



**Commercial Real Estate Company K.P.S.C.
and its subsidiaries
State of Kuwait**

**Consolidated Financial Statements and Independent Auditors' Report
For the year ended 31 December 2022**



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Contents	Page
Independent Auditors' Report	1 – 4
Consolidated Statement of Financial Position	5
Consolidated Statement of Income	6
Consolidated Statement of Comprehensive Income	7
Consolidated Statement of Changes in Equity	8
Consolidated Statement of Cash Flows	9
Notes to the Consolidated Financial Statements	10 – 42

Independent Auditor's Report to the Shareholders of Commercial Real Estate Company K.P.S.C.

State of Kuwait

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Commercial Real Estate Company K.P.S.C (the "Company") and its subsidiaries ("the Group"), which comprise the consolidated statement of financial position as at 31 December 2022, and the consolidated statement of income, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2022, its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

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 consolidated Financial Statements section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

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

Report on the Audit of the Consolidated Financial Statements (continued)

Key Audit Matters (continued)

Valuation of Investment Properties

Key audit matter	How our audit addressed the key audit matter
<p>The Group's investment properties portfolio is carried at KD 370,673,658 in the consolidated statement of financial position and the net fair value loss recorded in the consolidated statement of profit or loss is KD 3,502,014.</p> <p>The determination of the fair value of these investment properties is based on internal and external valuations using discounted cash flows over the Group's estimated holding period, income capitalization method and the sales comparable approach for the respective asset. The Group's discounted future cash flows analysis and the assessment of expected remaining holding period and income projections on the existing operating assets requires management to make significant estimates and assumptions related to future occupancy levels, growth rates, rental rates and discount rates. Consequently, the valuation of investment properties is a key audit matter due to the significant judgments applied and estimates made. In addition, the existence of significant estimation uncertainty warrants specific audit focus in this area as any bias or error in determining the fair value could lead to a material misstatement in the consolidated financial statements.</p> <p>In the event that the fair value of a real estate asset is higher or lower than its carrying amount, the Group will recognize a fair value adjustment in its consolidated statement of profit or loss.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> • We evaluated the design and implementation of relevant controls related to the valuation of investment properties. • We assessed the valuer's competence and capabilities and read their terms of engagement with the Group to determine that the scope of their work was sufficient for audit purposes. • We agreed the total valuation in the valuer's report to the amount reported in the consolidated statement of financial position. • We tested the data inputs underpinning the investment property valuation for a sample of properties, including lease income, by agreeing them to supporting documentation to assess the reliability, completeness and accuracy of the underlying data. • We also compared a sample of the valuations to our independently formed market expectations and challenged any differences. • Where we identified estimates that were outside acceptable parameters, we discussed these with the valuers and management to understand the rationale behind the estimates made. • We reperformed the arithmetical accuracy of the determination of recoverable amounts. • We assessed the disclosures made in the consolidated financial statements against the requirements of IFRSs.

Other Information

Management is responsible for the other information. The other information comprises all information included in the annual report other than the consolidated financial statements and our auditor's report thereon. The annual report for the year 2022 is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.



Independent Auditor's Report to the Shareholders of Commercial Real Estate Company K.P.S.C. (continued)

State of Kuwait

Report on the Audit of the Consolidated Financial Statements (continued)

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

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

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

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

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

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statement. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

Independent Auditor's Report to the Shareholders of Commercial Real Estate Company K.P.S.C. (continued)

State of Kuwait

Report on the Audit of the Consolidated Financial Statements (continued)

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

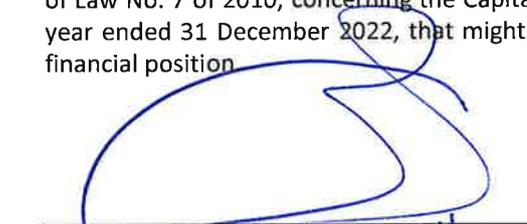
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Report on Other Legal and Regulatory Requirements

In our opinion, proper books of account have been kept by the Parent Company and the consolidated financial statements, together with the contents of the report of the Parent Company's Board of directors relating to these consolidated financial statements, are in accordance therewith. We further report that we obtained all the information and explanations that we required for the purpose of our audit and that the consolidated financial statements incorporate all information that is required by the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, and by the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, that an inventory was duly carried out; and that, to the best of our knowledge and belief, no violations of the Companies Law No 1 of 2016 and its Executive Regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the financial year ended 31 December 2022 that might have had a material effect on the business of the Group or on its consolidated financial position.

We further report that, during the course of our audit, we have not become aware of any material violations of the provisions of Law No. 7 of 2010, concerning the Capital Markets Authority and its related regulations, as amended, during the financial year ended 31 December 2022, that might have had a material effect on the business of the Group or on its consolidated financial position.



Bader A. AL-Wazzan

License No. 62A

Deloitte & Touche Al Wazzan & Co.

Kuwait, 13 March 2023

Consolidated Statement of Financial Position as at 31 December 2022

(All amounts are in Kuwaiti Dinar)

	Notes	2022	2021
Assets			
Non-current assets			
Property, plant and equipment	5	21,993,873	22,857,758
Investment property	6	370,673,658	373,878,195
Investments in associates	7	40,750,576	40,968,845
Investments at FVOCI	8	57,475,854	34,656,140
		<u>490,893,961</u>	<u>472,360,938</u>
Current assets			
Land and properties held for trading	9	17,006,137	13,350,610
Investments at fair value through profit or loss	10	33,672,313	23,333,386
Receivables and other debit balances	11	6,135,323	18,915,708
Cash and cash equivalents	12	5,349,916	9,324,434
		<u>62,163,689</u>	<u>64,924,138</u>
Total assets		<u>553,057,650</u>	<u>537,285,076</u>
Equity and liabilities			
Equity attributable to the shareholders of the Parent Company			
Share capital	13	184,069,975	184,069,975
Share premium		1,308,384	1,308,384
Treasury shares	14	(9,554,851)	(6,796,105)
Statutory reserve	15	41,177,521	39,876,386
Voluntary reserve	16	29,296,785	29,296,785
Other reserve	17	5,069,973	6,618,827
Retained earnings		38,296,270	35,333,955
Total equity attributable to shareholders of the Parent Company		<u>289,664,057</u>	<u>289,708,207</u>
Non-controlling interests		23,435,358	23,197,194
Total equity		<u>313,099,415</u>	<u>312,905,401</u>
Liabilities			
Non-current liabilities			
Employees' end of service indemnity		1,094,999	953,212
Lease liabilities	6	2,353,486	2,443,452
Financing financial institutions	18	190,989,602	189,710,320
		<u>194,438,087</u>	<u>193,106,984</u>
Current liabilities			
Payables and other credit balances	19	15,974,376	16,773,074
Financing from financial institutions	18	29,545,772	14,499,617
		<u>45,520,148</u>	<u>31,272,691</u>
Total liabilities		<u>239,958,235</u>	<u>224,379,675</u>
Total equity and liabilities		<u>553,057,650</u>	<u>537,285,076</u>

The accompanying notes form an integral part of this consolidated financial statements.



Abdul Fatah M.R. Marafie
Chairman



Adwan M. Al-Adwani
Vice Chairman

Consolidated Statement of Income for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar)

	Notes	2022	2021
Income from operating sectors			
Rental income of investment properties	20	26,156,537	23,605,863
Hotel's and hospitality revenues	20	2,855,214	1,653,596
Sale of land and properties held for trading	22	615,000	17,994,996
Total income		<u>29,626,751</u>	<u>43,254,455</u>
Property expenses		(5,238,508)	(4,621,468)
Hotel's hospitality expenses		(2,720,772)	(2,061,213)
Cost of sale land		(28,607)	(1,426,846)
Total of costs		<u>(7,987,887)</u>	<u>(8,109,527)</u>
Net income from operating activities		21,638,864	35,144,928
Change in fair value for investment properties		(3,502,014)	(4,249,875)
Reversal / (impairment) of land and real estate held for trading		86,792	(436,265)
Gross profit		18,223,642	30,458,788
Share in associates' results		(2,231,348)	(632,934)
Gain from investments	21	4,405,152	1,891,668
Other income		64,224	120,106
Operating profit		20,461,670	31,837,628
Staff costs		(2,016,841)	(2,533,762)
Expenses and other charges		(1,330,009)	(1,083,496)
Finance costs		(6,659,831)	(5,504,145)
Provisions and impairment	23	3,467,013	(4,819,691)
Other expenses	31	-	(4,428,000)
Net profit before deductions		13,922,002	13,468,534
Kuwait Foundation for the Advancement of Sciences (KFAS)		(77,008)	(90,578)
National Labor Support Tax (NLST)		(277,854)	(388,792)
Zakat Expense		(72,799)	(129,901)
Key management remuneration		(104,000)	(128,000)
Net profit for the year		<u>13,390,341</u>	<u>12,731,263</u>
Shareholders of the Parent Company		12,479,693	12,537,227
Non-controlling interests		910,648	194,036
		<u>13,390,341</u>	<u>12,731,263</u>
Earnings per share for Parent Company's shareholders (fils)	24	<u>7.09</u>	<u>7.08</u>

The accompanying notes form an integral part of this consolidated financial statements.

Consolidated Statement of Comprehensive Income for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar)

	2022	2021
Net profit for the year	<u>13,390,341</u>	<u>12,731,263</u>
Other comprehensive income		
<i>Items that will not be reclassified subsequently to statement of income:</i>		
Change in fair value reserve of FVOCI investment	(650,126)	(393,797)
Group's share in associates' reserves	<u>(1,094,853)</u>	<u>1,438,076</u>
	<u>(1,744,979)</u>	<u>1,044,279</u>
<i>Items that may be reclassified subsequently to statement of income:</i>		
Foreign currency translation differences	<u>254,169</u>	<u>(129,216)</u>
Total other comprehensive (expense) / income	<u>(1,490,810)</u>	<u>915,063</u>
Total comprehensive income for the year	<u>11,899,531</u>	<u>13,646,326</u>
Distributed as follows:		
Shareholders of the Parent Company	10,943,865	13,494,020
Non-controlling interests	<u>955,666</u>	<u>152,306</u>
	<u>11,899,531</u>	<u>13,646,326</u>

The accompanying notes form an integral part of this consolidated financial statements.

