



**Grant Thornton**  
Al-Qatami, Al-Aiban & Partners

Interim Condensed Consolidated Financial Information and Review Report

**Tamdeen Real Estate Company – KPSC**

**and its Subsidiaries**

**Kuwait**

31 March 2024 (Unaudited)

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## Report on review of interim condensed consolidated financial information

To the board of directors of  
Tamdeen Real Estate Company – KPSC  
Kuwait

### *Introduction*

We have reviewed the accompanying interim condensed consolidated statement of financial position of Tamdeen Real Estate Company (Kuwaiti Public Shareholding Company) (the “Parent Company”) and its Subsidiaries (collectively the “Group”) as of 31 March 2024 and the related interim condensed consolidated statements of profit or loss, profit or loss and other comprehensive income, changes in equity and cash flows for the three-month period then ended. Management is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard 34, “Interim Financial Reporting”. Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

### *Scope of Review*

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

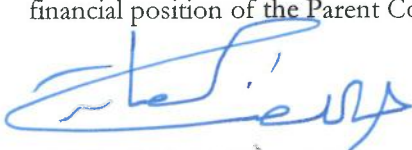
### *Conclusion*

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

### **Report on review of other legal and regulatory requirements**

Based on our review, the interim condensed consolidated financial information is in agreement with the books of the Parent Company. We further report that, to the best of our knowledge and belief, no violations of the Companies Law No. 1 of 2016 and its Executive Regulations, or of the Memorandum of Incorporation and Articles of Association of the Parent Company, as amended, have occurred during the three-month period ended 31 March 2024 that might have had a material effect on the business or financial position of the Parent Company.

We further report that, during the course of our review, 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 during the three-month period ended 31 March 2024 that might have had a material effect on the business or financial position of the Parent Company.



Abdullatif M. Al-Aiban (CPA)  
(Licence No. 94-A)  
of Grant Thornton – Al-Qatami, Al-Aiban & Partners

Kuwait  
13 May 2024

## Interim condensed consolidated statement of profit or loss

	Note	Three months ended 31 March 2024 (Unaudited) KD'000	Three months ended 31 March 2023 (Unaudited) KD'000
<b>Revenue</b>			
Operating revenue		6,292	6,678
Cost of revenue		(1,755)	(1,752)
<hr/>			
Net income		4,537	4,926
Management and consultancy fees		254	217
Net income from investments	6	288	249
Share of results of associates		2,570	2,717
Profit from sale of trading properties		89	181
Foreign currency exchange gain		32	2
Other income		776	678
<hr/>			
		8,546	8,970
<hr/>			
<b>Expenses and other charges</b>			
Staff costs		(1,134)	(844)
General, administrative and other expenses		(1,325)	(2,136)
Finance costs		(2,013)	(1,842)
<hr/>			
		(4,472)	(4,822)
<hr/>			
<b>Profit for the period before provisions for contribution to KFAS, Zakat and NLST</b>			
		4,074	4,148
Provision for contribution to KFAS		(19)	(23)
Provision for Zakat		(39)	(34)
Provision for NLST		(116)	(98)
<hr/>			
<b>Profit for the period</b>		<b>3,900</b>	<b>3,993</b>
<hr/>			
<b>Attributable to:</b>			
Owners of the Parent Company		2,872	3,162
Non-controlling interests		1,028	831
<hr/>			
		3,900	3,993
<hr/>			
<b>Basic and diluted earnings per share attributable to the owners of the Parent Company</b>	7	<b>7.2 Fils</b>	<b>7.9 Fils</b>

*The notes set out on pages 8 to 19 form an integral part of this interim condensed consolidated financial information.*

## Interim condensed consolidated statement of profit or loss and other comprehensive income

	Three months ended 31 March 2024 (Unaudited) KD'000	Three months ended 31 March 2023 (Unaudited) KD'000
Profit for the period	3,900	3,993
<b>Other comprehensive income:</b>		
<i>Items to be reclassified to interim condensed consolidated statement of profit or loss in subsequent periods:</i>		
Exchange differences on foreign currency translation	3	-
	3	-
<i>Items will not be subsequently classified to interim condensed consolidated statement of profit or loss:</i>		
Net change in fair value of investments at FVOCI	15,933	520
Share of other comprehensive income/ (loss)of associates	1,835	(188)
	17,768	332
Total other comprehensive income for the period	17,771	332
<b>Total comprehensive income for the period</b>	<b>21,671</b>	<b>4,325</b>
<b>Total comprehensive income attributable to:</b>		
Owners of the Parent Company	13,163	3,350
Non-controlling interests	8,508	975
	21,671	4,325

