

Emirates Central Cooling Systems Corporation P.J.S.C

Interim condensed consolidated financial statements

For the three-month and nine-month periods ended 30 September
2025 (unaudited)

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Emirates Central Cooling Systems Corporation P.J.S.C

Directors' report for the three-month and nine-month periods ended 30 September 2025

Directors' report

The Board of Directors present their report and interim condensed consolidated financial statements of Emirates Central Cooling Systems Corporation P.J.S.C (the "Company") and its subsidiaries (together referred to as the "Group") for the three-month and nine-month periods ended 30 September 2025.

Principal activities

The principal activities of the Group are the provision of district cooling services, operations and maintenance of central cooling plants and related distribution networks and manufacturing of pre-insulated pipes for district cooling services.

Financial performance

The Group achieved a turnover of AED 2,586,252 thousand during the nine-month period ended 30 September 2025, which represented a growth of 5.5% compared to the same period last year and achieved an operating profit of AED 887,939 thousand, which represented a growth of 2.3% compared to the same period last year. The net profit attributable to the equity holders of the Company amounted to AED 681,051 thousand for the nine-month period ended 30 September 2025.

Share capital

The paid-up capital of the Company is AED 1,000,000 thousand consisting of 10,000,000 thousand shares of AED 0.10 each. There has been no change in the capital structure of the Company during the nine-month period ended 30 September 2025.

Transfer to statutory reserve

The transfer of profit to the statutory reserve has been suspended as the reserve has reached 50% of the paid-up share capital in prior years.

Dividend

A final dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the year ended 31 December 2024 was declared and approved in the Annual General Assembly Meeting held on 19 March 2025 and paid on 16 April 2025.

An interim dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the six-month period ended 30 June 2025 was approved in General Assembly Meeting held on 9 October 2025 which was subsequently paid on 30 October 2025.

Key agreements signed

During the nine-month period ended 30 September 2025, Empower has signed 117 new agreements in and around its existing concession agreements with a total demand capacity of approximately 123,002 RT, with Empower's total contracted capacity reaching 1.89 million RT. In addition to the above customer service agreements, Empower has signed the following two major agreements:

- 1) Agreement with Dubai Multi Commodities Centre (DMCC), the leading international business district that drives the flow of global trade through Dubai, to supply the next phase of Uptown Dubai with its district cooling services, for a capacity of 24,675 RT; and

Emirates Central Cooling Systems Corporation P.J.S.C

Directors' report

for the three-month and nine-month periods ended 30 September 2025
(continued)

Key agreements signed (continued)

- 2) Agreement with Wasl Group to provide district cooling services to "The Island" project in Dubai with a capacity of 23,853 RT. The Island is a luxury beachfront development, spanning over a 10.5-hectare man-made island near Burj Al Arab and Jumeirah Beach.

Awards and achievements

Empower has won three prestigious awards at the International District Energy Association Annual Conference and Exhibition (IDEA 2025) which includes two gold awards in the categories "Total Number of Buildings Committed" and "Total Building Area Committed" for district cooling services outside North America.

Reappointment of Board of Directors


The following Board of Directors were reappointed for a tenure of 3 years (2025-2028) in the General Assembly Meeting held on 9 October 2025.

1. H.E. Saeed Mohammed Ahmed Al Tayer
2. Mr. Hussain Essa Ibrahim Lootah
3. Mr. Nasser Mohammed Hussain Bin Lootah
4. Mr. Amit Kaushal
5. Mr. Issam Abdulrahim Abdulla Kazim
6. Ms. Fatma Ibrahim Abdulla Belrehif
7. Mr. Majed Sultan Murad Ali Al Joker

Auditors

The interim condensed consolidated financial statements of the Group were reviewed by PricewaterhouseCoopers Limited Partnership Dubai Branch, who were re-appointed as external auditors of the Group for the year 2025 in the Annual General Assembly meeting held on 19 March 2025.

On behalf of the Board



H.E Saeed Mohammed Ahmad Al Tayer
Chairman
6 November 2025

Review report on interim condensed consolidated financial statements to the board of directors of Emirates Central Cooling Systems Corporation P.J.S.C

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Emirates Central Cooling Systems Corporation P.J.S.C (the "Company") and its subsidiaries (the "Group") as at 30 September 2025 and the related interim condensed consolidated statement of comprehensive income for the three-month and nine-month periods then ended, and interim condensed consolidated statements of changes in equity and cash flows for the nine-month period then ended and other explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard (IAS) 34, "Interim Financial Reporting". Our responsibility is to express a conclusion on these interim condensed consolidated financial statements 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 statements are not prepared, in all material respects, in accordance with International Accounting Standard 34 "Interim Financial Reporting."