Consolidated Statement of Changes in Equity for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar)

	Equity Attributable to Shareholders of the Parent Company							Non- controlling interests	Total equity	
	Share capital	Share premium	Treasury shares	Statutory reserve	Voluntary reserve	Other reserves (Note 17)	Retained earnings			Total
Balance as at 1 January 2021	184,069,975	1,308,384	(7,953,856)	38,548,936	28,633,060	5,352,836	32,780,423	282,739,758	23,437,954	306,177,712
Net profit for the year	-	-	-	-	-	-	12,537,227	12,537,227	194,036	12,731,263
Total comprehensive income for the year	-	-	-	-	-	956,793	-	956,793	(41,730)	915,063
Sale of investment at FVOCI- associate	-	-	-	-	-	-	(68,204)	(68,204)	-	(68,204)
Sale of investment at FVOCI	-	-	-	-	-	(180,749)	1,333,449	1,152,700	70,492	1,223,192
Cash dividends (Note 26)	-	-	-	-	-	-	(5,267,149)	(5,267,149)	-	(5,267,149)
In-kind dividend from treasury shares (Note. 26)	-	-	3,504,854	-	-	489,947	(3,994,801)	-	-	-
Cash dividends of subsidiary	-	-	-	-	-	-	-	-	(455,311)	(455,311)
Acquisition of additional share in subsidiary (note 25)	-	-	-	-	-	-	4,185	4,185	(8,247)	(4,062)
Purchase of treasury shares	-	-	(2,347,103)	-	-	-	-	(2,347,103)	-	(2,347,103)
Transferred to reserve	-	-	-	1,327,450	663,725	-	(1,991,175)	-	-	-
Balance as at 31 December 2021	184,069,975	1,308,384	(6,796,105)	39,876,386	29,296,785	6,618,827	35,333,955	289,708,207	23,197,194	312,905,401
Balance as at 1 January 2022	184,069,975	1,308,384	(6,796,105)	39,876,386	29,296,785	6,618,827	35,333,955	289,708,207	23,197,194	312,905,401
Net profit for the year	-	-	-	-	-	-	12,479,693	12,479,693	910,648	13,390,341
Total comprehensive (expense) / income for the year	-	-	-	-	-	(1,535,828)	-	(1,535,828)	45,018	(1,490,810)
Sale of investment at FVOCI- associate	-	-	-	-	-	-	(13,021)	(13,021)	-	(13,021)
Sale of investment at FVOCI	-	-	-	-	-	(22,097)	338,949	316,852	-	316,852
Cash dividend (Note 26)	-	-	-	-	-	-	(8,840,740)	(8,840,740)	-	(8,840,740)
Cash dividend of subsidiary	-	-	-	-	-	-	-	-	(617,401)	(617,401)
Acquisition of additional share in subsidiary (note 25)	-	-	-	-	-	-	59,081	59,081	(109,210)	(50,129)
Share of other reserves in associates	-	-	-	-	-	-	242,624	242,624	9,109	251,733
Adjustment of an associate financials	-	-	-	-	-	-	(3,136)	(3,136)	-	(3,136)
Purchase of treasury shares	-	-	(2,800,689)	-	-	-	-	(2,800,689)	-	(2,800,689)
Sale of treasury shares	-	-	41,943	-	-	9,071	-	51,014	-	51,014
Transferred to reserve	-	-	-	1,301,135	-	-	(1,301,135)	-	-	-
Balance as at 31 December 2022	184,069,975	1,308,384	(9,554,851)	41,177,521	29,296,785	5,069,973	38,296,270	289,664,057	23,435,358	313,099,415

The accompanying notes form an integral part of this consolidated financial statements.

Consolidated Statement of Cash Flows for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar)

	Notes	2022	2021
Operating activities			
Net profit for the year		13,390,341	12,731,263
<i>Adjustments for:</i>			
Change in fair value of investment properties	6	3,502,014	4,249,875
Reversal / (impairment) of land and real estate held for trading		(86,792)	436,265
Gain on sale of land and properties held for trading		(586,393)	(16,568,150)
Share in associates' results		2,231,348	632,934
Gain from investments	21	(4,405,152)	(1,891,668)
Depreciation of property, plant and equipment	5	1,184,861	1,062,735
Finance cost		6,659,831	5,504,145
(Reversal) / impairment charge of provisions and impairment	23	(3,467,013)	4,819,691
Employees' end of service indemnity provided during the year		231,213	180,152
<i>Operating cash flow before changes in the working capital</i>		<u>18,654,258</u>	<u>11,157,242</u>
Purchase of Land and properties held for trading		(286,577)	(1,669,207)
Proceeds from sale of Land and properties held for trading		615,000	17,994,996
Receivables and other debit balances		1,172,733	(139,985)
Payables and other credit balances		(1,162,041)	1,704,637
Employees' end of service indemnity – paid during the year		(89,426)	(236,393)
Net cash generated from operating activities		<u>18,903,947</u>	<u>28,811,290</u>
Investing activities:			
Payment for purchase of property, plant and equipment	5	(320,976)	(907,301)
Payment for purchase of investment property		(297,477)	(594,638)
Payment to acquire shares in associates		(152,854)	(431,177)
Dividends received from associates and accrued associates' dividends		2,265,655	616,826
Payment to acquire investment at FVOCI		(24,789,753)	(5,657,263)
Proceeds on sale of investment at FVOCI		1,636,765	12,572,153
Payment to acquire shares in subsidiary		(50,129)	(4,062)
Proceeds on sale of investments at fair value through profit or loss		-	10,530
Payment to acquire investments at fair value through profit or loss		(1,262,127)	(3,143,337)
Advance payment for purchase of investments		(66,250)	(7,417,524)
Cash dividend received		2,427,514	2,138,607
Deposits with financial institutions		300,000	(300,000)
Net cash used in investing activities		<u>(20,309,632)</u>	<u>(3,117,186)</u>
Financing activities:			
Proceeds from financing from third party		40,280,000	46,020,000
Repayment of financing from third party		(23,954,563)	(53,384,873)
Payment for buy-back of treasury shares		(2,800,689)	(2,347,103)
Payment for right of use		(188,797)	(188,797)
The proceeds from the sale of treasury shares		51,014	-
Cash dividend paid		(8,825,598)	(5,384,644)
Finance cost paid		(6,212,799)	(5,602,917)
Cash dividends to non-controlling interests at a subsidiary		(617,401)	(455,311)
Net cash used in financing activities		<u>(2,268,833)</u>	<u>(21,343,645)</u>
Net change in cash and cash equivalents		<u>(3,674,518)</u>	<u>4,350,459</u>
Cash and cash equivalents at beginning of the year		<u>9,024,434</u>	<u>4,673,975</u>
Cash and cash equivalents at end of the year	12	<u>5,349,916</u>	<u>9,024,434</u>

The accompanying notes form an integral part of this consolidated financial statements.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

1. Incorporation and activities

The Commercial Real Estate Company (K.P.S.C) ("the Parent Company") was incorporated as a Kuwaiti Shareholding Closed Company under Articles of Association No. 104/ M/ Vol.1 on 4 February 1968 under Commercial register No. 11329 and re-enrolled on 21 December 1981 under No. 239 in accordance with provision of the Commercial Companies Law. The main objectives of the Company are performing various real estate, agricultural, industrial and commercial activities, carrying out contracting and building constructions including sale, purchase, lease of real estate properties and investing surplus cash in equity markets through investment portfolios managed by specialized companies and financial institutions. The Company may also participate in any suitable investments in entities that engage in similar business activities or that may help the Company achieve its objectives inside Kuwait and abroad. The Company may purchase such entities and affiliate them as stated in Company's Articles of Association, article No. 5 and Memorandum of Association, article No. 4. The Company's management shall carry out all its objectives for which it has been established in accordance with the Noble Islamic Sharia principles.

The head office of the Parent Company is located at Jaber Al-Mubarak Street, Commercial Real Estate Company's Building, Sharq, P.O. Box. 4119 Safat, 13042 Kuwait.

The Parent Company has been registered in the Bursa Kuwait on 21 December 2004.

The consolidated financial statements include the financial statements of the Parent Company and its subsidiaries set out in note (25), ("together referred to as the Group").

The consolidated financial statements were authorized for issue by the Board of Directors on 13 March 2023.

2. Basis of preparation and significant accounting policies

2.1 Basis of preparation

These consolidated financial statements have been prepared under the historical cost basis of measurement except for certain investment properties and financial instruments classified as investment securities at fair value through profit and loss ("Investments at FVTPL") and investment securities at fair value through other comprehensive income ("Investments at FVOCI"), which are measured at fair value.

These consolidated financial statements are presented in Kuwaiti Dinars ("KD"), which is also the Group's functional and presentation currency.

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board (IASB) and interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC).

The preparation of consolidated financial statements in conformity with IFRS requires management to make estimates and assumptions that may affect amounts reported in these consolidated financial statements, as actual results could differ from those estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. The areas where estimates and assumptions are significant to the consolidated financial statements, or areas involving a higher degree of judgment, are disclosed in Note 4.

Going concern

The Board of Directors have, at the time of approving these consolidated financial statements, a reasonable expectation that the Group have adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

2.2 Application of new and revised International Financial Reporting Standards (IFRS)

2.2.1 Changes in accounting policies and disclosures

The accounting policies used in the preparation of these consolidated financial statements are consistent with those used in the previous year except for the adoption of certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2022:

Standard, interpretation, amendments	Description	Effective date
Amendment to IFRS 16, 'Leases' – COVID-19 related rent concessions Extension of the practical expedient	As a result of the coronavirus (COVID-19) pandemic, rent concessions have been granted to lessees. In May 2020, the IASB published an amendment to IFRS 16 that provided an optional practical expedient for lessees from assessing whether a rent concession related to COVID-19 is a lease modification. On 31 March 2021, the IASB published an additional amendment to extend the date of the practical expedient from 30 June 2021 to 30 June 2022. Lessees can select to account for such rent concessions in the same way as they would if they were not lease modifications. In many cases, this will result in accounting for the concession as variable lease payments in the period(s) in which the event or condition that triggers the reduced payment occurs.	Annual periods beginning on or after 1 April 2021
A number of narrow-scope amendments to IFRS 3, IAS 16, IAS 37 and some annual improvements on IFRS 1, IFRS 9, IAS 41 and IFRS 16	<p><i>Amendments to IFRS 3, 'Business combinations'</i> update IFRS 3 so that it refers to the 2018 Conceptual Framework instead of the 1989 Framework. They also add to IFRS 3 a requirement that, for obligations within the scope of IAS 37 Provisions, Contingent Liabilities and Contingent Assets, an acquirer applies IAS 37 to determine whether at the acquisition date a present obligation exists as a result of past events. For a levy that would be within the scope of IFRIC 21 Levies, the acquirer applies IFRIC 21 to determine whether the obligating event that gives rise to a liability to pay the levy has occurred by the acquisition date</p> <p><i>Amendments to IAS 16, 'Property, plant and equipment'</i> prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognise such sales proceeds and related cost in statement of income.</p> <p><i>Amendments to IAS 37, 'Provisions, contingent liabilities and contingent assets'- Cost of Fulfilling a Contract</i> The amendments specify that the cost of fulfilling a contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract consist of both the incremental costs of fulfilling that contract (examples would be direct labour or materials) and an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).</p> <p><i>Annual improvements make minor amendments to IFRS 1, 'First-time Adoption of IFRS', IFRS 9, 'Financial instruments', IAS 41, 'Agriculture' and the Illustrative Examples accompanying IFRS 16, 'Leases'.</i></p>	Annual periods beginning on or after 1 January 2022.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

2.2.2 IFRSs issued but not yet mandatorily effective

At the date of authorization of these financial statements, the Group has not applied the following new and revised IFRS Standards that have been issued but are not yet effective:

Standard, interpretation, amendments	Description	Effective date
Amendments to IAS 1, 'Presentation of financial statements', on classification of liabilities	<p>The amendments clarify that the classification of liabilities as current or non-current is based on rights that are in existence at the end of the reporting period, specify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability, explain that rights are in existence if covenants are complied with at the end of the reporting period, and introduce a definition of 'settlement' to make clear that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services.</p> <p>Note that the IASB has issued a new exposure draft proposing changes to this amendment.</p> <p>The IASB is currently considering further amendments to the requirements in IAS 1 on classification of liabilities as current or non-current, including deferring the application of the January 2020 amendments.</p>	Deferred until accounting periods starting not earlier than 1 January 2024
IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements— Disclosure of Accounting Policies	<p>The amendments change the requirements in IAS 1 with regard to disclosure of accounting policies. The amendments replace all instances of the term 'significant accounting policies' with 'material accounting policy information'. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.</p> <p>The IASB has also developed guidance and examples to explain and demonstrate the application of the 'four-step materiality process' described in IFRS Practice Statement 2.</p>	Annual periods beginning on or after 1 January 2023
Narrow scope amendments to IAS 1, IFRS Practice statement 2 and IAS 8	The amendments aim to improve accounting policy disclosures and to help users of the financial statements to distinguish between changes in accounting estimates and changes in accounting policies.	Annual periods beginning on or after 1 January 2023
Amendment to IAS 12- deferred tax related to assets and liabilities arising from a single transaction	The amendments introduce a further exception from the initial recognition exemption. Under the amendments, an entity does not apply the initial recognition exemption for transactions that give rise to equal taxable and deductible temporary differences.	Annual periods beginning on or after 1 January 2023.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Management anticipates that these new standards, interpretations and amendments will be adopted in the Group's consolidated financial statements for the period of initial application and adoption of these new standards, interpretations and amendments may have no material impact on the consolidated financial statements of the Group in the period of initial application.