*The notes set out on pages 8 to 19 form an integral part of this interim condensed consolidated financial information.*

## Interim condensed consolidated statement of financial position

	Note	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
<b>Assets</b>				
Cash and bank balances	14	34,882	27,438	30,688
Accounts receivable and other debit balances	8	8,593	5,482	8,571
Investments at fair value through other comprehensive income	9	175,212	165,520	182,669
Investment property under development		-	-	21,510
Trading properties		9,378	10,713	15,726
Investment properties	10	186,641	186,641	163,010
Investments in associates	11	160,039	158,008	151,405
Intangible assets		2,586	2,826	3,902
Other assets		5,819	5,964	5,990
<b>Total assets</b>		<b>583,150</b>	<b>562,592</b>	<b>583,471</b>
<b>Liabilities and equity</b>				
<b>Liabilities</b>				
Due to banks		9,664	6,990	4,213
Term loans	12	143,702	146,459	170,728
Accounts payable and other credit balances	13	20,895	21,887	26,140
Refundable rental deposits		7,473	7,551	7,745
Provision for employees' end of service benefits		2,028	1,988	1,960
<b>Total liabilities</b>		<b>183,762</b>	<b>184,875</b>	<b>210,786</b>
<b>Equity</b>				
Share capital		43,193	43,193	43,193
Share premium		11,132	11,132	11,132
Treasury shares		(11,981)	(11,981)	(11,981)
Reserve on sale of treasury shares		756	756	756
Statutory reserve		17,931	17,931	16,329
Voluntary reserve		19,329	19,329	17,727
Foreign currency translation reserve		393	390	389
Cumulative changes in fair value		122,416	112,128	115,744
Retained earnings		40,013	37,141	32,617
<b>Equity attributable to the owners of the parent company</b>		<b>243,182</b>	<b>230,019</b>	<b>225,906</b>
<b>Non-controlling interests</b>		<b>156,206</b>	<b>147,698</b>	<b>146,779</b>
<b>Total equity</b>		<b>399,388</b>	<b>377,717</b>	<b>372,685</b>
<b>Total liabilities and equity</b>		<b>583,150</b>	<b>562,592</b>	<b>583,471</b>



Mohammad Abdulhamid  
Mohammad Al-Marzook  
Chairman

Abdulaziz Abdullah Ali Al-Ghanim  
Vice-Chairman

The notes set out on pages 8 to 19 form an integral part of this interim condensed consolidated financial information.

## Interim condensed consolidated statement of changes in equity

	Equity attributable to the owners of the Parent Company											
	Share capital KD'000	Share premium KD'000	Treasury shares KD'000	Treasury shares KD'000	Share of treasury shares KD'000	Statutory reserve KD'000	Voluntary reserve KD'000	Foreign currency translation reserve KD'000	Cumulative changes in fair value KD'000	Retained earnings KD'000	Sub- Total KD'000	Non- controlling interests KD'000
Balance as at 1 January 2024 (Audited)	43,193	11,132	(11,981)	756	17,931	19,329	390	112,128	37,141	230,019	147,698	377,717
Profit for the period	-	-	-	-	-	-	-	-	2,872	2,872	1,028	3,900
Other comprehensive income for the period	-	-	-	-	-	-	3	10,288	-	10,291	7,480	17,771
Total comprehensive income for the period	-	-	-	-	-	-	3	10,288	2,872	13,163	8,508	21,671
Balance as at 31 March 2024 (Unaudited)	43,193	11,132	(11,981)	756	16,329	17,727	393	122,416	40,013	243,182	156,206	399,388

The notes set out on pages 8 to 19 form an integral part of this interim condensed consolidated financial information.

