dinars ("KD").

Amendments and annual improvements to IFRS, relevant to the Group which are effective for annual reporting period starting from 1 January 2025 did not result in any material impact on the accounting policies, financial position or performance of the Group.

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025**

**3. PROPERTY AND EQUIPMENT**

	Kuwaiti Dinars				
	Land	Buildings	Fixture and office equipment	Tools and motor vehicles	Total
<b>Cost</b>					
At 31 December 2024	5,649,952	139,551,719	19,749,903	1,352,183	166,303,757
Additions	-	-	717,186	-	717,186
Foreign currency translation	313	187	6,473	159	7,132
<b>At 31 March 2025</b>	<b>5,650,265</b>	<b>139,551,906</b>	<b>20,473,562</b>	<b>1,352,342</b>	<b>167,028,075</b>
<b>Accumulated depreciation</b>					
At 31 December 2024	-	11,383,272	12,957,414	996,632	25,337,318
Charge for the period	-	749,049	497,327	31,132	1,277,508
Foreign currency translation	-	920	4,772	129	5,821
<b>At 31 March 2025</b>	<b>-</b>	<b>12,133,241</b>	<b>13,459,513</b>	<b>1,027,893</b>	<b>26,620,647</b>
<b>Carrying amount</b>					
<b>At 31 March 2025</b>	<b>5,650,265</b>	<b>127,418,665</b>	<b>7,014,049</b>	<b>324,449</b>	<b>140,407,428</b>
<b>At 31 December 2024</b>	<b>5,649,952</b>	<b>128,168,447</b>	<b>6,792,489</b>	<b>355,551</b>	<b>140,966,439</b>

Depreciation charge amounting to KD 1,022,823 (31 December 2024: KD 4,343,915 and 31 March 2024: KD 1,076,382) has been allocated to cost of revenue for the hotels, and the remaining has been charged to general and administrative expenses in the interim condensed consolidated statement of income.

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025**

**3. PROPERTY AND EQUIPMENT (CONTINUED)**

	Kuwaiti Dinars				Total
	Land	Buildings	Fixture and office equipment	Tools and motor vehicles	
Cost					
At 31 December 2023	5,648,543	139,550,877	18,516,999	1,325,538	165,041,957
Additions	-	-	523,079	10,039	533,118
Foreign currency translation	677	405	4,917	963	6,962
At 31 March 2024	5,649,220	139,551,282	19,044,995	1,336,540	165,582,037
Accumulated depreciation					
At 31 December 2023	-	8,366,875	10,686,078	846,033	19,898,986
Charge for the period	-	729,368	559,888	53,465	1,342,721
Foreign currency translation	-	126	2,563	533	3,222
At 31 March 2024	-	9,096,369	11,248,529	900,031	21,244,929
Carrying amount					
At 31 March 2024	5,649,220	130,454,913	7,796,466	436,509	144,337,108

**MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES**

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)**  
**For the period ended 31 March 2025**

**4. INVESTMENT PROPERTIES**

**4a. Investment Properties**

	Kuwaiti Dinars		
	31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
<b>Cost</b>			
At beginning of the period/year	1,250,640,122	1,011,503,760	1,011,503,760
Additions	63,614,565	243,353,086	49,300,872
Foreign currency translation reserve	625,156	2,227,885	840,454
Transfer to asset held for sale (Note 4b)	-	(6,444,609)	(6,444,609)
	<b>1,314,879,843</b>	<b>1,250,640,122</b>	<b>1,055,200,477</b>
<b>Accumulated depreciation</b>			
At beginning of the period/year	(127,068,469)	(115,728,660)	(115,728,660)
Charge for the period/year	(2,840,155)	(11,339,809)	(2,834,550)
	<b>(129,908,624)</b>	<b>(127,068,469)</b>	<b>(118,563,210)</b>
<b>Carrying amount</b>	<b>1,184,971,219</b>	<b>1,123,571,653</b>	<b>936,637,267</b>
Annual depreciation rates	<b>2% - 3.33%</b>	<b>2% - 3.33%</b>	<b>2% - 3.33%</b>

Investment properties comprise of the following:

	Kuwaiti Dinars		
	31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
<b>Kuwait</b>			
Completed properties	460,916,301	463,758,477	471,232,777
Properties under development	2,972,528	1,985,246	962,022
Owned land	1,371,115	1,371,115	1,371,115
	<b>465,259,944</b>	<b>467,114,838</b>	<b>473,565,914</b>
<b>KSA</b>			
Properties under development	558,332,837	495,253,619	302,237,417
Owned land*	156,335,217	156,164,882	155,807,067
	<b>714,668,054</b>	<b>651,418,501</b>	<b>458,044,484</b>
<b>Bahrain</b>			
Owned land	5,043,221	5,038,314	5,026,869
	<b>5,043,221</b>	<b>5,038,314</b>	<b>5,026,869</b>
	<b>1,184,971,219</b>	<b>1,123,571,653</b>	<b>936,637,267</b>

The investment properties additions include cost amounting to KD 62,629,301 (31 December 2024:KD 236,212,386 and 31 March 2024: KD 44,197,397) incurred on the development of property projects in "Kingdom of Saudi Arabia". This includes capitalised borrowing costs of KD 9,470,046 (31 December 2024: KD 29,935,512 and 31 March 2024: KD 3,417,675) capitalized during the period at an annual capitalization rate of 4.94% to 6.33% (31 December 2024: 4.46% to 6.28%, 31 March 2024: 3.58% to 3.79%).

As on 31 March 2025, the Group has not identified any significant impact on the carrying values of its investment properties.

\*Owned land in KSA amounting to KD 156,335,217 (31 December 2024: KD 156,164,882 and 31 March 2024: KD 110,743,596) has been pledged with banks (Note 8).

Certain investment properties in Kuwait are constructed on a leasehold land (note 6).

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)**  
**For the period ended 31 March 2025**

**4b. Asset Held For Sale**

During previous year, one of the subsidiary of the Group entered into a binding agreement to sell its freehold interest in a parcel of land located in the State of Kuwait, which had a carrying value of KD 6,444,609 for a consideration of KD 28,000,000.

During the current period, the buyer finalized all the necessary conditions and legal obligations as defined in the binding agreement, upon which the Group transferred the land deeds to the buyer and recognised a gain of KD 21,555,391 in the interim condensed consolidated statement of income.

**5. INVESTMENT IN ASSOCIATES**

	Kuwaiti Dinars		
	<b>31 March 2025 (Unaudited)</b>	31 December 2024 (Audited)	31 March 2024 (Unaudited)
Opening balance	<b>57,283,913</b>	53,256,704	53,256,704
Increase in investment	<b>746,224</b>	3,395,239	-
Share of results from the associates	<b>242,051</b>	793,450	160,987
Foreign currency translation	<b>28,655</b>	114,498	48,743
Dividend income received	-	(275,978)	-
<b>Closing balance</b>	<b>58,300,843</b>	57,283,913	53,466,434

The Group's 35% equity interest in J3 for Management and Development of Lands and Real Estate W.L.L. ("J3" or "associate") has been pledged to secure the loans obtained by the associate to finance the underlying project. This pledge corresponds to the Group's shareholding in the associate and is intended solely as collateral for the associate's financial obligations. The pledge does not impact the Group's ability to exercise its rights as a shareholder and the Group is actively monitoring the associate's project progress and ensure compliance with the loan terms.

**6. RIGHT OF USE ASSETS**

	Kuwaiti Dinars		
	<b>31 March 2025 (Unaudited)</b>	31 December 2024 (Audited)	31 March 2024 (Unaudited)
Opening balance	<b>23,238,607</b>	19,562,860	19,562,860
Additions	<b>55,453</b>	12,256,439	-
Disposal / Derecognize	-	(7,832)	(7,855)
Charge for the period/ year	<b>(2,157,522)</b>	(8,575,203)	(2,114,264)
Adjustments	<b>339,472</b>	-	-
Foreign currency translation	<b>44,854</b>	2,343	1,171
<b>Closing balance</b>	<b>21,548,811</b>	23,238,607	17,441,912

During the previous year, the Parent Company was awarded a tender from the Touristic Enterprise Company to operate and manage a seafront resort located in Kuwait for a period of 17 years. To facilitate the execution of this contract, the Parent Company issued a letter of guarantee amounting to KD 3,834,000 in favor of the Touristic Enterprise Company and an advance payment of KD 1,278,000 was made, which had been recognized within accounts receivable and other assets until the contract is completed and the actual date for operating the resort is determined. The Parent Company signed the contract with the Touristic Enterprise Company on 4 July 2024.