2.3 Significant accounting policies

The significant accounting policies adopted in the preparation of these consolidated financial statements are set out below:

2.3.1 Basis of consolidation

Subsidiaries

The consolidated financial statements incorporate the financial statements of the Parent Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company (a) has power over the investee (b) is exposed, or has rights, to variable returns from its involvement with the investee and (c) has the ability to use its power to affects its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three components of controls listed above.

Consolidation of a subsidiary begins when the Parent Company obtains control over the subsidiary and ceases when the Parent Company losses control over the subsidiary. Specifically, income and expenses of subsidiary acquired or disposed off during the year are included in the consolidated statement of income or other comprehensive income from the date in which the Parent Company gains control until the date when Parent Company ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Parent Company and to the non-controlling interest. Total comprehensive income of subsidiaries is attributed to the owners of the Parent Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Parent Company.

When the Group loses control of a subsidiary, a gain or loss is recognized in profit or loss and is calculated as the difference between:

- (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and
- (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests.

All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary. The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9, or the cost on initial recognition of an investment in an associate or a joint venture.

Where applicable, adjustments are made to bring the accounting policies of the subsidiary in line with those of the Group. The difference in reporting date of the subsidiary and the Group is not more than three months. Adjustments are made for the effects of significant transactions or events that occur between that date and the date of the Group's consolidated financial statements.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Business combinations

Acquisitions of business combinations are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred. At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value at the acquisition date, except deferred tax assets or liabilities, liabilities or equity instruments related to share based payment arrangements and assets that are classified as held for sale in which cases they are accounted for in accordance with the related IFRS.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after reassessment, the net of the acquisition-date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (the date when the Group obtains control) and the resulting gain or loss, if any, is recognised in the consolidated statement of profit or loss. Amounts arising from interests that have previously been recognised in the consolidated statement of other comprehensive income are reclassified to consolidated statement of income where such treatment would be appropriate if that interest were fully disposed off.

Goodwill

Goodwill, arising on acquisition of a subsidiary, is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) that is expected to benefit from the synergies of the combination.

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is indication that the unit may be impaired. If the recoverable amount "higher of value in use and fair value less costs of disposal" of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

Investment in associates

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

The results of business, assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting except for any investment classified as investment held for sale, as it is accounted for in accordance with IFRS 5 "Non-current assets held for sale and discontinued operations". Under the equity method, an investment in an associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and any other comprehensive income of the associates. When the Group's share of losses of an associate exceeds the Group's interest in that associate, (including any long-term interests represent a part of the Group's net investment in an associate), the Group discontinue recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Upon acquisition of an associate, any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities of an associate, recognised at the date of acquisition, is recognised as goodwill. Goodwill is included within the carrying amount of the investment in an associate. Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognized in the consolidated statement of income .

Requirements of IFRS 9 are applied to determine whether it is necessary to recognize the impairment losses of the associates. The entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with the requirements of IAS No. (36) "Impairment of Assets."

Where applicable, adjustments are made to bring the accounting policies of the associate in line with those of the Group. The difference in reporting date of the associate and the Group is not more than three months. Adjustments are made for the effects of significant transactions or events that occur between that date and the date of the Group's consolidated financial statements.

When a group entity transacts with its associate, profits and losses resulting from the transactions with the associates are recognised in Group financial statement only to the extent of interests in the associate, that are not related to the Group.

2.3.2 Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any subsequent accumulated impairment losses. Cost includes the purchase price and any directly associated costs of bringing the asset to a working condition for its intended use. Maintenance and repairs, replacements and improvements of minor importance are expensed as incurred. In situations, where it is clearly demonstrated that the expenditure has resulted in an increase in the future economic benefit expected to be obtained from the use of an item of property, plant and equipment beyond its originally assessed standard of performance, these expenditures are capitalised

Property, plant and equipment depreciation is calculated using the straight line method on the basis of estimated useful lives except for land which is carried at cost less impairment losses. Property, plant and equipment amount is written down to its recoverable amount if the carrying amount is greater than its estimated recoverable amount.

The residual value, useful life and depreciation method are reviewed at the end of each reporting period. Change in estimations are accounted for as of the beginning of the financial year in which the change arises. Gains or losses on disposals of property, plant, and equipment are determined by the difference between the sales proceeds and the net carrying amount of the asset and is recognized in the consolidated income statement.

2.3.3 Investment properties

Investment properties are properties held to earn rentals and/or capital appreciation (including properties under construction for such purposes). Investment properties are measured initially at cost, including transaction costs

Subsequent to initial recognition, investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in consolidated statement of income in the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefit is expected from the disposal. Any gain or loss arising on disposal of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of income for the period in which they arise.

Investment properties fair value measurement

The fair value of the Group's investment properties are estimated based on valuations carried out by independent valuers not related to the Group. The independent valuers are licensed from the relevant regulatory bodies and have appropriate qualifications and experience in valuation of properties at the relevant locations .

The fair value of investment properties was determined using the net income capitalisation rate method, using market rental income of all units of the properties and is classified as Level 3 (note 6).

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

2.3.4 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Group reviews the tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal or value in use. Impairment losses are recognised in the consolidated statement of income for the year in which they arise. When an impairment is reversed, the impairment is recognised to the extent of the net carrying amount had no impairment been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the consolidated statement of income.

2.3.5 Financial instruments

Classification and measurement of financial assets

To determine their classification and measurement category, IFRS 9 requires all financial assets, except equity instruments and derivatives, to be assessed based on a combination of the entity's business model for managing the assets and the instruments' contractual cash flow characteristics.

Business model assessment

The Group determines its business model at the level that best reflects how it manages the financial assets to achieve its business objective and in order to generate contractual cash flows. The Group's business model is not assessed on an instrument-by-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- The stated policies and objectives for the financial assets and the operation of those policies in practice;
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed;
- The frequency, volume and timing of sales in prior periods, the reasons for such sales and its expectations about future sales activity.

The business model assessment is based on reasonably expected scenarios without taking 'worst case' or 'stress case' scenarios into account. If cash flows after initial recognition are realised in a way that is different from the Group's original expectations, the Group does not change the classification of the remaining financial assets held in that business model, but incorporates such information when assessing newly originated or newly purchased financial assets going forward.

Assessment of whether contractual cash flows are solely payments of principal and interest (SPPI test)

The Group assesses the contractual terms of financial assets to identify whether they meet the SPPI test. 'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset. Interest is defined as consideration for time value of money and for the credit risk associated with the principal and for other basic lending risks and costs as well as a profit margin. In assessing whether the contractual cash flows are SPPI, the Group considers whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

The Group classifies its financial assets upon initial recognition into the following categories:

- Financial assets carried at amortised cost
- Financial assets carried at fair value through profit or loss (FVTPL)
- Financial assets carried at fair value through other comprehensive income (FVOCI)

Financial assets carried at Amortised cost

A financial asset is carried at amortised cost if it meets both of the following conditions:

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

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Financial assets carried at amortised cost are subsequently measured at amortised cost using the effective interest method. Interest income, foreign exchange gains and losses and impairment are recognised in the statement of profit or loss and other comprehensive income. Any gain or loss on derecognition is recognised in the statement of profit or loss and other comprehensive income. Cash and cash equivalents and receivables are classified at amortized cost.

Financial asset carried at fair value through profit or loss

Financial assets in this category are those assets which have been either designated by management upon initial recognition or are mandatorily required to be measured at fair value under IFRS 9. Management designates an instrument at FVTPL that otherwise are required to be measured at amortised cost or at FVOCI only if it eliminates, or significantly reduces, an accounting mismatch that would otherwise arise. Financial assets with contractual cash flows not representing solely payment of principal and interest are mandatorily required to be measured at FVTPL.

Financial assets at FVTPL are subsequently measured at fair value. Changes in fair value are recognised in the Consolidated statement of income. Interest income is recognised using the effective interest method. Dividend income from equity investments measured at FVTPL is recognised in the statement of profit or loss and other comprehensive income when the right to the payment has been established.

Financial assets carried at fair value through other comprehensive income

Upon initial recognition, the Group may elect to classify irrevocably some of its equity investments as equity instruments at FVOCI when they meet the definition of Equity under IAS 32 Financial Instruments: Presentation and are not held for trading. Such classification is determined on an instrument-by-instrument basis.

Gains and losses on these equity instruments are never recycled to Consolidated statement of income. Dividends are recognised in consolidated statement of income when the right to payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the instrument, in which case, such gains are recorded in OCI. Equity instruments at FVOCI are not subject to an impairment assessment. Upon disposal cumulative gains or losses are reclassified from fair value reserve to retained earnings in the statement of changes in equity.

Debt instruments at FVOCI:

The Group measure debt instruments at FVOCI when both of the following conditions are met:

- The instrument is held within a business model, the objective of which is achieved by both collecting contractual cash flows and selling financial assets
- The contractual terms of the financial asset meet the SPPI test

Debt instruments at FVOCI are subsequently measured at fair value and gains and losses arising due to changes in fair value are recognised in other comprehensive income. Interest income and foreign exchange gains or losses are recognised in the consolidated statement of profit or loss. On derecognition, cumulative gains or losses previously recognised in other comprehensive income is reclassified from equity to the consolidated statement of profit or loss. The management of the Group classifies certain unquoted debt instruments under debt instruments at FVOCI.

Reclassification of financial assets

The Group only reclassifies its financial assets subsequent to their initial recognition upon change in business model.

Impairment of financial assets

The Group recognizes expected credit losses (ECL) on financial assets that are measured at amortized cost in accordance with IFRS 9.

Group recognizes ECL for bank balances using low credit risk approach and other receivables using the general approach and uses the simplified approach for trade receivables as required by IFRS 9.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Low credit risk assessment

The Group considers a financial asset to have low credit risk when the asset has external credit rating of "investment grade" in accordance with the globally understood definition or if an external rating is not available, the asset has an internal rating of 'performing'. Performing means that the counterparty has a strong financial position and there are no past due amounts.