## Interim condensed consolidated statement of changes in equity (continued)

	Equity attributable to the owners of the Parent Company											
	Share capital KD'000	Share premium KD'000	Treasury shares KD'000	Reserve on sale of treasury shares KD'000	Statutory reserve KD'000	Voluntary reserve KD'000	Foreign currency translation reserve KD'000	Cumulative changes in fair value KD'000	Retained earnings KD'000	Sub-Total KD'000	Non-controlling interests KD'000	Total KD'000
<b>Balance as at 1 January 2023 (Audited)</b>	43,193	11,132	(11,981)	756	16,329	17,727	389	115,556	30,614	223,715	151,787	375,502
Impact on purchase of the remaining shares in a subsidiary	-	-	-	-	-	-	-	-	(1,159)	(1,159)	(914)	(2,073)
Non-controlling interests disposed as a result of acquisition of an additional share in a subsidiary	-	-	-	-	-	-	-	-	-	-	(5,069)	(5,069)
Transactions with the owners	-	-	-	-	-	-	-	-	(1,159)	(1,159)	(5,983)	(7,142)
Profit for the period	-	-	-	-	-	-	-	-	3,162	3,162	831	3,993
Other comprehensive income for the period	-	-	-	-	-	-	-	188	-	188	144	332
Total comprehensive income for the period	-	-	-	-	-	-	-	188	3,162	3,350	975	4,325
<b>Balance as at 31 March 2023 (Unaudited)</b>	43,193	11,132	(11,981)	756	16,329	17,727	389	115,744	32,617	225,906	146,779	372,685

The notes set out on pages 8 to 19 form an integral part of this interim condensed consolidated financial information.



## Interim condensed consolidated statement of cash flows

	Note	Three months ended 31 March 2024 (Unaudited) KD'000	Three months ended 31 March 2023 (Unaudited) KD'000
<b>Operating activities</b>			
Profit for the period		3,900	3,993
Adjustments:			
Depreciation and amortisation		425	543
Provision for employees' end of service benefits		101	125
Loss on disposal of property, plant and equipment		-	2
Profit from sale of trading properties		(89)	(181)
Share of results of associates		(2,570)	(2,717)
Dividends income		(3)	(2)
Interest income		(285)	(228)
Finance costs		2,013	1,842
		<b>3,492</b>	<b>3,377</b>
<b>Changes in operating assets and liabilities:</b>			
Accounts receivable and other debit balances		(3,380)	170
Accounts payable and other credit balances		117	(594)
Refundable rental deposits		(78)	(34)
Employees' end of service benefits		(21)	(44)
<b>Net cash from operating activities</b>		<b>130</b>	<b>2,875</b>
<b>Investing activities</b>			
Proceeds from sale of investments at fair value through other comprehensive income		6,263	-
Paid to purchase financial assets at fair value through other comprehensive income		(22)	-
Change in non-controlling interests disposed as a result of acquiring an additional share in a subsidiary		-	(7,142)
Proceeds from sale of trading properties		1,693	3,673
Additions to investment property under development		-	(510)
Additions to other assets and intangible assets		(40)	(259)
Dividends income received from associates		2,426	-
Dividends income received		3	2
Interest income received		285	228
<b>Net cash from / (used in) investing activities</b>		<b>10,608</b>	<b>(4,008)</b>
<b>Financing activities</b>			
Cash dividends paid		(4)	(24)
Change in due to banks		2,673	(1,144)
Change in term loans		(2,756)	(517)
Finance costs paid		(3,207)	(2,426)
<b>Net cash used in financing activities</b>		<b>(3,294)</b>	<b>(4,111)</b>
<b>Net increase /(decrease) in cash and cash equivalents</b>		<b>7,444</b>	<b>(5,244)</b>
Cash and cash equivalents at beginning of the period	14	27,363	35,857
<b>Cash and cash equivalents at end of the period</b>	14	<b>34,807</b>	<b>30,613</b>

The notes set out on pages 8 to 19 form an integral part of this interim condensed consolidated financial information.

# Notes to the interim condensed consolidated financial information

## 1 Incorporation and activities of the Parent Company

Tamdeen Real Estate Company – KPSC (the Parent Company) was incorporated in Kuwait on 16 December 1982 in accordance with the Companies Law. The Parent Company along with its subsidiaries are jointly referred to as “the Group”. The Parent Company’s shares are traded on the Kuwait Stock Exchange.

The principal activities of the Parent Company are represented in the real estate investments inside and outside the State of Kuwait, for the purposes of ownership, resale, leasing and renting. The Parent Company is also engaged in the development of real estate projects and construction contracts of buildings, managing the properties of others, establishing and managing real estate investment funds, real estate studies and consultancy, and investing in companies with activities similar to its own and exploiting the financial surpluses available at the Parent Company through its investment in financial portfolios managed by professional companies and authorities.