PricewaterhouseCoopers Limited Partnership Dubai Branch
6 November 2025



Liana Kalakesh
Registered Auditor Number 5599
Dubai, United Arab Emirates

Emirates Central Cooling Systems Corporation P.J.S.C

Interim condensed consolidated statement of financial position

		As at	
		30 September 2025	31 December 2024
	Note	AED'000 Unaudited	AED'000 Audited
ASSETS			
Non-current assets			
Property, plant and equipment	6	7,122,057	6,995,160
Right-of-use assets		1,492	5,513
Investment properties	28	172,538	118,015
Intangible assets	7	318,708	327,825
Financial assets at amortised cost	8	1,289,213	1,304,838
Financial assets at fair value through other comprehensive income	9	56,657	55,709
Investment in a joint venture		-	307
Deferred tax assets	27	15,359	16,228
		<u>8,976,024</u>	<u>8,823,595</u>
Current assets			
Inventories		55,248	53,789
Trade and other receivables	11	457,640	275,280
Due from related parties	13	82,388	18,076
Financial assets at amortised cost	8	20,620	19,949
Financial assets at fair value through profit or loss	10	50,732	25,466
Term deposits		52,573	30,264
Cash and cash equivalents	14	2,283,652	1,936,627
		<u>3,002,853</u>	<u>2,359,451</u>
Total assets		<u>11,978,877</u>	<u>11,183,046</u>
EQUITY AND LIABILITIES			
EQUITY			
Equity attributable to equity holders of the Company			
Share capital		1,000,000	1,000,000
Statutory reserve		500,000	500,000
Other reserves		18,313	18,768
Contributed capital		82,190	82,190
Retained earnings		1,840,183	1,596,632
		<u>3,440,686</u>	<u>3,197,590</u>
Non-controlling interests		183,858	175,745
Total equity		<u>3,624,544</u>	<u>3,373,335</u>
LIABILITIES			
Non-current liabilities			
Bank borrowings	15	5,500,000	5,496,219
Government grant		300,693	302,778
Provision for employees' end of service benefits		63,563	57,646
Retention payable	16	12,090	16,189
Lease liabilities		-	159
		<u>5,876,346</u>	<u>5,872,991</u>
Current liabilities			
Trade and other payables	16	2,081,340	1,677,637
Bank borrowings	15	2,968	2,196
Current tax liabilities	27	67,177	88,953
Due to related parties	13	321,798	159,372
Government grant		3,170	3,170
Lease liabilities		1,534	5,392
		<u>2,477,987</u>	<u>1,936,720</u>
Total liabilities		<u>8,354,333</u>	<u>7,809,711</u>
Total equity and liabilities		<u>11,978,877</u>	<u>11,183,046</u>

To the best of our knowledge, the interim condensed consolidated financial statements are prepared, in all material respects, in accordance with IAS 34. The interim condensed consolidated financial statements were approved by the Board of Directors on 6 November 2025 and were signed on their behalf by:

Chief Executive Officer

Chairman

The notes on pages 8 to 32 form an integral part of these interim condensed consolidated financial statements (4)

Emirates Central Cooling Systems Corporation P.J.S.C

Interim condensed consolidated statement of comprehensive income

	Note	Three-month period ended 30 September		Nine-month period ended 30 September	
		2025	2024	2025	2024
		AED'000 Unaudited	AED'000 Unaudited	AED'000 Unaudited	AED'000 Unaudited
Revenue	17	1,132,819	1,099,920	2,586,252	2,451,461
Interest income on financial asset at amortised cost	8	14,685	14,868	43,623	44,282
Cost of sales	19	(734,369)	(710,903)	(1,566,490)	(1,454,436)
Gross profit		413,135	403,885	1,063,385	1,041,307
General and administrative expenses	20	(62,566)	(61,242)	(187,583)	(177,753)
Reversal of provision for expected credit losses		-	-	-	462
Other income		6,271	1,211	12,137	4,237
Operating profit		356,840	343,854	887,939	868,253
Finance income		15,949	21,386	40,400	43,823
Finance costs		(57,948)	(74,112)	(171,140)	(192,798)
Finance costs – net		(41,999)	(52,726)	(130,740)	(148,975)
Profit before income tax		314,841	291,128	757,199	719,278
Income tax expense	27	(28,340)	(26,201)	(68,035)	(64,822)
Profit for the interim period		286,501	264,927	689,164	654,456
Profit attributable to:					
Equity holders of the Company		283,107	261,196	681,051	645,738
Non-controlling interests		3,394	3,731	8,113	8,718
		286,501	264,927	689,164	654,456
Basic and diluted earnings per share for profit attributable to the equity holders of the Company (AED)	24	0.0283	0.0261	0.0681	0.0646
Profit for the interim period		286,501	264,927	689,164	654,456
Other comprehensive income/(loss)					
<i>Items that may be reclassified to profit or loss</i>					
Changes in fair value of financial assets at fair value through other comprehensive income		135	312	121	1,098
Deferred tax expense		(11)	(28)	(11)	(99)
<i>Items that will not be reclassified to profit or loss</i>					
Remeasurement of post- employment benefit obligations		-	-	(565)	1,726
Other comprehensive income/(loss) for the period		124	284	(455)	2,725
Total comprehensive income for the period		286,625	265,211	688,709	657,181
Total comprehensive income attributable to:					
Equity holders of the Company		283,231	261,480	680,596	648,463
Non-controlling interests		3,394	3,731	8,113	8,718
		286,625	265,211	688,709	657,181

Emirates Central Cooling Systems Corporation P.J.S.C

Interim condensed consolidated statement of changes in equity

	Note	Attributable to equity holders of the Company					Non-controlling interests AED'000	Total equity AED'000
		Share capital AED'000	Statutory reserve AED'000	Other reserves AED'000	Retained earnings AED'000	Contributed capital AED'000	Total AED'000	
At 1 January 2025		1,000,000	500,000	18,768	1,596,632	82,190	3,197,590	3,373,335
Total comprehensive income for the period								
Profit for the interim period		-	-	-	681,051	-	681,051	689,164
Other comprehensive income		-						
Other comprehensive loss for the period		-	-	(455)	-	-	(455)	(455)
Total comprehensive (loss)/income for the period			-	(455)	681,051	-	680,596	688,709
Transaction with owners in their capacity as owners:								
Dividends	12	-	-	-	(437,500)	-	(437,500)	(437,500)
At 30 September 2025 (unaudited)		<u>1,000,000</u>	<u>500,000</u>	<u>18,313</u>	<u>1,840,183</u>	<u>82,190</u>	<u>3,440,686</u>	<u>3,624,544</u>
At 1 January 2024		1,000,000	500,000	14,510	1,547,518	82,190	3,144,218	3,311,001
Total comprehensive income for the period								
Profit for the interim period		-	-	-	645,738	-	645,738	654,456
Other comprehensive income								
Other comprehensive income for the period		-	-	2,725	-	-	2,725	2,725
Total comprehensive income for the period		-	-	2,725	645,738	-	648,463	657,181
Transaction with owners in their capacity as owners:								
Acquisition of minority interest		-	-	-	2,360	-	2,360	(159)
Dividends	12	-	-	-	(850,000)	-	(850,000)	(850,000)
At 30 September 2024 (unaudited)		<u>1,000,000</u>	<u>500,000</u>	<u>17,235</u>	<u>1,345,616</u>	<u>82,190</u>	<u>2,945,041</u>	<u>3,118,023</u>