Significant increase in credit risk assessment

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the reporting date with the risk of a default occurring on the financial instrument at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organisations, as well as consideration of various external sources of actual and forecast economic information that relate to the Group's core operations.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk for a particular financial instrument, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor, or the length of time or the extent to which the fair value of a financial asset has been less than its amortised cost;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- significant increases in credit risk on other financial instruments of the same debtor; and
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a financial instrument has not increased significantly since initial recognition if the financial instrument is determined to have low credit risk at the reporting date. A financial instrument is determined to have low credit risk if:

- 1) the financial instrument has a low risk of default;
- 2) the debtor has a strong capacity to meet its contractual cash flow obligations in the near term; and
- 3) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations.

General approach

Under general approach, assets migrate through the three stages based on the change in credit quality since initial recognition. The Group incorporates forward-looking information based on expected changes in macro-economic factors in assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL. Financial assets with significant increase in credit risk since initial recognition, but not credit impaired, are transitioned to stage 2 from stage 1 and ECL is recognized based on the probability of default (PD) of the counter party occurring over the life of the asset. All other financial assets are considered to be in stage 1 unless it is credit impaired and an ECL is recognized based on the PD of the customer within next 12 months. Financial assets are assessed as credit impaired when there is objective evidence of impairment.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

ECL is the discounted product of the Probability of Default (PD), Exposure at Default (EAD), and Loss Given Default (LGD). The PD represents the likelihood of a borrower defaulting on its financial obligation, either over the next 12 months (12M PD), or over the remaining lifetime (Lifetime PD) of the obligation. EAD represents the expected exposure in the event of a default. The Group derives the EAD from the current exposure to the financial instruments and potential changes to the current amounts allowed under the contract including amortization. The EAD of a financial asset is its gross carrying amount. The LGD represents expected loss conditional on default, its expected value when realised and the time value of money.

Simplified approach

The Group applies simplified approach to measuring credit losses, which uses a lifetime expected loss allowance for all trade receivables.

The Group uses a provision matrix to calculate ECLs for trade receivables. The provision rates are based on days past due for groupings of various customer segments that have similar credit risk characteristics. The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year, which can lead to an increased number of defaults the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

Event of default

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that financial assets that meet either of the following criteria are generally not recoverable:

- when there is a breach of financial covenants by the debtor; or
- Information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collateral held by the Group).

Irrespective of the above analysis, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

Recognition and de-recognition

A financial asset or a financial liability is recognized when the Group becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. A financial asset (in whole or in part) is de-recognised when the contractual rights to receive cash flows from the financial asset has expired or the Group has transferred substantially all risks and rewards of ownership of the financial asset, or when it has neither transferred nor retained substantially all the risks and rewards of ownership of the financial asset and when it no longer retains control over the asset. A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expired.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss. In addition, on derecognition of an investment in a debt instrument classified as at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is reclassified to profit or loss. In contrast, on derecognition of an investment in an equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to retained earnings.

The Group accounts for substantial modification of terms of an existing liability or part of it as an extinguishment of the original financial liability and the recognition of a new liability. It is assumed that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. If the modification is not substantial, the difference between:

- (1) the carrying amount of the liability before the modification; and
- (2) the present value of the cash flows after modification is recognised in profit or loss as the modification gain or loss within other gains and losses.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Fair values

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

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

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

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

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

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

Level 1: Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For financial instruments quoted in an active market, fair value is determined by reference to quoted market prices. Bid prices are used for assets and offer prices are used for liabilities. The fair value of investments in mutual funds, unit trusts or similar investment vehicles are based on the last published net assets value.

For unquoted financial instruments fair value is determined by reference to the market value of a similar investment, discounted cash flows, other appropriate valuation models or brokers' quotes .

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

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

The fair value of financial instruments other than short term financial instruments carried at amortised cost is estimated by discounting the future contractual cash flows at the current market interest rates for similar financial instruments.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for ECL are presented as a deduction from the gross carrying amount of the financial assets for financial assets carried at amortised cost.

2.3.6 Land and Properties held for trading

Land and real estate held for trading are stated at cost when acquired. Cost is determined on an individual basis for such land or real estate, where the cost represents the fair value of the consideration given, plus ownership transfer fee and brokerage expenses. Land and real estate held for trading are classified under current assets and are valued at the lower of cost or net realisable value on an individual basis. Net realisable value is determined on the basis of estimated sale value, less the estimated expenses necessary to complete the sale. Gains or losses from the sale of land and property held for trading are reported in the consolidated statement of income by the difference between sale value and its book value.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

2.3.7 Employees' end of service indemnity

The Group is liable under Kuwait Labour Law to make payments under defined benefit plans to employees at termination of employment. Employees' end of service indemnity in other countries; the indemnity is calculated based on law applicable in these countries. Such payment is made on a lump sum basis at the end of an employee service. Defined benefit plan is un-funded and is based on the liability that would arise on involuntary termination of employees on the consolidated financial statement's date. The management expects that this method would result in a reliable approximation of the present value of the Group's liability.

2.3.8 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are measured at the present value of the consideration expected to be required to settle the obligation using a rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

2.3.9 Equity, reserves and dividend payments

Issued ordinary shares are recorded within equity. Direct costs relating to issuing of shares are reduced from the amounts received for issuing these shares within equity under share premium. Share capital represent the nominal value of the shares issued.

Dividends are recognized as a liability in the Group's consolidated financial statements in the period in which the dividends are approved by the shareholders.

2.3.10 Treasury shares

Treasury shares represent the Parent Company's own shares that have been issued, subsequently purchased by the Group and not yet reissued or cancelled. Treasury shares are accounted for using the cost method. Under the cost method, the total cost of the shares acquired is reported as a contra account within equity when the treasury shares are disposed; gains are credited to a separate un-distributable account in equity "gain on sale of treasury shares". Any realised losses are charged to the same account in the limit of its credit balance. Any additional losses are charged to retained earnings, then to reserves and premium. Gains realised subsequently on the sale of treasury shares are first used to offset any previously recorded losses in reserves, retained earnings and the gain on sale of treasury shares.

2.3.11 Foreign currencies

Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment where the entity operates ('the functional currency'). The consolidated financial statements are presented in 'Kuwaiti Dinars' (KD).

Transactions and balances

Foreign currency transactions are translated into Kuwaiti Dinars using the exchange rates prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end are recorded in the Consolidated statement of income except for:-

- Exchange differences on foreign currency borrowings relating to assets under construction for future productive use, which are included in the cost of those assets when they are regarded as an adjustment to interest costs on those foreign currency borrowings;
- Exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur in the foreseeable future (therefore forming part of the net investment in the foreign operation), which are recognized initially in other comprehensive income and reclassified from equity to profit or loss on disposal or partial disposal of the net investment.
- Non-monetary items that are measured in terms of historic cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

- Non-monetary items that are measured in terms of fair value in a foreign currency are translated using the exchange rate as at the date of the reporting date. Foreign currency effect is a part of the change in fair value of investments classified in the other comprehensive income for OCI investments and profit or loss for FVTPL investments.

Group companies

The results and financial position of all the Group entities that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- Assets and liabilities for each balance sheet presented are translated at the closing rate at the date of that consolidated financial statements.
- Income and expenses for each income statement are translated at average exchange rates.
- All resulting exchange differences are recognized as a separate component of equity.

2.3.12 Revenue recognition

Revenue from contract with customers is recognized when the Group satisfies the performance obligation by transferring the promised goods or service to the customer. A product or service is deemed to have been transferred when the customer has control over that item or service at a point in time or over time.

Revenue is measured at the amount of the consideration to which the Company is expected to be entitled in exchange for the transfer of the promised goods or services to the customer.

Rental income

Rental income is recognized in accordance with the accounting policy 2.3.14 "Leasing".

Sale of lands and real estate held for trading

Gains and losses from the sale of lands and real estate held for trading are recognized in consolidated statement of income at a point in time when the customer has control over the goods or assets.

Gain/loss on de-recognition of financial assets

Gain/loss on de-recognition of financial assets is recognized in accordance with the accounting policy 2.3.5. "Derecognition of financial assets".

Services income

The Group earns revenue from other services. Revenue from services is recognised as the Group satisfies the performance obligation by transferring the promised services to the customer.

Dividend income

Dividend income from investments is recognised when the shareholder's right to receive payment has been established.

Interest income

Interest income is recognised using the effective interest method by reference to the principal outstanding and the interest rate applicable.

Revenue from hotel operations

The Group generates hospitality income from its owned hotels. These include revenues from room occupancies, food and beverages sales and other services. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty.

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from its hospitality operations:

a. Identifying performance obligations in a bundled contract

The Group provides certain hospitality services to its customers as part of a single arrangement and these arrangements may include various performance obligations that represents performing a contractually agreed-upon task(s) for a customer. The Group determined that each of these performance obligations are capable of being distinct as these services are separately identifiable from other obligations in the contract and the customer can benefit from each service on its own. Furthermore, the Group also determined that the promises of such services are distinct within the context of each contract, the transaction price is determined separately based on each obligation and these services are not highly interdependent or highly interrelated. The transaction prices is allocated to each performance obligation based on the stand-alone selling prices.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Where these are not directly observable, the Group estimates separate transaction price for each performance obligation based on expected cost-plus margin.

b. Determine transaction price

The transaction price is the amount of consideration that is enforceable and to which the Group expects to be entitled in exchange for services promised to the customer. The Group determines the transaction price by considering the terms of the contract and business practices that are customary.

c. Determining the timing of satisfaction of services

The Group concluded that revenue from room occupancy is recognized at point over time in the accounting period when the services are rendered, revenue from food and beverages sales to its customers is recognised at point in time when the obligations are performed and other hotel revenue is recognized when such services are rendered.

d. Principal versus agent considerations

During the performance of hospitality services to its customer, the Group involves certain third parties in providing certain services. The Group has concluded that it is a principal in such arrangements as the Group retains the right to a service to be performed by the other party, which gives the Group the ability to direct that party to provide the service to the customer on the Group's behalf and the Group is primarily held responsible for fulfilling each obligation to the customer.

2.3.13 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

2.3.14 Leasing

Where the Group is the lessor

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

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

When a contract includes lease and non-lease components, the Company applies IFRS 15 to allocate consideration under the contract to each component.

The Group as a lessee

The Group assesses whether contract is or contains a lease, at inception of the contract. The Group recognizes a right of use asset and a corresponding lease liability on the date on which the lessor makes the asset available for use by the Group (the commencement date).

On that date, the Group measures the right of use at cost, which comprises of:

- the amount of the initial measurement of the lease liability.
- any lease payments made at or before the commencement date, less any lease incentives received
- any initial direct costs, and
- an estimate of costs to be incurred to restoring the underlying asset to the condition required by the terms and conditions of the lease as a consequence of having used the underlying asset during a particular period; this is recognised as part of the cost of the right of use asset when the Group incurs the obligation for those costs, which may be at the commencement date or as a consequence of having used the asset during a particular period.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

At the commencement date, the Group measures the lease liability at the present value of the lease payments that are not paid at that date. On that date, the lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group uses its incremental borrowing rate.