The address of the Parent Company: PO Box 21816 - Safat 13079 - State of Kuwait.

The interim condensed consolidated financial information for the three-month period ended 31 March 2024 was authorised for issue by the Parent Company’s board of directors on 13 May 2024.

## 2 Basis of preparation and presentation

The interim condensed consolidated financial information of the Group for the three-month period ended 31 March 2024 has been prepared in accordance with International Accounting Standard 34 “Interim Financial Reporting”. The accounting policies used in the preparation of these interim condensed consolidated financial information are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2023, except for the changes described in note 3.

The annual consolidated financial statements for the year ended 31 December 2023 were prepared in accordance with the International Financial Reporting Standards (“IFRS”) promulgated by the International Accounting Standards Board (“IASB”), and Interpretations issued by the International Financial Reporting Interpretations Committee (“IFRIC”) of the IASB.

The interim condensed consolidated financial information has been presented in Kuwaiti Dinars which is the functional and presentation currency of the Parent Company.

The interim condensed consolidated financial information does not include all information and disclosures required for complete financial statements prepared in accordance with the International Financial Reporting Standards. In the opinion of the Parent Company’s management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included.

Operating results for the three-month period ended 31 March 2024 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2024. For further details, refer to the consolidated financial statements and its related disclosures for the year ended 31 December 2023.

## Notes to the interim condensed consolidated financial information

### 3 Changes in accounting policies

#### 3.1 New and amended Standards adopted by the Group

The following new amendments or standards were effective for the current period.

<i>Description</i>	<i>Effective for annual periods beginning</i>
IAS 1 Amendments- Classification of liabilities with debt covenants	1 January 2024
IAS 1 Amendments- Classification of liabilities as current or non-current	1 January 2024
IFRS 16 Amendments- Lease liability in a sale and leaseback	1 January 2024

#### **IAS 1 Amendments - Classification of liabilities with debt covenants**

The amendments to IAS 1 clarify that classification of liabilities as either current or non-current depends only on the covenants that an entity is required to comply with on or before the reporting date. In addition, an entity has to disclose information in the notes that enables users of financial statements to understand the risk that non-current liabilities with covenants could become repayable within twelve months.

The adoption of the amendments did not have a significant impact on the Group's interim consolidated financial information.

#### **IAS 1 Amendments - Classification of current or non-current**

The amendments to IAS 1 clarify the classification of a liability as either current or non-current is based on the entity's rights at the end of the reporting period. Stating management expectations around whether they will defer settlement or not does not impact the classification of the liability. It has added guidance about lending conditions and how these can impact classification and has included requirements for liabilities that can be settled using an entity's own instruments.

The adoption of the amendments did not have a significant impact on the Group's interim consolidated financial information.

#### **IFRS 16 Amendments – Lease liability in a sale and leaseback**

The amendments to IFRS 16 requires a seller-lessee to measure the right-of-use asset arising from a sale and leaseback transaction at the proportion of the previous carrying amount of the asset that relates to the right of use the seller-lessee retains. Accordingly, in a sale and leaseback transaction the seller-lessee recognises only the amount of any gain or loss that relates to the rights transferred to the buyer-lessor. The initial measurement of the lease liability that arise from a sale and leaseback transaction is a consequence of how the seller-lessee measures the right-of-use asset and the gain or loss recognised at the date of the transaction. The new requirements do not prevent a seller-lessee from recognising in any gain or loss relating to the partial or full termination of a lease.

The adoption of the amendments did not have a significant impact on the Group's interim consolidated financial information.

## Notes to the interim condensed consolidated financial information (continued)

### 4 Judgement and estimates

The preparation of interim condensed consolidated financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income, and expense. Actual results may differ from these estimates.

In preparing this interim condensed consolidated financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual audited consolidated financial statements as at and for the year ended 31 December 2023.

### 5 Subsidiaries

The list of the consolidated subsidiaries of the Group is as follows:

Subsidiaries	Percentage of the Group ownership in subsidiaries			Country of incorporation	Principal activity	Date of incorporation	Date of control
	31 March 2024	31 Dec. 2023	31 March 2023				
	(Unaudited) %	(Audited) %	(Unaudited) %				
Tamdeen Investment Company – KPSC and its subsidiaries*	55.94	55.94	55.94	Kuwait	Investment	3 March 1997	11 January 2003
Manshar Real Estate Company - KSC (Closed)	77.97	77.97	77.97	Kuwait	Real estate	17 March 2007	17 March 2007
Al Adiyat International Real Estate Company - KSC (Closed)**	-	-	98.98	Kuwait	Real estate	25 June 2006	1 April 2012

\* This investment is held by an investment portfolio managed by a specialized investment company.