The notes on pages 8 to 32 form an integral part of these interim condensed consolidated financial statements

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Emirates Central Cooling Systems Corporation P.J.S.C

Interim condensed consolidated statement of cash flows

		Nine-month period ended 30 September	
		2025	2024
		AED'000	AED'000
Note		Unaudited	Unaudited
Cash flows from operating activities			
	Profit before income tax	757,199	719,278
Adjustments for:			
	Depreciation of property, plant and equipment	6	263,417
	Depreciation of right-of-use assets		4,021
	Depreciation of investment properties	28	4,571
	Reversal of impairment of trade receivables		-
	Remeasurement of financial assets	29	-
	Amortisation of intangible assets	7	16,847
	Share of loss from joint venture		9,117
	Gain on modification of lease		191
	Loss on disposal of property, plant and equipment		-
	Amortisation of borrowings arrangement fee		(89)
	Income taxes paid	27	33
	Provision for employees' end of service benefits	21	3,781
	Interest on lease liability		4,080
	Interest income earned on financial assets at amortised cost	8	(88,953)
	Finance income		-
	Finance costs	15	6,479
	Government grant income		8,065
			150
			195
			(43,623)
			(44,282)
			(40,400)
			(43,823)
			167,209
			188,523
			(2,085)
	Operating cash flows before changes in working capital and payment of employees' end of service benefits		
		1,057,921	1,106,435
Changes in working capital:			
	Inventories		(1,459)
	Financial assets	29	(3,854)
	Trade and other receivables		41,730
	Due from related parties		41,768
	Trade and other payables		(209,132)
	Due to related parties		(166,298)
			(64,312)
			(29,128)
			324,110
			235,387
			162,542
			107,245
	Cash generated from operations		
		1,311,400	1,291,555
	Payment of employees' end of service benefits		(1,127)
			(3,761)
	Net cash generated from operating activities		
		1,310,273	1,287,794
Cash flows from investing activities			
	Acquisition of minority interest in a subsidiary		-
	Capital expenditure, net of project cost accruals		(159)
	Investment in financial assets at fair value through profit or loss		(338,794)
	Short-term deposits (more than 3 months) invested		(242,202)
	Interest received		(26,092)
			(5,259)
			(22,309)
			(318,390)
			40,400
			42,354
	Net cash used in investing activities		
		(346,795)	(523,656)
Cash flows from financing activities			
	Proceeds from bank borrowings net of arrangement fee		5,749,358
	Repayment of bank borrowings		3,749,358
	Lease payments		(5,750,000)
	Interest paid		(2,750,000)
	Dividends paid		(4,167)
			(3,546)
			(174,144)
			(229,622)
			(437,500)
			(425,000)
	Net cash (used) / generated from financing activities		
		(616,453)	341,190
Net increase in cash and cash equivalents			
		347,025	1,105,328
	Cash and cash equivalents, beginning of the period		1,936,627
			538,780
	Cash and cash equivalents, end of the period		
		14	2,283,652
			1,644,108

The notes on pages 8 to 32 form an integral part of these interim condensed consolidated financial statements. For reclassification, refer to note 29.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025

1 Establishment and operations

Emirates Central Cooling Systems Corporation P.J.S.C (“EMPOWER” or “the Company”) was established on 23 November 2003 in accordance with Article 3 of Law No. 10 “Emirates Central Cooling Systems Corporation Incorporation Law for the year 2003” (“the Decree”). The Company was established as a joint venture between Dubai Electricity and Water Authority (“DEWA”), which is ultimately owned by the Government of Dubai (Ultimate Parent), and the Dubai Development Authority (later transferred to TECOM Investments FZ-LLC (“TECOM”). EMPOWER began commercial operations on 15 February 2004, and its principal activities are the provision of district cooling services and management, operation and maintenance of central cooling plants and related distribution networks.

In 2009, DEWA increased its shareholding in the Company to 70% and reduced TECOM’s interest to 30%, as formalised through Decree No.3 of 2010 issued by the Ruler of Dubai. On 9 May 2022, TECOM transferred its interest of 30% to Emirates Power Investment LLC, an entity under common control through the Decree No. 19 of 2022 issued by the Ruler of Dubai.

On 14 October 2022, the legal status of the Company was amended to a Public Joint Stock Company through Decree No. 22 of 2022 issued by the Ruler of Dubai. EMPOWER was listed on the Dubai Financial Market, on 15 November 2022, by listing 20% of its share capital. As a result, DEWA and Emirates Power Investment LLC’s interest was diluted to 56.0% and 24.0% respectively.

The Company’s primary office is located at Al Hudaiba Awards Building, P.O. Box 8081, Dubai, United Arab Emirates.