Lease payments included in measurement of the lease liability comprise the following payments for the right to use the underlying asset during the lease term that are not paid at the commencement date:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate
- amounts expected to be payable by the lessee under residual value guarantees
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option, and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

Payments associated with leases of short term leases and low-value assets are recognized on a straight-line basis as an expense in statement of income.

Whenever the Group incurs an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, a provision is recognised and measured under IAS 37. To the extent that the costs relate to a right-of-use asset, the costs are included in the related right-of-use asset, unless those costs are incurred to produce inventories.

Subsequent Measurement

According to usage nature of the leased asset, the Company classifies the asset within a group of related assets. If the right of use asset meets the definition of real estate investment "IAS 40", the Group measures the right of use asset based on the accounting policy adopted in measuring real estate investments owned by the Group (Note 2.3.3). However, if the right of use asset meets the definition of property, plant and equipment, the Group measures the asset as per the accounting policy adopted in measuring the property, plant and equipment (Note 2.3.2.).

After the commencement date, the Group measures lease liability by increasing the carrying amount to reflect interest on the lease liability and reducing the carrying amount to reflect the lease payment made.

The Group remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- The lease term has changed or there is a significant event or change in circumstances resulting in a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.
- The lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is remeasured by discounting the revised lease payments using an unchanged discount rate (unless the lease payments change is due to a change in a floating interest rate, in which case a revised discount rate is used).
- A lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

Each lease payment is allocated between the liability and the finance cost. The finance cost is charged to the consolidated statement income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The constant periodic rate of interest is the discount rate used at the initial measurement of lease liability.

For a contracts that contain a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Sale and leaseback

The Group enters into sale and leaseback transactions whereby it sells certain assets to a third-party and immediately leases them back. Where sale proceeds received are judged to reflect the fair value, any gain or loss arising on disposal is recognised in the statement of income, to the extent that it relates to the rights that have been transferred. Gains and losses that relate to the rights that have been retained are included in the carrying amount of the right of use asset recognised at commencement of the lease. Where sale proceeds received are not at the fair value, any below market terms are recognised as a prepayment of lease payments, and above market terms are recognised as additional financing provided by the lessor.

2.3.15 Taxation

Kuwait Foundation for the Advancement of Sciences (KFAS)

The contribution to KFAS is calculated at 1% of taxable profit of the Group in accordance with the modified calculation according to the relevant ministerial resolution, which states that income from associates and subsidiaries that are previously subject to KFAS & Board of Directors' remuneration, transfer to statutory reserve should be excluded from profit for the year when determining the contribution.

National Labor Support Tax (NLST)

NLST is calculated in accordance with Law No. 19 of 2000 and the Minister of Finance Resolutions No. 24 of 2006 at 2.5% of taxable profit of the Group for the year. As per Law, income from associates and subsidiaries, cash dividends from listed companies which are subjected to NLST have to be deducted from the profit for the year.

Zakat

The Group calculates zakat in accordance with the Ministry of Finance resolution No. 46 of 2006. They are recognized as expense in the relevant period on accrual basis.

2.3.16 Government grants

Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognized as a decrease from the related expenses on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset. When the Group receives grants of non-monetary assets, the asset and the grant are recorded at nominal amounts and released to profit or loss over the expected useful life of the asset, based on the pattern of consumption of the benefits of the underlying asset by equal annual installments.

3. Financial risk management

3.1 Financial risks

The Group's activities expose it to a variety of financial risks, which are market risks (which include foreign currency risks and risks of fair value resulting from interest rates, and risks of fluctuations in cash flows resulting from changes in interest rates, and market prices risks) in addition to credit risk and liquidity risks.

The Group's Risk Management focuses on the unpredictable issues in the financial markets in order to reduce the potential negative impact on the financial performance of the Group to the minimum. The Group currently does not use hedging instruments to manage its exposure to these risks. Group does not have any interest bearing assets or liabilities carried at fair value and therefore are not exposed to fair value risk.

A) Market risk

Market risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices. The Group manages this risk by diversifying its investments.

Foreign currency risk

Foreign currency risk is the risk that the fair values or future cash flows of a financial instrument will fluctuate due to changes in foreign currency exchange rates.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

The Group is exposed to this risk as a result of holding financial assets and liabilities in foreign currencies, primarily in US Dollar, Sterling Pound and Bahraini Dinar. The Group's management constantly monitors the change in exchange rates of foreign currencies that might negatively affect the Group's results.

The following is the net positions of foreign currencies denominated in KD as at the consolidated financial statements date:

	2022	2021
US Dollar	44,224,683	21,863,565
Sterling Pound	11,207,118	12,701,836
Bahraini Dinar	(2,944,467)	(145,391)
Other	24,671,502	19,336,640

The following is the effect of change of foreign exchange rates by 5% against Kuwaiti Dinar, with all other variables are held constant on the Group's equity/consolidated statement of income:

	2022		2021	
	Equity	Statement of income	Equity	Statement of income
US Dollar	1,530,090	681,194	574,625	518,553
Sterling Pound	426,082	134,273	499,360	135,732
Bahrain Dinar	6,443	(153,667)	5,938	(13,207)
Other	787,330	446,245	530,760	436,072

Profit rate risks

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

The Group is not exposed to interest rate risk as the Group works under Noble Principles of Islamic Sharia and the profit rates are fixed during the contractual maturity period.

Fair value risks

Equity price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices. Financial instruments, which are exposed to the market risk, consist of investment at fair value through statement of income and investments at FVOCI. The Group manages this risk by diversifying its investments on the basis of the pre-determined asset allocations across various categories, continuous appraisal of market conditions and trends and management estimate of long and short term changes in fair value. The Group maintains its quoted investments with specialized investment companies. Monthly reports on investments performance are sent to the Group management for follow up and decisions making.

The Group is exposed to equity price risks arising from equity investments.

Equity investments in unlisted entities (Note 8) are held for strategic rather than trading purposes. The Group does not actively trade in these investments.

The Group's management monitors and manages such risks through: -

- Manage the Group's investments through portfolios managed by specialized portfolio managers.
- Invest in companies' shares that have good financial positions that generate high operating income and cash dividends.
- Investments in unquoted shares and securities should be in companies that carry out similar activities where such investments should be studied and approved by the senior management.
- Periodic follow-up of the changes in market prices.

Equity price sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to equity price risks at the reporting date.

If equity prices had been 5% higher/lower:

- Net profit for the year ended 31 December 2022 would increase/decrease by KD 1,683,616 (increase/decrease by KD 1,166,669) as a result of the changes in fair value of the investments through profit and loss; and

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

- Other comprehensive income would increase/decrease by KD 2,873,793 (increase/decrease by KD 1,732,807) as a result of the changes in fair value of the investments through other comprehensive income.

The methods and assumptions used in preparing the sensitivity analysis above have not changed significantly from the prior year.

B) Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation causing the other party to incur a financial loss. Financial assets, which potentially subject the Group to credit risk, consist of bank balances, trade receivables. The Group manages this risk by placing money with high credit rating financial institutions.

The Group always measures the loss allowance for impairment for trade receivables at an amount equal to lifetime ECL. The expected credit losses on trade receivables are estimated using a provision matrix by reference to past default experience of the debtor and an analysis of the debtor's current financial position, adjusted for factors that are specific to the debtors, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

The Group considers an event of default has occurred when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, in full (without taking into account any collateral held by the Group). Irrespective of this criteria, the Group considers that a default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

The following table contains an analysis of the maximum credit risk exposure of financial instruments:

	2022	2021
Bank balances	5,344,336	9,319,031
Trade receivables & other debit balances	5,409,638	7,549,195
	<u>10,753,974</u>	<u>16,868,226</u>

All bank balances are assessed to have low credit risk at each reporting date as they are held with reputable local and international banking institutions.

No ECL charged on due from related parties, refundable deposits and other debit balances as of 31 December 2022 and 01 January 2022 due to it is immaterial.

The following table details the risk profile of trade receivables based on the Group's provision matrix.

31 December 2022

	0-90 days	91-180 days	181-365 days	> 365 days	Total
Gross carrying amount	457,735	293,120	610,275	4,493,275	5,854,405
Lifetime ECL	13,884	11,646	45,489	3,563,091	3,634,110

01 January 2022

	0-90 days	91-180 days	181-365 days	> 365 days	Total
Gross carrying amount	1,739,999	685,766	400,681	5,966,622	8,793,068
Lifetime ECL	254,836	151,427	205,943	5,330,223	5,942,429

C) Liquidity risk

Liquidity risk is the risk that an enterprise will encounter difficulty in raising funds to meet its commitments. The Group manages liquidity risk by maintaining adequate cash and bank balances and borrowing facilities and by continuously monitoring forecast and actual cash flows.

Ultimate responsibility for liquidity risk management rests with the board of directors, which has built an appropriate liquidity risk management framework for the management of the Group's short, and long-term liquidity management requirements. The Group manages liquidity risk through maintaining adequate assets, which are easily convertible into cash and also by securing banking facilities in addition to ongoing monitoring of the expected and actual cash flows and maturity profile of financial assets and liabilities.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

The table below analyses the non-derivative financial liabilities based on the remaining period at the consolidated statement of financial position date to the contractual maturity date.

The amounts disclosed in the table are the contractual undiscounted cash flows.

	2022				Total
	Within 3 months	From 3 months to one year	1-5 years	More than 5 years	
Financing from third party	3,076,767	35,052,869	202,814,295	3,953,514	244,897,445
Accounts payable	767,741	10,875,243	-	-	11,642,984
	2021				Total
	Within 3 months	From 3 months to one year	1-5 years	More than 5 years	
Financing from third party	2,034,781	17,544,583	196,129,159	6,158,760	221,867,283
Accounts payable	741,384	11,126,668	-	-	11,868,052

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern, enabling it to provide returns for shareholders and benefits for other stakeholders. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group's capital structure consists of finance obtained from third party less cash and cash equivalents in addition to equity.

Under the laws of Kuwait, the Parent Company also appropriates 10% of its net profit to a statutory reserve till it exceeds 50% of the share capital, with restrictions on distribution.

The Group manages the capital risk by continuously monitoring the gearing ratio.