\*\* The Subsidiary's extraordinary general assembly held on 16 March 2023 approved to liquidate the subsidiary.

### 6 Net income from investments

	Three months ended	
	31 March 2024 (Unaudited) KD'000	31 March 2023 (Unaudited) KD'000
Dividend income	3	2
Interest income	285	247
	<b>288</b>	<b>249</b>

## Notes to the interim condensed consolidated financial information (continued)

### 7 Basic and diluted earnings per share attributable to the owners of the Parent Company

Basic and diluted earnings per share is calculated by dividing the profit for the period attributable to the owners of the Parent Company by the weighted average number of the outstanding shares during the period excluding the treasury shares as follows:

	Three months ended 31 March 2024 (Unaudited)	Three months ended 31 March 2023 (Unaudited)
Profit for the period attributable to the owners of the Parent Company (KD'000)	2,872	3,162
Weighted average number of the outstanding shares (excluding treasury shares) (in thousands)	401,498	401,512
Basic and diluted earnings per share attributable to the owners of the Parent Company	7.2 Fils	7.9 Fils

### 8 Accounts receivable and other debit balances

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Trade receivable	1,312	1,230	663
Due from related parties	261	186	102
Cheques under collection	101	-	-
Due from sale of trading properties (a)	453	721	2,020
Due from sale of real estate plots (b)	1,699	1,699	1,699
Dividends income receivable from associates	2,250	-	1,800
Advance payments to contractors	1,318	1,313	889
Prepaid expenses	517	223	1,045
Accrued income	32	82	4
Other debit balances	1,464	842	932
	9,407	6,296	9,154
Provision for ECLs	(814)	(814)	(583)
	8,593	5,482	8,571

- a) The balance due from the sale of trading properties mainly represents the amounts due from the sale transactions made by the parent company for a number of residential investment towers in the Tamdeem Square project (Towers B and C).
- b) The balance due from the sale of real estate plots mainly represents the amounts due from the sale transaction made by a subsidiary in the past for a number of real estate plots invested for the purpose of trading. The Group's management considers that the credit risk of these amounts is low since the parties are reputable with no previous default, and confirms that these amounts owed are fully collectible from the concerned parties. These balances are guaranteed by a related party.

## Notes to the interim condensed consolidated financial information (continued)

### 9 Investments at fair value through other comprehensive income

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Local managed portfolios	144	114	98
Participations in local companies shares	174,490	164,828	181,990
Participations in capital of companies located outside Kuwait	578	578	581
	<b>175,212</b>	<b>165,520</b>	<b>182,669</b>

- Investments with a total fair value of KD6,361 thousand (31 December 2023: KD28,555 thousand and 31 March 2023: KD41,006 thousand) are mortgaged against term loans (Note 12).
- During the previous years, total balance of accumulated profits (as a result of disposal), included in the cumulative changes in fair value, amounted to KD114,675 thousand (31 December 2023: KD114,301 thousand and 31 March 2023: KD114,087 thousand).
- During the current period, the subsidiary sold a part of the investments classified as at fair value through other comprehensive income. The fair value of the shares sold as of the date of disposal amounted to KD 6,263 thousand. The relevant accumulated profits amounted to KD 370 thousand, which are held under the Group's fair value reserve.

Refer to note 20.3 for further details relating to the carrying value and fair value of the above investments.

### 10 Investment properties

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Balance at beginning of the period/year	186,641	163,010	163,010
Transferred from investment property under development	-	26,118	-
Change in fair value during the period/ year	-	(2,487)	-
<b>Balance at end of the period/year</b>	<b>186,641</b>	<b>186,641</b>	<b>163,010</b>

The fair value of investment properties as at 31 December 2023 and 31 December 2022 was determined based on valuations obtained from two independent valuers. Investment properties are represented by the carrying values of:

- Al-Kout Mall and Hyatt Regency Hotel Al-Kout Mall (collectively referred to as "Al-Kout Complex") of KD 162,600 thousand (31 December 2023: KD 162,600 thousand and 31 March 2023: KD162,250 thousand)
- Souq Al-Kout of KD 320 thousand as at 31 March 2024 (31 December 2023: KD320 thousand and 31 March 2023: KD760 thousand) which is subject to a (B.O.T) contract with the Government of Kuwait where the contract terms end in 2025.
- Investment properties with a carrying value of KD162,600 thousand (31 December 2023: KD162,600 thousand and 31 March 2023: KD162,250 thousand and investment property (Tamdeen Square – Tower A) of KD23,721 thousand (31 December 2023: KD23,721 thousand and 31 March 2023: KD21,510 thousand which has been classified as an investment property under development) are totally mortgaged against term loans (Note 12).

## Notes to the interim condensed consolidated financial information (continued)

### 11 Investments in associates

This item comprises the investments of the Group in the following associates:

Company's name	Place of incorporation	31 March 2024 (Unaudited)		31 December 2023 (Audited)		31 March 2023 (Unaudited)		Value KD'000
		Ownership %		Ownership %		Ownership %		
		Direct	Indirect*	Direct	Indirect*	Direct	Indirect*	
Tamdeen Shopping Centers Company – KSC (Closed)	Kuwait	30	2	30	2	30	2	55,912
Kuwait National Cinema Company – KPSC**	Kuwait	-	48	-	48	-	48	61,937
Tamdeen Pearl Real Estate Company – KSC (Closed)	Kuwait	-	31	-	31	-	31	27,646
Others	Kuwait	-	-	-	-	-	-	5,910
								158,008
								160,039
								151,405

\* Indirect holding through the subsidiary [Tamdeen Investment Company – KPSC].

\*\* A proportion of the investment in the associate, Kuwait National Cinema Company – KPSC, is pledged against term loans (refer Note 12b).

The Group's share of results of associates has been recorded based on the latest unaudited financial information prepared by the managements of these associates for the period ended 31 March 2024.

## Notes to the interim condensed consolidated financial information (continued)

### 12 Term loans

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Term loans (a)	143,702	146,459	170,728
Average interest rate – range (above CBK discount rate)	0.75 % - 1%	0.75 % - 1%	0.75 - %1.25%

- a) Term loans of KD65,500 thousand (31 December 2023: KD67,500 thousand and 31 March 2023: KD69,500 thousand) are contractually due after more than one year. The remaining term loans of KD78,203 thousand (31 December 2023: KD78,959 thousand and 31 March 2023: KD101,228 thousand) are maturing within one year and renewed periodically.
- b) Total loans obtained by the subsidiaries of KD73,750 thousand (31 December 2023: KD75,500 thousand and 31 March 2023: KD94,845 thousand) are secured by pledge of equity investments with a fair value of KD6,361 thousand (31 December 2023: KD28,555 thousand and 31 March 2023: KD41,006 thousand) (Note 9), pledge of investments in associates of KD18,411 thousand (31 December 2023: KD17,777 thousand and 31 March 2023: KD36,197 thousand) (Note 11), and pledge of investment properties of KD162,600 thousand (31 December 2023: KD162,600 thousand and 31 March 2023: KD162,250 thousand and a mortgage of an investment property (Tamdeen Square - Tower A) of KD23,721 thousand (31 December 2023: KD23,721 thousand and 31 March 2023: KD 21,510 thousand which has been classified as an investment property under development)(Note 10).

### 13 Accounts payable and other credit balances

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Retentions for executed works	4,463	4,354	6,137
Rental received in advance	671	600	418
Accrued interest, leave and other expenses	2,657	4,540	3,266
Lease liability	1,189	1,240	1,087
Due to related parties	650	35	844
Dividends payable to shareholders	317	322	305
Advance payments received from customers	654	239	1,741
Accrued construction costs	513	562	977
Creditors against acquisition of intangible assets	2,368	2,595	3,755
Provisions and other credit balances	7,413	7,400	7,610
	<b>20,895</b>	<b>21,887</b>	<b>26,140</b>



## Notes to the interim condensed consolidated financial information (continued)

### 14 Cash and cash equivalents

Cash and cash equivalents included in the interim condensed consolidated statement of cash flows comprise of the following balances of the interim condensed consolidated statement of financial position:

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Cash on hand, bank balances and portfolios	15,606	7,428	9,233
Term deposits	19,276	20,010	21,455
	<b>34,882</b>	<b>27,438</b>	<b>30,688</b>
Short-term deposits with contractual maturity exceeding three months and less than a year	(75)	(75)	(75)
<b>Cash and cash equivalents as per the consolidated statement of cash flows</b>	<b>34,807</b>	<b>27,363</b>	<b>30,613</b>

Short-term deposits carry average interest rate ranging from 4.25% to 5.35% (2023: from 2.64% to 5.45%) per annum.