Subsequent to the reporting date on 15 April 2025, the Parent Company took the possession of the assets and will commence the investment period.

Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025

7. CASH AND BANK BALANCES

Cash and bank balances include the following amounts:

	Kuwaiti Dinars		
	31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
Cash in hand	46,804	52,751	66,543
Current and call account with banks	49,823,935	9,857,592	28,577,589
Deposits with original maturities up to three months	10,081,207	220,030	7,472,867
Cash and bank balances in the interim condensed consolidated statement of cash flows	59,951,946	10,130,373	36,116,999
Deposits with original maturities after three months	93,894,293	127,920,983	160,519,177
	153,846,239	138,051,356	196,636,176

Deposits are placed with local and regional commercial banks in Kuwaiti Dinars and Saudi Riyals. The effective interest rates on these deposits as at 31 March 2025 were 5.10% to 6.05% (31 December 2024: 4.05% to 6.30%, 31 March 2024: 4.55% to 6.30%) per annum.

8. Finance from banks

	Kuwaiti Dinars		
	31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
<b>Current</b>			
Murabaha and Islamic finance	94,247,813	83,787,932	49,343,395
Bank overdraft facilities	22,171,362	22,693,821	36,503,952
	116,419,175	106,481,753	85,847,347
<b>Non-Current</b>			
Murabaha and Islamic finance	601,175,720	580,487,318	522,687,135
	601,175,720	580,487,318	522,687,135
	717,594,895	686,969,071	608,534,482

	Kuwaiti Dinars		
	31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
Finance from banks in KWD	346,589,975	361,468,108	406,705,445
Finance from banks in SAR equivalent to KWD	371,004,920	325,500,963	201,829,037
	717,594,895	686,969,071	608,534,482

The following assets has been pledged to the lender banks against the obtained finance from banks.

	Kuwaiti Dinars		
	31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
Owned land in KSA (Note 4)	156,335,217	156,164,882	110,743,596

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025**

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**9. SEGMENT REPORTING**

The Group is organised into functional divisions in order to manage its various lines of business. The reported segment profits are based on internal management reporting information that is regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance and is reconciled to the Group's profit or loss. Segment performance is evaluated based on operating profit or loss as explained in the table below. The Group has following reportable segments:

- ▶ Construction and real estate operations: consist of leasing of properties, real estate development, projects leasing and the construction activity for self or others
- ▶ Hospitality operations: consist of the hotel services provided through Hilton Garden Inn and Waldorf Astoria Hotel, Kuwait.



**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)**  
**For the period ended 31 March 2025**

**10. BASIC AND DILUTED EARNINGS PER SHARE**

Basic and diluted earnings per share are computed by dividing profit for the period attributable to equity holders of the Parent Company by the weighted average number of shares outstanding during the period. There are no potential dilutive ordinary shares. The information necessary to calculate basic earnings per share based on the weighted average number of share outstanding during the period is as follows.

	Kuwaiti Dinars	
	Three-months period ended 31 March	
	2025	2024
Profit for the period attributable to equity holders of the Parent Company	<b>33,410,389</b>	16,261,272
	Shares	
Weighted average number of outstanding shares during the period:		
Issued shares*	<b>1,478,865,002</b>	1,478,865,002
Weighted average treasury shares	<b>(919)</b>	(209,470)
Total	<b>1,478,864,083</b>	1,478,655,532
Basic earnings per share	<b>22.59 fils</b>	11.00 fils

\* Earnings per share calculations for the prior period have been adjusted to account of the bonus shares issued in 2025 (Note 13).

**11. RELATED PARTY DISCLOSURES**

Related parties represent major shareholders, directors and key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management.

**Balances:**

Balances with related parties included in the interim condensed consolidated statement of financial position are as follows:

	Kuwaiti Dinars		
	31 March 2025 (Unaudited)	31 December 2024 (Audited)	31 March 2024 (Unaudited)
<b>Right of use assets ("ROU")</b>			
Office premises	<b>521,444</b>	552,117	644,136
<b>Accounts receivable and prepayments</b>			
Lease and other receivables from lessees	<b>179,413</b>	109,900	347,792
Receivables from associate on demand "The amount receivable is interest free"	<b>285,224</b>	407,843	315,205
<b>Lease liabilities</b>	<b>470,627</b>	610,988	594,425
<b>Assets</b>			
Property and equipment/Capital work in progress	<b>124,234</b>	297,874	217,582
<b>Trade and other payables</b>			
Rent received in advance within one year	<b>1,305,182</b>	1,398,216	1,931,464