These interim condensed consolidated financial statements relate to the Company and its subsidiaries (collectively referred to as “the Group”). The Company has the following principal subsidiaries:

Subsidiary	Principal activity	Beneficial and legal holding	
		2025	2024
Empower Insulated Pipe Systems LLC (formerly Empower Logstor LLC)*	Manufacturing of pre-insulated pipes, mainly for district cooling.	100%	100%
Palm District Cooling LLC **	Establishing and operating district cooling projects and provide air-conditioning, ventilator and refrigeration services.	100%	100%
Palm Utilities LLC **	Establishing and operating district cooling projects and provide air-conditioning, ventilator and refrigeration services.	100%	100%
Empower FM LLC	Installations of equipment, installations and supplies for air conditioning, ventilation and purification systems, as well as their repairs and maintenance.	100%	100%
Empower Engineering & Consultancy LLC	Consultancy services for Project Development	100%	100%
Empower SNOW LLC	Establishing and operating district cooling projects and provide air-conditioning, ventilator and refrigeration services.	100%	100%
Dxb CoolCo FZCO	Establishing and operating district cooling projects and provide air-conditioning, ventilator and refrigeration services.	85%	85%

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

1 Establishment and operations (continued)

- * During 2024, EMPOWER acquired 3% minority shareholding in Empower Logstor L.L.C from Logstor Holding for AED 159 thousand. In July 2024, the legal name was changed to Empower Insulated Pipe Systems LLC.
- ** During 2024, EMPOWER acquired additional 1% shareholding in Palm Utilities LLC, from Utilities Management Company LLC. As a result of this transaction, the ownership of EMPOWER in Palm Utilities LLC and Palm District Cooling LLC increased to 100%.

These interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 were authorised for issue in accordance with a resolution of the Board of Directors on 6 November 2025.

These interim condensed consolidated financial statements have been reviewed, not audited. The comparative information for the interim condensed consolidated statement of financial position is based on the audited consolidated financial statements as at 31 December 2024. The comparative information for interim condensed consolidated statement of comprehensive income for the three-month and nine-month periods ended 30 September 2025, and interim condensed consolidated statements of changes in equity and cash flows for the nine-month period then ended and other explanatory notes is based on the unaudited interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2024.

2 Basis of preparation

These interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 have been prepared in accordance with International Accounting Standard 34 “Interim Financial Reporting”, (“IAS 34”).

The interim report does not include all the notes of the type normally included in an annual financial report. Accordingly, these interim condensed consolidated financial statements should be read in conjunction with the annual consolidated financial statements for the year ended 31 December 2024.

3 Material accounting policies

The accounting policies applied in the preparation of these interim condensed consolidated financial statements are consistent with those applied by the Group in its recent annual audited consolidated financial statements for the year ended 31 December 2024 except for the adoption of new and amended standards as set out below:

(a) *New and amended standards adopted by the Group*

The Group has applied the following amendments for the first time from 1 January 2025:

- Amendments to IAS 21 - Lack of Exchangeability

The Group did not have to change its material accounting policies or make retrospective adjustments as a result of adopting the amended standard.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

3 Material accounting policies (continued)

(b) Impact of standards issued but not yet applied by the Group

The new and amended standards that are issued, but not yet effective, up to the date of issuance of the Group's interim condensed consolidated financial statements are disclosed below:

	Effective date
Annual improvements to IFRS Accounting Standards – Volume 11	1 January 2026
Amendment to IFRS 9 and IFRS 7 – Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Amendments to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity	1 January 2026
IFRS 18 Presentation and Disclosures in Financial Statements	1 January 2027
IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to IFRS 19 - Reducing disclosure requirements for eligible subsidiaries	1 January 2027

Management is currently assessing the impact of aforementioned new accounting standards, amendments and interpretations.

4 Use of estimates and judgments

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

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied in the preparation of the consolidated financial statements of the Group as at and for the year ended 31 December 2024.

5 Financial risk management

5.1 Financial risk factors

The Group's activities and borrowings exposes it to a variety of financial risks: market risk (including foreign exchange risk, price risk and cash flow interest rate risk), credit risk and liquidity risk.

These interim condensed consolidated financial statements do not include all financial risk management information and disclosures required in the annual consolidated financial statements. As such, they should be read in conjunction with the Group's consolidated financial statements as at 31 December 2024. There have been no changes in any financial risk management policies since year-end.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

5 Financial risk management (continued)

5.2 Liquidity risk

During the nine-month period ended 30 September 2025, the Group has refinanced certain existing facilities which were due on 26 September 2027. The information in relation to refinancing, including contractual maturity and cash flows, are disclosed in Note 15. There has been no other material change in the contractual undiscounted cash outflows for financial liabilities during the period.

5.3 Fair value estimation

Financial instruments comprise financial assets and financial liabilities. Financial assets consist of cash and bank balances, trade and other receivables (excluding prepayments), due from related parties, financial assets at amortised cost and term deposits. Financial liabilities consist of trade and other payables (excluding deferred revenue), bank borrowings and due to related parties. The fair values of financial instruments approximate their carrying values.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

6 Property, plant and equipment

	Land AED'000	Plant, equipment and machinery AED'000	Building AED'000	Furniture and fixtures AED'000	Leasehold improvements AED'000	Computer equipment AED'000	Vehicles AED'000	Capital work-in- progress AED'000	Total AED'000
Cost									
At 1 January 2025	432,364	9,459,653	70,709	22,078	12,625	47,922	12,103	339,040	10,396,494
Additions	-	2,556	-	1,918	-	1,350	2,557	415,341	423,722
Transfers	-	176,012	1,060	-	-	1,101	-	(178,173)	-
Transfer to investment properties	-	-	-	-	-	-	-	(33,408)	(33,408)
Retirements	-	(16,722)	-	(2)	-	-	-	-	(16,724)
At 30 September 2025 (unaudited)	<u>432,364</u>	<u>9,621,499</u>	<u>71,769</u>	<u>23,994</u>	<u>12,625</u>	<u>50,373</u>	<u>14,660</u>	<u>542,800</u>	<u>10,770,084</u>
Accumulated depreciation									
At 1 January 2025	-	3,265,155	37,330	20,192	12,037	40,748	7,859	18,013	3,401,334
Charge for the period	-	255,567	2,145	1,299	136	2,981	1,289	-	263,417
Retirements	-	(16,722)	-	(2)	-	-	-	-	(16,724)
At 30 September 2025 (unaudited)	<u>-</u>	<u>3,504,000</u>	<u>39,475</u>	<u>21,489</u>	<u>12,173</u>	<u>43,729</u>	<u>9,148</u>	<u>18,013</u>	<u>3,648,027</u>
Net book amount at 30 September 2025 (unaudited)	<u>432,364</u>	<u>6,117,499</u>	<u>32,294</u>	<u>2,505</u>	<u>452</u>	<u>6,644</u>	<u>5,512</u>	<u>524,787</u>	<u>7,122,057</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