### 15 Segmental analysis

The Group activities are concentrated in two main segments: Real Estate and Investment. The segments' results are reported to the top management in the Group. The activities of the Group are principally carried out within the State of Kuwait; With the exception of participations in capital of companies located outside Kuwait (Note 10), all of the assets and liabilities are located inside Kuwait.

The following is the segments information, which conforms with the internal reporting presented to management:

	Real estate KD'000	Investment KD'000	Total KD'000
<b>Period ended at 31 March 2024 (Unaudited)</b>			
Gross income	6,552	3,749	10,301
Profit for the period	1,112	2,788	3,900
Total assets	189,833	393,317	583,150
Total liabilities	(161,659)	(22,103)	(183,762)
<b>Total equity</b>	<b>28,174</b>	<b>371,214</b>	<b>399,388</b>
<b>Period ended at 31 March 2023 (Unaudited)</b>			
Gross income	6,891	3,831	10,722
Profit for the period	1,506	2,487	3,993
Total assets	193,048	390,423	583,471
Total liabilities	(169,507)	(41,279)	(210,786)
<b>Total equity</b>	<b>23,541</b>	<b>349,144</b>	<b>372,685</b>

## Notes to the interim condensed consolidated financial information (continued)

### 16 Annual general assembly of shareholders and dividends

The general assembly of shareholders, held on 8 April 2024, approved the consolidated financial statements for the year ended 31 December 2023 and the board of directors' proposal to distribute cash dividends to shareholders at 18%, or equivalent to 18 Kuwaiti fils per share, of the paid-up share capital for the year ended 31 December 2023 as well as the board of directors' remuneration of KD35 thousand (The general assembly of shareholders, held on 17 April 2023, approved the consolidated financial statements for the year ended 31 December 2022 and the board of directors' proposal to distribute cash dividends to shareholders at 12%, or the equivalent to 12 fils per share, of the paid-up share capital for the year ended 31 December 2022. Furthermore, it approved the board of directors' remuneration of KD 35 thousand).

### 17 Related party transactions

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

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

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
<b>Interim condensed consolidated statement of financial position</b>			
Accounts receivable and other debit balances (Note 8)	261	186	102
Accounts payable and other credit balances (Note 13)	650	35	844
		<b>Three months ended 31 March 2024 (Unaudited) KD'000</b>	<b>Three months ended 31 March 2023 (Unaudited) KD'000</b>
<b>Interim condensed consolidated statement of profit or loss</b>			
Operating revenue		107	162
Income from management, consultancy fees and others		464	216
Cost of revenue		720	713
General, administrative and other expenses		308	359
<b>Benefits of key management personnel of the Group:</b>			
Salaries, remuneration and short-term benefits for Key management		361	255
<b>Transactions</b>			
Acquisition of additional share in a subsidiary		-	6,615
		<b>31 March 2024 (Unaudited) KD'000</b>	<b>31 March 2023 (Unaudited) KD'000</b>
<b>Contra accounts - off interim condensed consolidated statement of financial position items</b>			
Net book value of customers' portfolios (major shareholders) managed by Tamdeen Investment Company – KPSC (subsidiary) (Note 19)	188,998	148,741	178,897

## Notes to the interim condensed consolidated financial information (continued)

### 18 Capital commitments and contingent liabilities

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Capital commitments	-	-	584
Contingent liabilities	2,638	2,638	3,177

### 19 Contra accounts off the interim condensed consolidated statement of financial position items

One of the subsidiaries [Tamdeen Investment Company - K.P.S.C.] manages investment portfolios to the third parties, whose net carrying amount as at 31 March 2024 amounted to KD229,067 thousand (31 December 2023: KD188,861 thousand and 31 March 2023: KD219,162 thousand) out of which an amount of KD188,998 thousand (31 December 2023: KD148,741 thousand and 31 March 2023: KD178,897 thousand) is attributable to portfolios of related parties (Note 17). Such balances have not been recognized under the interim condensed consolidated statement of financial position.

