# BARWA REAL ESTATE COMPANY Q.P.S.C.

## THE UNREVIEWED CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 30 SEPTEMBER 2024

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BUILDING THE FUTURE

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# Barwa Real Estate Company Q.P.S.C.
## Condensed consolidated interim financial statements
## As at 30 September 2024

### Condensed consolidated Interim statement of financial position

| | *30 September 2024 (Unreviewed) QR'000* | *31 December 2023 (Audited) QR'000* |
|---|---|---|
| **ASSETS** | | |
| Cash and bank balances | **2,920,992** | 1,032,477 |
| Financial assets at fair value through profit or loss | **144,812** | 159,473 |
| Receivables and prepayments | **1,340,372** | 4,017,702 |
| Trading properties | **559,403** | 621,600 |
| Due from related parties | **94,731** | 74,109 |
| Non-current assets held for sale | **129,055** | 132,280 |
| Financial assets at fair value through other comprehensive income | **56,227** | 97,904 |
| Advances for projects and investments | **235,791** | 268,944 |
| Investment properties | **30,856,753** | 30,464,441 |
| Property, plant and equipment | **475,142** | 508,270 |
| Right-of-use assets | **4,734** | 7,833 |
| Investments in associates | **21,994** | 23,119 |
| Goodwill | **126,411** | 126,411 |
| Deferred tax assets | **5,181** | 4,995 |
| **TOTAL ASSETS** | **36,971,598** | 37,539,558 |
| **LIABILITIES AND EQUITY** | | |
| **LIABILITIES** | | |
| Payables and other liabilities | **991,421** | 1,244,166 |
| Provisions | **175,556** | 209,052 |
| End of service benefits | **140,419** | 134,613 |
| Due to related parties | **321,212** | 100,516 |
| Lease liabilities | **229,804** | 246,393 |
| Obligations under Islamic finance contracts | **13,022,259** | 13,615,406 |
| Deferred tax liabilities | **7,074** | 7,095 |
| **TOTAL LIABILITIES** | **14,887,745** | 15,557,241 |
| **EQUITY** | | |
| Share capital | **3,891,246** | 3,891,246 |
| Legal reserve | **2,069,055** | 2,069,055 |
| General reserve | **4,639,231** | 4,639,231 |
| Other reserves | **(318,509)** | (354,053) |
| Retained earnings | **11,627,062** | 11,564,845 |
| Total equity attributable to equity holders of the Parent | **21,908,085** | 21,810,324 |
| Non-controlling interests | **175,768** | 171,993 |
| **TOTAL EQUITY** | **22,083,853** | 21,982,317 |
| **TOTAL LIABILITIES AND EQUITY** | **36,971,598** | 37,539,558 |

These condensed consolidated interim financial statements were authorised for issuance by the Board of Directors on 17 October 2024 and signed on their behalf by:

**H.E. Abdulla Bin Hamad Al-Attiyah**
**Chairman**

**Eng. Ahmad Mohammad Al-Tayeb**
**Group Chief Executive Officer & Board Member**

# Barwa Real Estate Company Q.P.S.C.

## Condensed consolidated interim financial statements

### For the nine months ended 30 September 2024

## Condensed consolidated interim statement of profit or loss

| | 30 September 2024 (Unreviewed) QR'000 | 30 September 2023 (Unreviewed) QR'000 |
|---|---|---|
| Rental income | 1,084,992 | 1,097,790 |
| Rental operation expenses | (223,154) | (200,490) |
| **Net rental income** | 861,838 | 897,300 |
| Income from consultancy and other services | 284,787 | 254,802 |
| Consulting operation and other services expenses | (210,779) | (211,656) |
| **Net consulting and other services income** | 74,008 | 43,146 |
| Profit on sale of property and construction services | 17,603 | 162 |
| Net fair value gain on investment properties | 320,073 | 556,741 |
| Share of results of associates | 32 | (70,284) |
| Gain from sale of non-current asset held for sale | 4,899 | 19,119 |
| Gain from deemed disposal of investment in an associate | - | 57,355 |
| General and administrative expenses | (145,963) | (151,604) |
| Net impairment losses | 131,276 | (25,686) |
| Other income - net | 23,079 | 18,143 |
| **Operating profit before finance cost, depreciation, amortisation and income tax** | 1,286,845 | 1,344,392 |
| Finance income | 134,220 | 40,416 |
| Finance costs | (610,101) | (582,838) |
| **Net finance cost** | (475,881) | (542,422) |
| **Profit before depreciation, amortisation and income tax** | 810,964 | 801,970 |
| Depreciation | (9,648) | (10,085) |
| Amortisation of right-of-use assets | (3,046) | (3,058) |
| **Profit before income tax** | 798,270 | 788,827 |
| Income tax expense | (10,556) | (6,796) |
| **Net profit for the period** | 787,714 | 782,031 |
| ***Attributable to:*** | | |
| *Equity holders of the Parent* | 783,848 | 778,875 |
| *Non-controlling interests* | 3,866 | 3,156 |
| | 787,714 | 782,031 |
| **Basic and diluted earnings per share** *attributable to equity holders of the Parent (expressed in QR per share)* | 0.201 | 0.200 |