6 Property, plant and equipment (continued)

	Land AED'000	Plant, equipment and machinery AED'000	Building AED'000	Furniture and fixtures AED'000	Leasehold improvements AED'000	Computer equipment AED'000	Vehicles AED'000	Capital work-in- progress AED'000	Total AED'000
Cost									
At 1 January 2024	432,364	9,162,263	70,709	20,692	12,455	44,940	11,992	249,832	10,005,247
Additions	-	-	-	797	170	717	498	391,569	393,751
Transfers	-	68,130	-	-	-	1,213	-	(69,343)	-
Disposals / Retirements	-	(11,911)	-	(25)	-	-	(446)	-	(12,382)
At 30 September 2024 (unaudited)	<u>432,364</u>	<u>9,218,482</u>	<u>70,709</u>	<u>21,464</u>	<u>12,625</u>	<u>46,870</u>	<u>12,044</u>	<u>572,058</u>	<u>10,386,616</u>
Accumulated depreciation									
At 1 January 2024	-	2,943,456	34,545	18,222	11,779	38,541	6,795	17,094	3,070,432
Charge for the period	-	241,223	2,085	1,592	209	1,406	1,118	-	247,633
Disposals / Retirements	-	(11,911)	-	(25)	-	-	(413)	-	(12,349)
At 30 September 2024 (unaudited)	<u>-</u>	<u>3,172,768</u>	<u>36,630</u>	<u>19,789</u>	<u>11,988</u>	<u>39,947</u>	<u>7,500</u>	<u>17,094</u>	<u>3,305,716</u>
Net book amount at 30 September 2024 (unaudited)	<u>432,364</u>	<u>6,045,714</u>	<u>34,079</u>	<u>1,675</u>	<u>637</u>	<u>6,923</u>	<u>4,544</u>	<u>554,964</u>	<u>7,080,900</u>

During 2022, the Group returned 11 plots of land to a related party, which were granted in previous years for the purpose of constructing the district cooling plants. Accordingly, the carrying amount of AED 59,382 thousand was reversed from property, plant and equipment and the corresponding deferred government grant. Management signed a Master Land Agreement and Exclusivity and Framework Agreement with the related party granting the Group unlimited access over 8 plots. The Master Land Agreement refers to separate lease agreements which were executed for 6 plots during the period ended 30 September 2025 on reasonable terms and for a nominal value. The remaining lease agreements for 2 plots are yet to be executed on similar terms.

EMPOWER will continue to have uninterrupted and unencumbered use of the plots until the relevant lease agreements are entered into. District cooling assets with a net book value of AED 47,529 thousand are developed on some of these plots of land.

Capital work-in-progress balances include costs of constructing district cooling plants and networks pertaining to various projects. During nine-month period ended 30 September 2025, the transfer to plant, equipment and machinery from capital work in progress represents additions mainly to district cooling projects.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

6 Property, plant and equipment (continued)

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	Unaudited	Unaudited	Unaudited	Unaudited
Depreciation expense has been charged to:				
Cost of sales (Note 19)	84,155	80,639	255,567	241,223
General and administrative expenses (Note 20)	2,956	2,858	7,850	6,410
	<u>87,111</u>	<u>83,497</u>	<u>263,417</u>	<u>247,633</u>

Additions during the period includes non-cash transactions of AED 110,614 thousand.

7 Intangible assets

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
At 1 January	327,825	339,982
Amortisation during the period/year	<u>(9,117)</u>	<u>(12,157)</u>
At 30 September / 31 December	<u>318,708</u>	<u>327,825</u>

Intangible assets of the Group represent rights to charge users that have been acquired and recognised at fair value as of the acquisition date. These assets have a useful life of 30 years.

8 Financial assets at amortised cost

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
At 1 January	1,324,787	1,343,891
Interest earned during the period/year	43,623	59,151
Remeasurement and settlement during the period/year	<u>(58,577)</u>	<u>(78,255)</u>
At 30 September / 31 December	1,309,833	1,324,787
Less: current portion	<u>(20,620)</u>	<u>(19,949)</u>
Non-current portion	<u>1,289,213</u>	<u>1,304,838</u>

The balance of financial assets at amortised cost as above represents receivable of:

- (a) AED 293,075 thousand (31 December 2024: AED 296,600 thousand) from Nakheel PJSC, an entity under common control, in relation to acquisition of Empower Snow LLC during 2021, and
- (b) AED 1,016,758 thousand (31 December 2024: AED 1,028,187 thousand) from Dubai Aviation City Corporation, an entity under common control, in relation to acquisition of DXB CoolCo FZCO during 2023.

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

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

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
At 1 January	55,709	54,153
Interest income	3,122	3,948
Interest received	(2,295)	(3,305)
Gain during the period/year	121	913
At 30 September / 31 December	56,657	55,709

During the period, the following amounts were recognised in condensed consolidated statement of comprehensive income:

	30 September 2025 AED'000 Unaudited	30 September 2024 AED'000 Unaudited
Gain recognised in other comprehensive income	121	1,098
Interest income from equity investments held at FVTOCI recognised in profit or loss	2,479	2,479

The Group had invested in Tier 1 Capital Certificates ("Bonds"), which have been issued at their par value. These Bonds are perpetual instruments and are listed and carry a non-cumulative interest of 6% per annum, payable semi-annually at the discretion of the issuer.