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

#### 20.1 Summary of financial assets and liabilities by Category

The carrying amounts of the Group's financial assets and liabilities as stated in the interim condensed consolidated statement of financial position can be categorized as follows:

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
<b>Financial assets</b>			
<b>Financial assets at amortised cost:</b>			
- Accounts receivable and other debit balances (excluding advance payments to contractors and prepaid expenses)	6,758	3,946	7,220
- Cash and cash equivalents	34,882	27,438	30,688
<b>Financial assets at fair value:</b>			
- Investments at fair value through other comprehensive income	175,212	165,520	182,669
<b>Total financial assets</b>	<b>216,852</b>	<b>196,904</b>	<b>220,577</b>
<b>Financial liabilities</b>			
<b>Financial liabilities at amortised cost:</b>			
- Due to banks	9,664	6,990	4,213
- Term loans	143,702	146,459	170,728
- Accounts payable and other credit balances	20,845	21,887	26,140
- Refundable rental deposits	7,473	7,551	7,745
<b>Total financial liabilities</b>	<b>181,684</b>	<b>182,887</b>	<b>208,826</b>

#### 20.2 Fair value measurement

Fair value represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Investments at fair value through other comprehensive income are carried at fair value and measurement details are disclosed in note 20.3 to the interim condensed consolidated financial information. In the opinion of the Group's management, the carrying amounts of all other financial assets and liabilities which are at amortised costs are considered a reasonable approximation of their fair values.

## Notes to the interim condensed consolidated financial information (continued)

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

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

The following table presents the financial assets which are measured at fair value in the interim condensed consolidated statement of financial position in accordance with the fair value hierarchy.

This hierarchy groups financial assets into three levels based on the significance of inputs used in measuring the fair value of the financial assets. The fair value hierarchy has the following levels:

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

The level within which the financial assets are classified is determined based on the lowest level of significant inputs which lead to the fair value measurement.

The financial assets measured at fair value in the interim condensed consolidated statement of financial position according to the fair value hierarchy are as follows:

	Level 1 KD'000	Level 2 KD'000	Level 3 KD'000	Total KD'000
<b>31 March 2024 (Unaudited)</b>				
<b>Financial assets at fair value</b>				
<b>Investments at fair value through other comprehensive income</b>				
- Local managed portfolios				
• Quoted shares	144	-	-	144
- Participations in local companies shares				
• Quoted shares	174,225	-	-	174,225
• Unquoted shares	-	-	265	265
- Participations in capital of companies located outside Kuwait				
• Unquoted shares	-	-	578	578
	<b>174,369</b>	<b>-</b>	<b>843</b>	<b>175,212</b>
<b>31 December 2023 (Audited)</b>				
<b>Financial assets at fair value</b>				
<b>Investments at fair value through other comprehensive income</b>				
- Local managed portfolios				
• Quoted shares	114	-	-	114
- Participations in local companies shares				
• Quoted shares	164,585	-	-	164,585
• Unquoted shares	-	-	243	243
- Participations in capital of companies located outside Kuwait				
• Unquoted shares	-	-	578	578
	<b>164,699</b>	<b>-</b>	<b>821</b>	<b>165,520</b>

## Notes to the interim condensed consolidated financial information (continued)

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

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

	Level 1 KD'000	Level 2 KD'000	Level 3 KD'000	Total KD'000
<b>31 March 2023 (Unaudited)</b>				
<b>Financial assets at fair value</b>				
<b>Investments at fair value through other comprehensive income</b>				
- Local managed portfolios				
• Quoted shares	98	-	-	98
- Participations in local companies shares				
• Quoted shares	181,754	-	-	181,754
• Unquoted shares	-	-	236	236
- Participations in capital of companies located outside Kuwait				
• Unquoted shares	-	-	581	581
	181,852	-	817	182,669

There were no transfers between the levels during the current period.

The valuation methods and techniques used for the purpose of measuring fair value are unchanged compared to the previous year or period.

#### Level 3 fair value measurements

Reconciliation of level 3 fair value measurements is as follows:

	31 March 2024 (Unaudited) KD'000	31 Dec. 2023 (Audited) KD'000	31 March 2023 (Unaudited) KD'000
Balance at the beginning of period/year	821	817	817
Change in fair value during the period/year	22	4	-
<b>Balance at the end of period/year</b>	<b>843</b>	<b>821</b>	<b>817</b>

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