The gearing ratio at year end was as follows:

	2022	2021
Financing from third party	220,535,374	204,209,937
Less: cash and cash equivalents	(5,349,916)	(9,324,434)
Net debt	215,185,458	194,885,503
Total equity	313,099,415	312,905,401
Gearing ratio (%)	68.73	62.28

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

3.3 Fair value estimation

The fair values of financial assets and liabilities are estimated as follows:

- Level 1 Quoted prices in active markets for quoted financial instruments.
- 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

Fair value of financial assets and liabilities of the Group measured at fair value on a recurring basis:

Financial assets	Fair value as at		Fair value level	Valuation methods and key inputs	Significant unobservable inputs	Relation of unobservable inputs to fair value
	2022	2021				
Investments at fair value through other comprehensive income						
Quoted shares	464,935	628,102	1	Last bid price	N/A	N/A
Private equity	55,250,956	33,928,249	3	Income approach/ market multiple model / NAV	Cash flow, discount rate, growth rate and / or net asset value	Higher estimated cash flows and lower discount rates, results in higher fair value
Investment funds	1,759,963	99,789	3	Income approach/ market multiple model / NAV	Cash flow, discount rate, growth rate and / or net asset value	Higher estimated cash flows and lower discount rates, results in higher fair value
Investments at fair value through profit or loss:						
Quoted shares	992,417	981,338	1	Last bid price	N/A	N/A
Private equity	32,679,896	22,352,048	3	Income approach/ market multiple model / NAV	Cash flow, discount rate, growth rate and / or net asset value	Higher estimated cash flows and lower discount rates, results in higher fair value

The movement in Level 3 fair value hierarchy during the year is given below:

	2022		2021	
	Through other comprehensive income	Through profit or loss	Through other comprehensive income	Through profit or loss
At 1 January	34,028,038	22,352,048	36,756,564	19,736,990
Purchased	24,789,753	1,262,129	5,657,263	3,143,337
Transferred from advances	-	7,417,524	3,725,338	-
Cost of investments sold	(1,319,913)	-	(11,309,859)	-
Change in fair value	(486,959)	1,648,195	(801,268)	(528,279)
At 31 December	57,010,919	32,679,896	34,028,038	22,352,048

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

	31 December 2022		31 December 2021	
	Carrying amount	Fair value	Carrying amount	Fair value
Fair value of financial assets and liabilities of the Group not measured at fair value on a recurring basis:				
Financial assets:				
- Receivables	5,409,638	5,409,638	7,549,195	7,549,195
- Cash and cash equivalents	5,349,916	5,349,916	9,324,434	9,324,434
	<u>10,759,554</u>	<u>10,759,554</u>	<u>16,873,629</u>	<u>16,873,629</u>
Financial liabilities:				
- Financing from third party	220,535,374	217,674,737	204,209,937	202,500,157
- Payables	15,974,376	15,974,376	16,773,074	16,773,074
	<u>236,509,750</u>	<u>233,649,113</u>	<u>220,983,011</u>	<u>219,273,231</u>

The fair values of the financial assets and financial liabilities included in the level 3 category above have been determined in accordance with generally accepted pricing models based on a discounted cash flow analysis. There are no transfers between fair value levels during the year.

4. Significant accounting judgements, estimates and assumptions

In the application of the Group's accounting policies, the Management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Critical Judgements:

Determining the lease term of contracts with renewal and termination options - Group as lessee

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

The Group has the option, under some of its leases to lease the assets for additional terms. The Group applies judgement in evaluating whether it is reasonably certain to exercise the option to renew. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise (or not to exercise) the option to renew (e.g., a change in business strategy).

Discounting of lease payments

The lease payments are discounted using the Parent Company's incremental borrowing rate ("IBR"). At initial adoption of IFRS 16 "Leases", the Management has applied judgments and estimates to determine the incremental borrowing rate.

Lease modification - Group as lessor

The Group, as lessor, has deemed that changes in lease contract payments resulting from clauses stipulated under the original contract, applicable law, or applicable regulations are part of the original terms and conditions of the lease agreement, even if the effect of those terms (arising from COVID-19) which not previously contemplated. In this case, there is no amendment to the lease contracts with respect to the purposes of IFRS 16.

Classification of investments

On acquisition of an investment, management uses judgment in assessing the business model within which the assets are managed and also assessing whether the contractual cashflows of the financial asset are related to the solely payment of principal and interest, the Group decides whether it should be classified as "FVTPL" or "FVTOCI".

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Classification of real estate investments

Management decides on acquisition of real estate whether it should be classified as held for trading or investment property.

The Group classifies property as held for trading if this is acquired principally for sale in the ordinary course of the business.

The Group classifies property as investment property if it is acquired to generate rental income or for capital appreciation.

Impairment loss on investments

The Group estimates impairment for all investments carried at amortized cost or at fair value through consolidated income statement, except for equity instruments. Impairment is considered appropriate when there is objective evidence that the financial position of the investee is deteriorating, including factors such as industry and sector performance, changes in technology and operating and financing cash flows. Note 23 shows the impact on the consolidated financial statements.

Practicing significant influence

The Group's investments in Afkar Holding Company have been classified as associates although the Group only owns 19.35% of their shares. The Group has significant influence over the entity through its representation in their Board of Directors' by two members out of seven.

Contingent liabilities

Contingent liabilities arise as a result of a past events confirmed only by the occurrence or non-occurrence of one or more of uncertain future events not fully within the control of the entity. Provisions for liabilities are recorded when a loss is considered probable and can be reasonably estimated. The determination of whether or not a provision should be recorded for any potential liabilities is based on management's judgment (Note 29).

Sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Fair value measurements and valuation techniques

Certain assets and liabilities of the Group are measured at fair value for the purposes of preparing the financial statements. The Group's management determines the appropriate techniques and inputs required for measuring the fair value. In determining the fair value of assets and liabilities, management uses observable market data as appropriate. In case no observable market data is available the Group uses an external valuer qualified to do the valuation.

In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where level 1 inputs are not available, the Group engages third party qualified valuers to perform the valuation of the investment properties. Management works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

The valuations of private equity investments, contingent consideration in business combinations and nonderivative financial assets held for trading are particularly sensitive to changes in one or more unobservable inputs which are considered reasonably possible within the next financial year. Further information on the carrying amounts of these assets and the sensitivity of those amounts to changes in unobservable inputs are provided in (note 3.3).

Information regarding the required valuation techniques and inputs used to determine the fair value of financial assets and liabilities is disclosed in note (3.3 & 6).

Impairment of tangible and intangible assets other than "land and properties held for trading"

The Group reviews value in use or the fair value assessment of tangible and intangible assets "other than land and properties held for trading" on a continuous basis to determine whether a provision for impairment should be recorded in the consolidated statement of income. In particular, considerable judgment by management is required in the estimation of the amount and timing of future cash flows when determining the level of provisions required. Such estimates are necessarily based on assumptions about several factors involving varying degrees of judgment and uncertainty, and actual results may differ resulting in future changes to such provisions.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022*(All amounts are in Kuwaiti Dinar unless otherwise stated)*Impairment of associates

Impairment testing of the associates is carried out when there is an indication of such impairment. Impairment is assessed for the entire carrying value of the Group's investment in the associates including goodwill Note (7.1).

Land and properties held for trading

The Group reviews the net realizable value of "land and properties held for trading" at each reporting date. Management assesses, whether there is any indication that the net realizable value is below carrying cost. The determination of net realizable value requires considerable judgment and involves evaluating factors including, independent external expert and market conditions which represents the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

Calculation of loss allowance

The Group estimates expected credit loss for all monetary assets carried at amortized cost. The determination of expected credit loss involves significant use of external and internal data and assumptions. The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. Refer note 2.3.5 impairment of financial assets for more information.

5. Property, plant and equipment

	Land & buildings	Furniture & fittings	Utensils & Furnishings	Office equipment, tools & vehicle	Total
Cost					
Balance at 1 January 2021	26,393,151	12,333,385	3,681,098	2,362,909	44,770,543
Additions	74,827	282,638	-	549,836	907,301
Disposals	-	(60,518)	-	(7,607)	(68,125)
Balance at 31 December 2021	26,467,978	12,555,505	3,681,098	2,905,138	45,609,719
Additions	-	111,686	-	209,290	320,976
Balance at 31 December 2022	26,467,978	12,667,191	3,681,098	3,114,428	45,930,695
Accumulated depreciation					
Balance at 1 January 2021	5,720,740	10,840,980	3,626,754	1,530,211	21,718,685
Depreciation for the year	569,462	213,014	18,991	261,268	1,062,735
Disposals	-	(24,792)	-	(4,667)	(29,459)
Balance at 31 December 2021	6,290,202	11,029,202	3,645,745	1,786,812	22,751,961
Depreciation for the year	569,846	236,103	18,932	359,980	1,184,861
Balance at 31 December 2022	6,860,048	11,265,305	3,664,677	2,146,792	23,936,822
Net carrying value					
As at 31 December 2022	19,607,930	1,401,886	16,421	967,636	21,993,873
As at 31 December 2021	20,177,776	1,526,303	35,353	1,118,326	22,857,758
Useful lives (years)	40	5-10	5	3-6	

6. Investment properties

These represent commercial, residential properties and land most of which are located in the State of Kuwait. The movement in investment properties during the year was as follows:

	2022	2021
Balance at 1 January	373,878,195	377,533,432
Additions during the year	297,477	594,638
Change in fair value	(3,502,014)	(4,249,875)
Balance at 31 December	370,673,658	373,878,195

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

The fair value of the Group's investment properties as at 31 December 2022 are estimated based on valuations carried out by independent valuers not related to the Group. The independent valuers are licensed from the relevant regulatory bodies and have appropriate qualifications and experience in valuation of properties at the relevant locations.

The fair value of investment properties was determined using the net income capitalisation rate method, using market rental income of the properties and is classified as Level 3 and The market price method and the fair cost method were also used for some other properties. The capitalisation rate adopted is made by reference to the yield rates observed by the valuers for similar properties in the locality and adjusted based on the valuers' knowledge of the factors specific to the respective properties. The valuation model used involves significant unobservable inputs including the average capitalisation rate. Average capitalisation rate used in valuation takes into account the capitalisation of rental income, nature of the property and prevailing market conditions. The average capitalization rate for properties valued using the income capitalization method ranges from 6% to 9.8% (5% to 10.6% - 31 December 2021).

An increase in the capitalisation rate used would result in a decrease in the fair value, and vice versa.

In estimating the fair value of the investment properties, their current use was assumed to be highest and best use of these properties.

Investment properties include properties of KD 284,317,880 as at 31 December 2022 (KD 283,440,860 - 31 December 2021) pledged to local financial institutions as collateral for finance obtained by the Group (Note 18).

Investments properties include the fair value of the right of use Boulevard project which will expire in year 2036.

The balance of lease liabilities is as follows:

	2022	2021
<u>Lease liabilities (non-current)</u>		
Amounts due after 12 months	2,353,486	2,443,452
<u>Lease liabilities (current)</u>		
Amounts due within 12 months – included in other payables	91,001	101,061
	<u>2,444,487</u>	<u>2,544,513</u>

7. Investments in associates

7.1 Financial information

Name of associates	Country of incorporation	Principal activity	Ownership %		2022	2021
			2022	2021		
Hajar Tower Real Estate Co.	Kuwait	Real Estate	27.42	27.42	1,006,515	1,061,332
Kuwait Resorts Co. *	Kuwait	Services	39.95	39.21	11,858,607	11,969,167
Bayan Real Estate Co.	Saudi Arabia	Real Estate	23.56	23.56	4,941,945	4,887,069
Afkar Holding Co.	Kuwait	Holding	19.35	19.35	2,939,215	2,868,355
Kuwait Commercial Markets Complex Co.	Kuwait	Real Estate	27.42	23.95	3,607,654	3,572,453
Gulf Opportunities Co.	Kuwait	Real Estate	43.00	43.00	735,661	775,367
Al Jahra Tourism Co.	Kuwait	Tourism	44.87	44.87	9,367,025	9,719,649
Vacation Club Venture	Emirates	Real Estate	30.00	30.00	4,276,949	4,179,803
Waves Budaiya Development Co.	Bahrain	Real Estate	36.00	36.00	1,029,221	1,000,581
Other					987,784	935,069
					<u>40,750,576</u>	<u>40,968,845</u>

All investments in associates above are accounted for using equity method in these consolidated financial statements

Kuwait Resorts Company is quoted in an active market and its fair value as at 31 December 2022 is KD 6,115,195 (KD 7,341,170 - 31 December 2021).