10 Financial assets at fair value through profit or loss

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
Investment in National Bonds	50,519	25,454
Interest accrued	213	12
At 30 September / 31 December	50,732	25,466

During the period ended 30 September 2025, the Group invested an additional amount of AED 25,053 thousand into the National Bonds Corporation Sole Proprietorship P.S.C. on similar terms as existing investments.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

11 Trade and other receivables

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
Trade receivables	329,585	185,829
Accrued revenues	113,056	38,313
	442,641	224,142
Less: Provision for expected credit losses	(57,215)	(57,215)
	385,426	166,927
<i>Other financial assets at amortised cost</i>		
Other receivables	16,311	15,645
<i>Other assets</i>		
Advance to contractors / suppliers	48,340	75,112
Prepayments	7,563	17,596
	55,903	92,708
	457,640	275,280

Other receivables includes a deposit of AED 4,490 thousand (2024: AED 4,490 thousand) receivable from DEWA (Note 13).

12 Dividends

Final dividends

A final dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the year ended 31 December 2024 was declared and approved in Annual General Assembly Meeting held on 19 March 2025 which was paid on 16 April 2025 (2024: A final dividend of AED 425,000 thousand (AED 0.0425 per share) in respect of the year ended 31 December 2023 was declared and approved in Annual General Assembly Meeting held on 27 March 2024 which was paid on 23 April 2024).

Interim dividends

An interim dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the six-month period ended 30 June 2025 was approved in Annual General Assembly Meeting held on 9 October 2025 which was subsequently paid on 30 October 2025. The dividend was approved subsequent to period end and therefore not recognised as liability as at 30 September 2025 (2024: Interim dividend in respect of the six-month period ended 30 June 2024, was declared and approved on 23 September 2024 by the Board of Directors of the Group which was paid on 18 October 2024).

13 Transactions and balances with related parties

Related parties include the shareholders, key management personnel, subsidiaries, joint venture, directors and businesses which are controlled directly or indirectly by the shareholders or directors or over which they exercise significant management influence. The Group has availed the exemption as per para 25 of IAS 24 Related Party Disclosure and consider the entities (other than disclosed below) controlled by Government of Dubai as non-related.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

13 Transactions and balances with related parties (continued)

(a) Related party transactions

During the period, the Group entered into the following significant transactions with related parties:

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	Unaudited	Unaudited	Unaudited	Unaudited
<i>Services rendered to entities under common control of shareholders</i>				
Nakheel PJSC	49,753	51,394	130,523	116,397
Dubai Properties Group LLC	52,175	56,246	123,739	120,056
Tecom Investments FZ LLC	21,791	22,603	50,063	49,888
Jumeirah Group LLC	16,966	28,266	40,286	49,632
Meraas Holding LLC	13,522	12,618	29,839	51,909
Meydan Group LLC	5,900	7,341	13,669	16,097
Global Village Dubai LLC	185	203	470	507
	<u>160,292</u>	<u>178,671</u>	<u>388,589</u>	<u>404,486</u>
<i>Dividend to shareholders</i>				
Dubai Electricity and Water Authority PJSC (DEWA)	-	238,000	245,000	476,000
Emirates Power Investment LLC	-	102,000	105,000	204,000
	<u>-</u>	<u>340,000</u>	<u>350,000</u>	<u>680,000</u>
<i>Services received from shareholder</i>				
Dubai Electricity and Water Authority PJSC (DEWA)	<u>599,653</u>	<u>594,920</u>	<u>1,179,051</u>	<u>1,115,092</u>
<i>Services rendered to entities under common control of Ultimate Parent</i>				
Dubai Airports Corporation	<u>89,776</u>	<u>89,794</u>	<u>199,779</u>	<u>197,432</u>
<i>Services received from entities under common control of Ultimate Parent</i>				
Finance cost from Emirates NBD PJSC	<u>49,859</u>	<u>77,752</u>	<u>163,216</u>	<u>214,899</u>
<i>Key Management Remuneration</i>				
Board of directors' remuneration (Note 20)	<u>1,470</u>	<u>1,450</u>	<u>4,410</u>	<u>4,350</u>
<i>Compensation of key management personnel</i>				
Short term benefits	1,227	1,269	3,669	3,765
End of service benefits	130	130	390	390
	<u>1,357</u>	<u>1,399</u>	<u>4,059</u>	<u>4,155</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

13 Transactions and balances with related parties (continued)

(b) Balances with related parties

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
Due from related parties		
<i>Entities under common control of shareholders</i>		
Tecom Investments FZ LLC	6,536	140
Jumeirah Group LLC	5,671	2,566
Nakheel PJSC	6,715	-
Meraas Holding LLC	2,877	371
Others	50	31
	<u>21,849</u>	<u>3,108</u>
<i>Entity under common control of Ultimate Parent</i>		
Dubai Airports Corporation (DAC)	59,910	14,708
Dubai Aviation City Corporation (DACC)	629	260
	<u>82,388</u>	<u>18,076</u>
Due to related parties		
<i>Shareholders</i>		
Dubai Electricity and Water Authority PJSC (DEWA)	<u>261,657</u>	<u>124,321</u>
<i>Entities under common control of shareholders</i>		
Dubai Properties Group LLC	13,898	17,270
Meydan Group LLC	27,313	-
Nakheel PJSC	-	10,412
	<u>41,211</u>	<u>27,682</u>
<i>Entity under common control of Ultimate Parent</i>		
Dubai Airports Corporation (DAC)	<u>18,674</u>	<u>6,869</u>
Others	256	500
	<u>321,798</u>	<u>159,372</u>
Amounts included in bank borrowings, financial assets at amortised cost, cash and cash equivalents and trade and other receivables		
<i>Shareholder</i>		
Dubai Electricity and Water Authority PJSC (Note 11)	<u>4,490</u>	<u>4,490</u>
<i>Entities under common control of shareholder</i>		
Emirates NBD PJSC	6,032,340	5,556,869
Dubai Aviation City Corporation (DACC)	1,016,758	1,028,187
Dubai Islamic Bank PJSC	1,011,371	1,022,820
Nakheel PJSC	293,075	296,600
Emirates Islamic Bank (P.J.S.C.)	204,746	135,847