# Barwa Real Estate Company Q.P.S.C.
## Condensed consolidated interim financial statements
### For the nine months ended 30 September 2024

## Condensed consolidated interim statement of comprehensive income

| | 30 September 2024 (Unreviewed) QR'000 | 30 September 2023 (Unreviewed) QR'000 |
|---|---|---|
| Net profit for the period | 787,714 | 782,031 |
| **Other comprehensive income** | | |
| *Other comprehensive income that will be reclassified to profit or loss in subsequent periods:* | | |
| Exchange differences on translation of foreign operations | 19,488 | (2,366) |
| *Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:* | | |
| Net change in the fair value of financial assets at fair value through other comprehensive loss | (5,242) | (3,893) |
| Other reserves | - | 851 |
| **Other comprehensive income/ (loss) for the period** | 14,246 | (5,408) |
| **Total comprehensive income for the period** | 801,960 | 776,623 |
| *Attributable to:* | | |
| Equity holders of the Parent | 798,185 | 773,537 |
| Non-controlling interests | 3,775 | 3,086 |
| | 801,960 | 776,623 |

# Barwa Real Estate Company Q.P.S.C.
## Condensed consolidated interim financial statements
### For the nine months ended 30 September 2024

## Condensed consolidated interim statement of changes in equity

| | Equity attributable to owners of the parent | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Share capital QR'000 | Legal reserve QR'000 | General reserve QR'000 | Other reserves QR'000 | Retained earnings QR'000 | Total QR'000 | Non-controlling interests QR'000 | Total Equity QR'000 |
| Balance at 31 December 2023 (Audited) | 3,891,246 | 2,069,055 | 4,639,231 | (354,053) | 11,564,845 | 21,810,324 | 171,993 | 21,982,317 |
| Net profit for the period | - | - | - | - | 783,848 | 783,848 | 3,866 | 787,714 |
| Other comprehensive income / (loss) for the period | - | - | - | 14,337 | - | 14,337 | (91) | 14,246 |
| **Total comprehensive income for the period** | - | - | - | 14,337 | 783,848 | 798,185 | 3,775 | 801,960 |
| Reclassification of fair value reserve on disposal of financial assets at fair value through other comprehensive income | - | - | - | 21,207 | (21,207) | - | - | - |
| *Transactions with shareholders in their capacity as owners:* | | | | | | | | |
| Dividends for 2023 | - | - | - | - | (700,424) | (700,424) | - | (700,424) |
| **Balance at 30 September 2024 (Unreviewed)** | **3,891,246** | **2,069,055** | **4,639,231** | **(318,509)** | **11,627,062** | **21,908,085** | **175,768** | **22,083,853** |

| | Equity attributable to owners of the parent | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Share capital QR'000 | Legal reserve QR'000 | General reserve QR'000 | Other reserves QR'000 | Retained earnings QR'000 | Total QR'000 | Non-controlling interests QR'000 | Total Equity QR'000 |
| Balance at 31 December 2022 (Audited) | 3,891,246 | 2,034,094 | 4,639,231 | (376,850) | 11,099,057 | 21,286,778 | 176,375 | 21,463,153 |
| Net profit for the period | - | - | - | - | 778,875 | 778,875 | 3,156 | 782,031 |
| Other comprehensive loss for the period | - | - | - | (5,338) | - | (5,338) | (70) | (5,408) |
| Total comprehensive (loss) / income for the period | - | - | - | (5,338) | 778,875 | 773,537 | 3,086 | 776,623 |
| Disposal of financial asset at fair value through other comprehensive income | - | - | - | 8,970 | (10,869) | (1,899) | - | (1,899) |
| Relating to disposal of investment in an associate | - | - | - | 3,366 | - | 3,366 | - | 3,366 |
| *Transactions with shareholders in their capacity as owners:* | | | | | | | | |
| Dividends for 2022 | - | - | - | - | (680,968) | (680,968) | - | (680,968) |
| Dividend paid to non-controlling interest | - | - | - | - | - | - | (8,662) | (8,662) |
| Balance at 30 September 2023 (Unreviewed) | 3,891,246 | 2,034,094 | 4,639,231 | (369,852) | 11,186,095 | 21,380,814 | 170,799 | 21,551,613 |