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

The summarised financial information below is extracted from the associates latest available financial statements prepared in accordance with International Financial Reporting Standards:

Kuwait Resorts Company

	2022	2021
Current assets	2,019,002	6,092,292
Non-current assets	32,466,090	27,737,708
Current liabilities	3,272,750	1,879,703
Non-current liabilities	898,343	767,688
Cash dividends received from associate during the year	220,604	142,786

	2022	2021
Revenue	5,537,333	5,607,365
Profit for the year	2,314,188	1,985,439
Total other comprehensive income	(1,481,709)	1,015,335

Hajar Tower Real Estate Company

	2022	2021
Current assets	35,701,995	18,988,784
Non-current assets	27,056,968	29,603,070
Current liabilities	36,032,713	18,551,106
Non-current liabilities	23,056,081	12,655,766

	2022	2021
Revenue	16,328,375	3,657,544
Profit / (loss) for the year	109,445	(4,105,633)

Al Jahra Tourism Company

	2022	2021
Current assets	10,161,411	7,342,430
Non-current assets	13,345,820	17,128,336
Current liabilities	1,053,749	987,722
Non-current liabilities	1,778,980	1,836,714

	2022	2021
Revenues	7,028,889	5,750,678
Profit for the year/ total comprehensive income	3,500,806	2,584,972
Adjustment - The effect of unified accounting policies	(2,173,823)	(2,155,441)
Profit for the year/ total comprehensive income	1,326,983	429,531

Bayan Real Estate Company

	2022	2021
Current assets	456,753	694,448
Non-current assets	20,608,329	20,256,866
Current liabilities	76,084	149,358
Non-current liabilities	11,348	57,248

	2022	2021
Revenue	-	6,765
Profit for the year	(112,508)	(214,818)
Total other comprehensive income	-	-

Vacation Club Venture Company

	2022	2021
Current assets	14,534,208	14,207,754
Non-current assets	225,332	224,582
Current liabilities	503,045	499,662
Non-current liabilities	-	-

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

	2022	2021
Revenue	13,399	13,67
Loss for the year	(14,457)	(15,247)
Total other comprehensive income	-	-

Kuwait Commercial Markets Complexes Company

	2022	2021
Current assets	4,592,451	5,265,609
Non-current assets	14,171,524	16,863,517
Current liabilities	5,584,916	4,437,709
Non-current liabilities	22,325	2,266,532

	2022	2021
Revenue	2,323,567	2,011,253
(Loss)/ profit for the year	(1,772,787)	634,446
Total other comprehensive income	(2,030,763)	1,131,838

Aggregate information of associates that are not individually material

	2022	2021
The Group's share in Profit/(loss)	92,023	(129,585)
The Group's share of other comprehensive (expense)/income for the year	36,643	(3,077)
The Group's share of total (expense)/income for the year	128,666	(132,662)
Aggregate carrying amount of the Group's interest in these associates	5,691,881	5,579,372

	31 December 2022	31 December 2021
Balance as the beginning of the year	40,968,845	44,180,790
Additions during the year	152,854	431,177
Group's share in associates' results	(2,231,348)	(632,934)
Group's share in associates' reserves	(1,094,853)	1,438,076
(Losses) on sale of investments of FVTOCI	(13,021)	(68,208)
Translation of foreign currencies	254,169	(129,216)
Reversal / (impairment) related to investment in associates	3,634,018	(3,634,018)
Adjustment of associates financials	(3,136)	-
Share of other reserves in associates	251,733	-
Cash dividends	(1,168,685)	(616,826)
	<u>40,750,576</u>	<u>40,968,845</u>

8. Investment at FVOCI

	2022	2021
Investment in quoted shares	464,935	628,102
Investment in private equities managed by others	55,250,956	33,928,249
Investment funds	1,759,963	99,789
	<u>57,475,854</u>	<u>34,656,140</u>

The fair values of investments, other than quoted shares, were determined by reference to the investment's managers reports as set out in note 3.3.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

9. Land and properties held for trading

	2022	2021
Balance as at 1 January	13,350,610	13,544,514
Additions	3,597,342	1,669,207
Cost of sales during the year	(28,607)	(1,426,846)
Reversal of impairment	134,085	11,302
Impairment	(47,293)	(447,567)
Balance as at 31 December	<u>17,006,137</u>	<u>13,350,610</u>

The net relizable values were determined based on the market comparable approach for the areas in which the properties are located, taking into account the properties nature, location and stage of development.

Lands and properties held for trading includes lands in Kingdom of Bahrain amounting to KD 4,536,497 registered in the name of a related party, but assigned in the name of the Parent Company.

10. Investments at fair value through profit or loss

This represent mainly investment in private equities managed by others. The fair values of such investment were estimated as set out in note 3.3.

11. Receivables and other debit balances

	2022	2021
Trade receivables	5,854,405	8,793,068
Provision for expected credit losses	(3,634,110)	(5,942,429)
	<u>2,220,295</u>	<u>2,850,639</u>
Advance payments for acquisition of investments	66,250	7,417,524
Advance payment for purchase of land	-	3,708,068
Advances to contractors and suppliers	524,793	462,288
Prepaid expenses	172,733	175,936
Refundable deposits	339,091	337,966
Other debit balances	3,050,435	4,360,590
	<u>4,153,302</u>	<u>16,462,372</u>
Provisions	(238,274)	(397,303)
	<u>3,915,028</u>	<u>16,065,069</u>
	<u>6,135,323</u>	<u>18,915,708</u>

Aging of lease receivables provided under note (3.1) Financial risks.

Movement of provision for expected credit losses for the year:

	2022	2021
Balance as at 1 January	5,942,429	5,181,225
Provided during the year	15,944	807,708
Reversal of provision for Expected credit losses	(87,213)	(19,338)
Write off	(2,237,050)	(27,166)
Balance as at 31 December	<u>3,634,110</u>	<u>5,942,429</u>

12. Cash and cash equivalents

	2022	2021
Cash in hand	5,580	5,403
Cash at banks and financial institutions	2,465,432	9,019,031
Deposits with financial institution	2,878,904	300,000
	<u>5,349,916</u>	<u>9,324,434</u>
Less: deposits with financial institution more than 3 months	-	(300,000)
Cash and cash equivalent for cash flow	<u>5,349,916</u>	<u>9,024,434</u>

The profit rate for the deposit is 4.10-2.50% (2.1% - 2021)

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

13. Share capital

The authorized, issued and paid up capital of the Parent Company amounted to KD 184,069,975 comprises of 1,840,699,751 shares with a nominal value of 100 fils each, fully paid up in cash as of 31 December 2022 (KD 184,069,975 distributed over 1,840,699,751 shares as of 31 December 2021).

14. Treasury shares

	2022	2021
Number of shares	93,381,034	68,159,268
Proportion to issued shares (%)	5.07	3.70
Market value	9,039,284	8,315,431
Cost	9,554,851	6,796,105

The Parent Company is required to retain reserves and retained earnings equivalent to cost of treasury shares during this period they are held by the Parent Company, pursuant to the relevant instructions of the regulatory authorities.

Treasury shares of 17,791,323 shares are held by a subsidiary as of 31 December 2022 (15,940,621 shares 31 December 2021).

15. Statutory reserve

In accordance with the Companies Law and the Parent Company's Articles of Association, 10% of net profit for the year, before contribution to Kuwait Foundation for Advancement of Sciences, National Labour Support Tax, directors' remuneration, and Zakat is transferred to the statutory reserve. The Parent Company may resolve to discontinue such transfers when this reserve equals 50% of the paid up share capital. This reserve is not available for distribution except in cases stipulated by Law and the Parent Company's Articles of Association.

16. Voluntary reserve

In accordance with the Companies Law and the Parent Company's Articles of Association, a percentage of the net profit for the year, as proposed by the board and agreed by shareholders during the annual general assembly, before contribution to Kuwait Foundation for Advancement of Sciences, National Labour Support Tax, directors' remuneration and Zakat is transferred to the voluntary reserve. Such transfers can be discontinued by a resolution adopted by the general assembly as recommended by the Board of Directors. The Parent Company's Board of Directors has proposed not to transfer any amount of the net profit for the year to the voluntary reserve.

17. Other reserves

	Change in fair value reserve	Group's share in associates' reserves	Property, plant and equipment revaluation surplus	Translation of foreign currencies	Treasury shares Reserve/sale of treasury shares	Total
Balance as at 1 January 2021	(1,837,668)	992,967	5,547,886	367,175	282,476	5,352,836
Total comprehensive (losses)/ income	(349,921)	1,435,930	-	(129,216)	-	956,793
Sale of investment at FVOCI	(180,749)	-	-	-	-	(180,749)
In-kind dividends from treasury shares	-	-	-	-	489,947	489,947
Balance as at 31 December 2021	(2,368,338)	2,428,897	5,547,886	237,959	772,423	6,618,827
Balance as at 1 January 2022	(2,368,338)	2,428,897	5,547,886	237,959	772,423	6,618,827
Total comprehensive (losses)/ income	(726,310)	(1,063,687)	-	254,169	-	(1,535,828)
Sale of investment at FVOCI	(22,097)	-	-	-	-	(22,097)
In-kind dividends from treasury shares	-	-	-	-	9,071	9,071
Balance as at 31 December 2022	(3,116,745)	1,365,210	5,547,886	492,128	781,494	5,069,973

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

18. Financing from financial institutions

Financing from financial institutions represent murabaha and tawaruq contracts from banking institutions inside Kuwait.

Financing from third parties are analysed as follows:

	2022	2021
Current portion	29,545,772	14,499,617
Non-current portion	190,989,602	189,710,320
	<u>220,535,374</u>	<u>204,209,937</u>

The movements of financing from financial institutions

	2022	2021
Balance as the beginning of the year	204,209,937	211,574,810
Received	40,280,000	46,020,000
Paid	(23,947,963)	(53,392,171)
Foreign currency	(6,600)	7,298
Balance as the end of the year	<u>220,535,374</u>	<u>204,209,937</u>

Average cost of financing from third parties is 3.0% as at 31 December 2022 (2.70% - 31 December 2021).

The maturity analysis is set out in note (3.1).

The Group obtained finance against pledge of 245,697,583 shares as of 31 December 2022 (245,697,583 shares - 31 December 2021) of Al Salmia Group (subsidiary) in addition to the following assets:

	2022	2021
Property, plant and equipment	20,187,908	20,799,587
Investment properties (Note 6)	284,317,880	283,440,860

19. Payables and other credit balances

	2022	2021
Trade payables	687,883	617,885
Due to related party (Note 27)	88,555	102,020
Retentions	920,187	916,440
Accrued expenses	2,677,505	2,633,210
Rent received in advance	547,444	479,724
Deposits from others	3,601,803	3,540,900
Kuwait Foundation for the Advancement of Science (KFAS)	261,902	184,894
National Labor Support Tax	277,854	388,792
Zakat	72,799	129,901
Dividends payable to shareholders	372,868	357,726
Other payables *	6,465,576	7,421,582
	<u>15,974,376</u>	<u>16,773,074</u>

* Other credit balances include lease liabilities of KD 91,001 due within 12 months (KD 101,061 - 2021).