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

14 Cash and cash equivalents

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
Cash on hand	1,169	-
Cash at bank	148,150	394,761
Short term bank deposits – less than 3 months	2,134,333	1,541,866
	<u>2,283,652</u>	<u>1,936,627</u>

Bank balances are held with branches of local and international banks. Short-term bank deposits bear an effective interest rate of 4.25% to 4.92% per annum (2024: 3.75% to 5.45% per annum).

Term deposits are presented as cash equivalents only if they have a maturity of three-month or less from the date of original maturity or are readily convertible to known amounts of cash which are subject to insignificant risk of changes in value.

The Group earned finance income AED 40,400 thousand during the nine-month period ended 30 September 2025 (2024: AED 43,823 thousand).

15 Bank borrowings

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
Term loan	-	2,750,000
Interest accrued	-	388
Unamortised arrangement fee	-	(3,781)
Term loan	<u>-</u>	<u>2,746,607</u>
Revolving credit facilities	5,500,000	2,750,000
Interest accrued	2,968	1,808
Revolving credit facilities	<u>5,502,968</u>	<u>2,751,808</u>
Total borrowings	5,502,968	5,498,415
Less: current portion	<u>(2,968)</u>	<u>(2,196)</u>
Non-current balance	<u>5,500,000</u>	<u>5,496,219</u>

Interest accrued as of 30 September 2025 amounts to AED 2,968 thousand, classified as short-term portion of bank borrowings which is payable within one year.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

15 Bank borrowings (continued)

The movement in bank borrowings during the period/year:

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
As at 1 January	5,498,415	4,492,438
Drawdown during the period/year	5,749,358	4,749,358
Interest expense during the period/year	167,209	246,359
Interest capitalised during the period/year	8,349	55,489
Interest paid during the period/year	(174,144)	(299,010)
Principal repayment during the period/year	(5,750,000)	(3,750,000)
Arrangement fee charged to statement of profit and loss	3,781	3,781
At 30 September / 31 December	<u>5,502,968</u>	<u>5,498,415</u>

During the year ended 31 December 2024, the Group exchanged certain borrowing facilities with one of its existing lenders. For further information, please refer to note 19 in the Group's annual consolidated financial statements for the year ended 31 December 2024.

On 25 February 2025, the Group exchanged certain borrowing facilities with one of its existing lenders which resulted in the following changes to the terms of the facilities:

- Extension of the maturity date from September 2027 to February 2028.
- Reduction in interest margin.
- Change in the nature of the facilities from term loans to revolving facilities.

Pursuant to the requirements of International Financial Reporting Standard 9, the Group assessed whether the present value of the new cash flows under the new terms is at least 10% different from the present value of the remaining cash flows of the original liability, using the original effective interest rate, based on this quantitative test the difference is less than 10%.

The Group has adopted as its accounting policy to perform a qualitative assessment in addition to the quantitative test, when the difference is less than 10%.

Management has considered the qualitative changes (e.g. change in the nature of the facilities from term loan to revolving credit facilities, extension of term, changes in interest margin) and concluded that those changes are substantial, and as such the exchange of the loan with the existing lender results in a new loan with substantially different terms compared to the original loan. Therefore, the arrangement was accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability, at fair value.

The difference between the carrying amount of a financial liability extinguished and the consideration paid is recognised in profit or loss, together with the related costs/fees incurred amounting to AED 5,065 thousand which includes the arrangement fee in relation to previous borrowings amounting to AED 3,781 thousand.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

15 Bank borrowings (continued)

As of 30 September 2025, the Group has the following outstanding borrowing facilities;

Facility	Maturity	Interest rate	Amount (AED'000)
RCF – Conventional & Islamic	September 2027	EIBOR + margin	2,750,000
RCF – Conventional & Islamic	February 2028	EIBOR + margin	2,750,000
Total			5,500,000

Revolving credit facilities (RCF) are classified as non-current liabilities at the end of the reporting period as the Company has a right to defer settlement of these for at least 12 months after the reporting period.

The maturity profile of the borrowings is as follows:

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
Within one year	2,968	2,196
After one year but not more than three years	5,500,000	5,496,219
	5,502,968	5,498,415

The change in financial covenants is not substantial and the facilities are guaranteed by the Company and Palm District Cooling LLC.

The undrawn facilities are Nil as at 30 September 2025 (31 December 2024: Nil).