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025**

**Transactions:**

Transactions with related parties included in the interim condensed consolidated statement of income are as follows:

	Kuwaiti Dinars	
	<b>Three months period ended 31 March</b>	
	<b>2025</b>	2024
Revenue	<b>3,809,787</b>	4,260,036
Expenses	<b>92,040</b>	87,555
Management fee (included in revenue from investment properties)	<b>377,439</b>	316,360

**Compensation of key management personnel:**

The remuneration of directors and other members of key management during the period are as follows:

	Kuwaiti Dinars	
	<b>Three months period ended 31 March</b>	
	<b>2025</b>	2024
Salaries and other short-term benefits	<b>374,771</b>	342,141
Termination benefits	<b>47,837</b>	1,014,546
	<b>422,607</b>	1,356,687

Directors' remuneration of KD 724,000 for the year ended 31 December 2024 was approved by the shareholders at the AGM held on 16 March 2025.

**12. Capital**

The authorized share capital of the Parent Company as at 31 March 2025, 31 December 2024 and 31 March 2024 is KD 155,000,000 consisting of 1,550,000,000 shares of 100 fils each.

The issued and paid up share capital of the Parent Company as at 31 March 2025 is KD 147,886,500 consisting of 1,478,865,002 shares (31 December 2024 is KD 139,515,566 consisting of 1,395,155,663 shares and 31 March 2024 is KD 131,618,459 consisting of 1,316,184,588 shares) of 100 fils each.

The capital increase was formally registered in the commercial register on 23 March 2025, based on Ordinary General Assembly meeting (Note 13).

**13. ANNUAL GENERAL ASSEMBLY MEETING**

The Ordinary General Assembly meeting of the shareholders held on 16 March 2025 approved cash dividend of 14 fils per share (2023: 14 fils per share) and 6% bonus shares for the year ended 2024 (2023: 6%). The cash dividend payable amounted to KD 19,532,166 (2023: KD 18,420,980) is included in trade and other payables. The issued and paid share capital increased by the number of bonus shares of 83,709,339 shares (2023: 78,971,075 shares) and increase amounted to KD 8,370,934 (2023: KD 7,897,108).

Subsequent to the reporting date, on 23 April 2025, bonus shares and cash dividend were distributed to shareholders.

**Notes To The Interim Condensed Consolidated Financial Information (Unaudited)  
For the period ended 31 March 2025**

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**14. COMMITMENTS AND CONTINGENT LIABILITIES**

The Group's management has approved future capital expenditure amounting to KD 924,962,979 (31 December 2024: KD 1,067,773,656 and 31 March 2024: KD 776,352,276).

The Group has secured debt in place to finance the project expansions with the value of the debt undrawn as of 31 March 2025 amounting to KD 467,783,080 (31 December 2024: KD 513,491,037 and 31 March 2024: KD 637,802,313) which is part of the debt plan in addition to the shareholder's funding.

As at 31 March 2025, the Group has given letters of credit, bank guarantees and corporate guarantee amounting to KD 87,439,236 (31 December 2024: KD 87,378,606 and 31 March 2024: KD 79,750,405).

**15. FAIR VALUE OF FINANCIAL INSTRUMENTS**

Financial instruments comprise of financial assets and financial liabilities. Financial assets consist of receivable from associates, account receivables, investment securities at fair value through profit or loss, investment securities at fair value through other comprehensive income and cash and bank balances. Financial liabilities consist of other non-current liabilities, Finance from banks and trade and other payables.

**Fair value**

The Group's financial assets carried at fair value in the consolidated interim condensed statement of financial position date were determined by reference to published price quotations. The fair values of financial instruments that are carried at amortized cost are not significantly different from book value as the majority are short-term in nature.

The table below analyses financial instruments carried at fair value, by valuation methods. The different levels have been defined as follows:

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

The impact on the interim condensed consolidated statement of financial position or the interim condensed consolidated statement of changes in equity is immaterial, if the relevant risk variables used to determine fair values for the unquoted securities are altered by 5%.

There has been no change in the valuation techniques as compared to the prior period. During the period ended 31 March 2025, there were no transfers between the levels.