## Condensed consolidated interim statement of cash flows

| | 30 September 2024 (Unreviewed) QR'000 | 30 September 2023 (Unreviewed) QR'000 |
|---|---|---|
| **OPERATING ACTIVITIES** | | |
| Profit for the period | 787,714 | 782,031 |
| *Adjustments for:* | | |
| Finance cost | 595,101 | 564,165 |
| Unwinding of deferred finance cost | 15,000 | 18,673 |
| Finance income | (134,220) | (40,416) |
| Net fair value gain on investment properties | (320,073) | (556,741) |
| Depreciation | 24,971 | 25,126 |
| Amortisation of right-of-use assets | 3,046 | 3,058 |
| Share of results of associates | (32) | 70,284 |
| Net (reversal of impairment) / impairment losses | (131,276) | 25,686 |
| Provision for end of service benefit | 11,506 | 8,449 |
| Provision for income tax | 10,556 | 6,796 |
| Gain on deemed disposal of an associate | - | (57,355) |
| Gain from sale of non-current asset held for sale | (4,899) | (19,119) |
| Other income | (23,079) | (18,143) |
| **Operating gain before working capital changes** | 834,315 | 812,494 |
| *Changes in working capital:* | | |
| Change in receivables and prepayments | 2,853,852 | (87,622) |
| Change in trading properties | 53,503 | (939) |
| Change in amounts due from and due to related parties | (115,303) | (4,116) |
| Change in provisions | (33,496) | (2,634) |
| Change in payables and accruals | (199,483) | (223,196) |
| **CASH FLOWS FROM OPERATING ACTIVITIES** | 3,393,388 | 493,987 |
| Payment of employees' end of service benefits | (5,700) | (12,168) |
| Income tax paid | (15,199) | (9,962) |
| **NET CASH FLOWS FROM OPERATING ACTIVITIES** | 3,372,489 | 471,857 |
| **INVESTING ACTIVITIES** | | |
| Finance income received | 119,337 | 37,879 |
| Payments for addition to investment properties | (97,246) | (22,102) |
| Proceeds from sale of non-current assets held for sale | 48,000 | 42,100 |
| Advances paid for projects and investments | (6,629) | (4,809) |
| Advances received on account of sale of properties | - | 1,299,097 |
| Payments for purchase of property, plant and equipment | (6,329) | (9,552) |
| Proceeds from sale of property, plant and equipment | 10 | 91 |
| Dividend income received | 9,594 | 7,451 |
| Proceeds from disposal of financial assets at fair value through profit or loss | 37,030 | 21,100 |
| Payments for purchase of financial assets at fair value through profit or loss | (21,895) | (27,339) |
| Proceeds from financial assets at fair value through other comprehensive income | 36,444 | 1,293 |
| Net movement in short term deposits maturing after three months | (2,011,438) | 38,323 |
| **NET CASH FLOWS (USED IN) / FROM INVESTING ACTIVITIES** | (1,893,122) | 1,383,532 |

# Barwa Real Estate Company Q.P.S.C.
## Condensed consolidated interim financial statements
For the nine months ended 30 September 2024

## Condensed consolidated interim statement of cash flows (continued)

| | 30 September 2024 (Unreviewed) QR'000 | 30 September 2023 (Unreviewed) QR'000 |
|---|---|---|
| **FINANCING ACTIVITIES** | | |
| Finance cost paid | (473,302) | (849,795) |
| Proceeds from obligations under Islamic finance contracts | 806,725 | 1,543,275 |
| Payments for obligations under Islamic finance contracts | (1,528,429) | (1,812,441) |
| Dividend paid to non-controlling interest | - | (8,662) |
| Dividends paid | (395,538) | (376,937) |
| Payment of lease liabilities | (18,084) | (2,520) |
| Change in restricted bank balances | 11,655 | 3,442 |
| **NET CASH USED IN FINANCING ACTIVITIES** | (1,596,973) | (1,503,638) |
| | | |
| **NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS** | (117,606) | 351,751 |
| Net foreign exchange difference | 8,145 | (2,229) |
| Cash and cash equivalents at 1 January | 879,912 | 714,499 |
| **CASH AND CASH EQUIVALENTS AT 30 September** | 770,451 | 1,064,021 |