20. Net income from operating activities

	2022	2021
Operating Revenues		
Real estate rental income	26,156,537	23,605,863
Hotel and hospitality revenues	2,855,214	1,653,596
Sale of land and properties held for trading	615,000	17,994,996
	<u>29,626,751</u>	<u>43,254,455</u>
Operating expenses		
Property expenses	(5,238,508)	(4,621,468)
Hotel and hospitality expenses	(2,720,772)	(2,061,213)
Cost of selling lands	(28,607)	(1,426,846)
	<u>(7,987,887)</u>	<u>(8,109,527)</u>
	<u>21,638,864</u>	<u>35,144,928</u>

- Hotel expenses include an amount of KD 872,753 that represents the current year depreciation of the hotel building and related equipments (KD 779,475 - 31 December 2021).

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

- Operating leases, in which the Group is the lessor, relate to investment property owned by the Group with lease terms of between one to five years, with the option of renewal for similar periods. All operating lease contracts contain contractual terms relating to the revision of the lease value to reflect the market value in case the tenant uses the option of renewal. The lessee does not have an option to purchase the property at the expiry of the lease period.

21. Gain from investments

	2022	2021
Investment at FVOCI		
Cash dividends	2,492,729	1,869,931
Investments at fair value through profit or loss		
Change in fair value – gain / (loss)	1,659,275	(279,779)
Cash dividends	253,148	290,986
Gain from sale	-	10,530
	<u>1,912,423</u>	<u>21,737</u>
	<u>4,405,152</u>	<u>1,891,668</u>

22. Gain on sale of land and properties held for trading

	2022	2021
Sale of land and properties held for trading	615,000	17,994,996
Cost of sell land and properties held for trading	(28,607)	(1,426,846)
	<u>586,393</u>	<u>16,568,150</u>

23. Provision and impairment

	2022	2021
Reversal / (impairment) related to investment in associates	3,634,018	(3,634,018)
Impairment related to advance payment for purchase of lands and others	(238,274)	(397,303)
Net movement in provision for credit losses of lease receivables	71,269	(788,370)
	<u>3,467,013</u>	<u>(4,819,691)</u>

24. Earnings per share attributable to the Parent Company's shareholders

Basic earnings per share are calculated by dividing the profit for the year by the weighted average number of ordinary shares outstanding during the year (excluding treasury shares). Diluted earnings per share is calculated by dividing the profit for the year by the weighted average number of ordinary shares outstanding during the year (excluding treasury shares) plus the weighted average number of ordinary shares to be issued upon conversion of all dilutive potential ordinary shares into ordinary shares. The Parent Company had no diluted shares as at 31 December 2022/2021.

	2022	2021
Net profit for the year attributable to the shareholders of the Parent Company	12,479,693	12,537,227
Weighted average number of outstanding shares (share)	<u>1,759,468,756</u>	<u>1,770,486,198</u>
Basic earnings per share (fils)	<u>7.09</u>	<u>7.08</u>

25. Investments in subsidiaries

The consolidated financial statements include the financial statements of the Parent Company and its affiliated entities as follows:

Company name	Activity	Country of incorporation	Shareholding percent (%)	
			2022	2021
Al Mutajara Real Estate Company K.S.C.C.	Real Estate	State of Kuwait	77.77	77.59
Commercial Real Estate Development Co.	Real Estate	Kingdom of Bahrain	100	100
Commeriale Real Estate Development Co.	Real Estate	Morocco	100	100
Al-Salmiya Group for Project Development Company	Real Estate	State of Kuwait	81.9	81.90

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Summary of the financial statements of the Group's subsidiaries where there is material NCI is as follows:

Salmiya Group for Project Development Company

	2022	2021
Current assets	10,374,719	3,956,684
Non-current assets	61,200,000	66,000,000
Current liabilities	2,357,204	1,816,804
Non-current liabilities	13,757,730	11,702,836
Equity attributable to shareholders of the Parent Company	45,420,888	46,221,255
Non-controlling interests	10,038,897	10,215,789
	2022	2021
Revenue	1,975,134	1,384,499
Expenses	(2,059,567)	(1,859,588)
Loss for the year	(84,433)	(475,089)
Loss for the year attributable to shareholders of the Parent Company	(62,869)	(389,094)
Loss for the year attributable to non-controlling interests	(21,564)	(85,995)
Total comprehensive losses attributable to shareholders of the Parent Company	(28,576)	(443,331)
Total comprehensive losses attributable to non-controlling interests	(13,985)	(97,982)
Total comprehensive losses for the year	(42,561)	(541,313)
Net cash flow generated from operating activities	5,169,241	3,259,881
Net cash flow (used in) /generated from investing activities	(7,249,318)	(1,751,738)
Net cash flow used in financing activities	1,149,048	(2,542,472)
Net change in cash and cash equivalents of the subsidiary	(931,032)	(1,034,329)

Al Mutajara Real Estate Company

	2022	2021
Current assets	10,492,432	12,526,754
Non-current assets	74,783,359	67,778,413
Current liabilities	1,640,984	1,804,139
Non-current liability	22,066,000	18,155,000
Equity attributable to shareholders of the Parent Company	48,172,346	47,364,623
Non-controlling interests	13,396,461	12,981,405
	2022	2021
Revenue	4,703,752	3,039,212
Expenses	(1,390,458)	(683,598)
Profit for the year	3,313,294	2,355,614
Profit for the year attributable to shareholders of the Parent Company	2,381,082	2,075,583
Profit for the year attributable to non-controlling interests	932,212	280,031
Total comprehensive income attributable to shareholders of the Parent Company	2,512,156	1,972,617
Total comprehensive income attributable to non-controlling interests	969,651	250,288
Total comprehensive income for the year	3,481,807	2,222,905
Dividends paid to non-controlling interests	454,494	455,311
Net cash flow used in operating activities	2,738,822	(397,216)
Net cash flow (used in)/ generated from investing activities	(5,287,612)	3,738,986
Net cash flow generated from / (used in) financing activities	973,046	(1,271,855)
Net change in cash and cash equivalents of the subsidiary	(1,575,745)	2,069,915

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

26. Dividends

On 11 April 2022, the ordinary Assembly General Meeting was held and approved the distribution of cash dividends to the shareholders recorded as of the due date at 5% after deduction of treasury shares, for the year ended 31 December 2021 (cash dividends of 3% per share and 2% bonus share from the treasury shares "2 treasury shares per 100 shares" as of 31 December 2020).

Proposed dividends 2022

The Parent Company's Board of Directors proposed cash dividend of 3% after deduction of treasury shares and 3% bonus share from treasury shares (3 treasury shares per 100 shares) for the year ended 31 December 2022. This proposal is subject to the shareholders' approval at the Annual General Assembly Meeting and the regulatory authorities.

27. Related parties transactions

Related parties comprise of the Group's shareholders who are members in the board of directors, key management personnel, associates and the companies, in which the Parent Company has representatives in their board. Significant related party transactions and resulting balances were as follows:

	2022	2021
Transactions		
Key management remuneration	896,625	979,341
Operating income	76,144	21,235
Operating expenses and other charges	349,335	423,751
Purchase of property, plant and equipment	54,532	363,360
Investment at fair value through profit or loss	935,860	3,063,099
Advance payment for acquiring of investments	-	7,356,458
Balances		
Payables and other credit balances (Note 19)	88,555	102,020
Key management remuneration	634,923	497,573

Balances due from/to related parties are interest-free and payable on demand. All related party transactions are subject to approval of the shareholders' General Assembly.

28. Capital commitments

	2022	2021
Uncalled capital – investments	1,706,550	1,532,272
Contracts for projects under development	1,847,283	1,972,266
	<u>3,553,833</u>	<u>3,504,538</u>

29. Contingent liabilities

	2022	2021
Letter of guarantee	4,160,488	3,759,088

30. Segment information

A segment is a distinguishable component of the Group that engages in business activities from which it earns revenues and incurs costs. The operating segments are used by the management of the Group to allocate resources and assess performance. Operating segments exhibiting similar economic characteristics, products and services, class of customers where appropriate are aggregated and reported as reportable segments. The Group is organized into three major business segments; real estate, hotel and investment. These segments results are reported to senior executive management. Further, the Group's operating results, assets and liabilities are reported according to geographical areas, in which it operates. Revenue, profits, assets and liabilities are measured according to the same accounting bases adopted in preparation of the consolidated financial statements.

Notes to the Consolidated Financial Statements for the year ended 31 December 2022

(All amounts are in Kuwaiti Dinar unless otherwise stated)

Business segment analysis in line with internal reports submitted to the management is as follows:

	2022			
	Real estate sector	Hotel	Investment sector	Total
Revenue	23,356,315	2,855,214	5,807,822	32,019,351
Direct cost	(6,406,546)	(2,720,772)	(482,005)	(9,609,323)
Gross profit	16,949,769	134,442	5,325,817	22,410,028
Unallocated costs				(9,019,687)
Net profit				13,390,341

	2021			
	Real estate sector	Hotel	Investment sector	Total
Revenue	36,914,719	1,653,596	1,258,734	39,827,049
Direct cost	(8,127,467)	(2,061,213)	(4,268,557)	(14,457,237)
Gross profit	28,787,252	(407,617)	(3,009,823)	25,369,812
Unallocated costs				(12,638,549)
Net profit				12,731,263

Geographic distribution

	2022			
	State of Kuwait	Gulf Countries	Other	Total
Total income	16,055,874	1,849,854	2,555,942	20,461,670
Total expenses	(6,296,033)	(537,022)	(238,274)	(7,071,329)
Net profit	9,759,841	1,312,832	2,317,668	13,390,341

	2021			
	State of Kuwait	Gulf Countries	Other	Total
Total income	30,468,301	(248,203)	1,617,530	31,837,628
Total expenses	(13,532,000)	(5,574,365)	-	(19,106,365)
Net profit	16,936,301	(5,822,568)	1,617,530	12,731,263

Geographic distribution of assets and liabilities

	Assets		Liabilities	
	2022	2021	2022	2021
State of Kuwait	417,628,851	426,986,757	234,319,570	217,702,220
Gulf countries	63,514,477	63,345,919	5,638,665	6,677,455
Other	71,914,322	46,952,400	-	-
	553,057,650	537,285,076	239,958,235	224,379,675

31. Other expenses

During 2021 the parent company has detected a cyber-intrusion into the e-mail network, which is a fraud of correspondence and documents. Necessary measures are being taken by the technical and legal department to track the hacking process in coordination with the official authorities to protect the rights of the parent company and its shareholders.

Where the parent company submitted a complaint to the Cybercrime Department in the United Arab Emirates and in the State of Kuwait to the Public Prosecution (Prosecution for Media, Information and Publication Affairs) of a case of financial fraud by forgery in electronic correspondence to transfer money worth 54,000,000 UAE dirhams (fifty-four million UAE dirhams), equivalent to 4,428 million Kuwaiti Dinars (four million four hundred twenty-eight thousand Kuwaiti Dinars) for investment in Dubai.

An investigation is underway and legal measures are being taken by the judicial authorities, as the parent company is striving to recover the amount to protect its rights.

The matter is still under investigation by the Public Prosecution Office in Kuwait and the United Arab Emirates.