16 Trade and other payables

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
Deferred revenue	685,368	520,094
Refundable customers' security deposits	534,586	492,212
Project cost accruals	315,389	277,730
Project payables	122,542	93,539
Retention payable	100,505	91,673
Other liabilities*	335,040	218,578
	2,093,430	1,693,826
Less: Non-current portion of retention payable	(12,090)	(16,189)
Current portion	2,081,340	1,677,637

* Other liabilities includes accrued expenses for water and electricity amounting to AED 117,597 thousand (31 December 2024: AED 37,967 thousand) payable to DEWA.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

16 Trade and other payables (continued)

Movement in deferred revenue is as follows:

	30 September 2025 AED'000 Unaudited	30 September 2024 AED'000 Unaudited
At the beginning of the period	520,094	341,792
Billed during the period	1,181,485	1,011,877
Less: income recognised during the period	(1,016,211)	(883,133)
At the end of the period	685,368	470,536

17 Revenue

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2025 AED'000 Unaudited	2024 AED'000 Unaudited	2025 AED'000 Unaudited	2024 AED'000 Unaudited
District cooling services	1,128,036	1,090,885	2,573,397	2,439,615
Sale of pre-insulated pipes	4,783	9,035	12,855	11,846
	1,132,819	1,099,920	2,586,252	2,451,461

18 Operating segments

The Group has determined that the Board of Directors, are the chief operating decision-makers ("CODM") as per the requirements of IFRS 8 Operating Segments.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements.

The Board of Directors are also provided with multiple levels of information which comprise of revenue, gross profit and net profit, aggregated for higher level components by stream. The financial accounting system of the Group is currently configured in this manner and this information is readily available. However, for decision making purposes, the Board of Directors relies mainly on the revenue and net profit information that contains lower-level components. Hence, the segment information provided is primarily to the net profit level of the Group.

For the Board of Directors, the Group is currently organised into two major operating and reportable segments as follows:

- The 'Chilled water' segment constructs, owns, assembles, installs, operates and maintains cooling and conditioning systems. In addition, the segment distributes and sells chilled water for use in district cooling technologies.
- The 'Pre-insulated pipe business' segment is involved in manufacturing, assembling and selling activities relating to the expansion of the Group's chilled water business.

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

18 Operating segments (continued)

	Nine-month period ended 30 September 2025 (unaudited)				Nine-month period ended 30 September 2024 (unaudited)			
	Chilled water AED'000	Pre- insulated pipe AED'000	Elimination AED'000	Total AED'000	Chilled water AED'000	Pre- insulated pipe AED'000	Elimination AED'000	Total AED'000
Revenues								
External revenue	2,573,397	12,855	-	2,586,252	2,439,615	11,846	-	2,451,461
Interest earned on financial asset at amortised cost	43,623	-	-	43,623	44,282	-	-	44,282
Inter-segment revenue	-	17,997	(17,997)	-	-	25,526	(25,526)	-
Total revenues	<u>2,617,020</u>	<u>30,852</u>	<u>(17,997)</u>	<u>2,629,875</u>	<u>2,483,897</u>	<u>37,372</u>	<u>(25,526)</u>	<u>2,495,743</u>
Cost of sales	<u>(1,556,936)</u>	<u>(19,899)</u>	<u>10,345</u>	<u>(1,566,490)</u>	<u>(1,444,518)</u>	<u>(25,034)</u>	<u>15,116</u>	<u>(1,454,436)</u>
Gross profit	<u>1,060,084</u>	<u>10,953</u>	<u>(7,652)</u>	<u>1,063,385</u>	<u>1,039,379</u>	<u>12,338</u>	<u>(10,410)</u>	<u>1,041,307</u>
General and administrative expenses	(183,598)	(3,985)	-	(187,583)	(173,208)	(4,545)	-	(177,753)
Provision for expected credit losses	-	-	-	-	-	462	-	462
Other income	12,114	23	-	12,137	3,135	1,102	-	4,237
Operating profit	<u>888,600</u>	<u>6,991</u>	<u>(7,652)</u>	<u>887,939</u>	<u>869,306</u>	<u>9,357</u>	<u>(10,410)</u>	<u>868,253</u>
Finance income	38,913	1,487	-	40,400	42,709	1,114	-	43,823
Finance costs	<u>(171,140)</u>	<u>-</u>	<u>-</u>	<u>(171,140)</u>	<u>(192,798)</u>	<u>-</u>	<u>-</u>	<u>(192,798)</u>
Profit before tax	<u>756,373</u>	<u>8,478</u>	<u>(7,652)</u>	<u>757,199</u>	<u>719,217</u>	<u>10,471</u>	<u>(10,410)</u>	<u>719,278</u>
Income tax	<u>(67,955)</u>	<u>(80)</u>	<u>-</u>	<u>(68,035)</u>	<u>(64,817)</u>	<u>(942)</u>	<u>937</u>	<u>(64,822)</u>
Net profit for the period	<u>688,418</u>	<u>8,398</u>	<u>(7,652)</u>	<u>689,164</u>	<u>654,400</u>	<u>9,529</u>	<u>(9,473)</u>	<u>654,456</u>

Inter-segment transaction are eliminated on consolidation.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

18 Operating segments (continued)

Segment results include an amount of depreciation and amortisation allocated to the operating segments as follows:

	Nine -month period ended 30 September 2025 (unaudited)			Nine-month period ended 30 September 2024 (unaudited)		
	Chilled water AED'000	Pre- insulated pipe AED'000	Total AED'000	Chilled water AED'000	Pre- insulated pipe AED'000	Total AED'000
Depreciation on property, plant and equipment (Note 6)	261,752	1,665	263,417	245,875	1,758	247,633
Depreciation on right-of-use assets	4,021	-	4,021	3,405	-	3,405
Depreciation on investment properties (Note 28)	4,571	-	4,571	-	-	-
Amortisation of intangible asset (Note 7)	9,117	-	9,117	9,117	-	9,117
Total depreciation and amortisation	<u>279,461</u>	<u>1,665</u>	<u>281,126</u>	<u>258,397</u>	<u>1,758</u>	<u>260,155</u>

Segment assets and liabilities are as follows:

	Nine -month period ended 30 September 2025 (unaudited)			Nine -month period ended 30 September 2024 (unaudited)		
	Chilled water AED'000	Pre- insulated pipe AED'000	Total AED'000	Chilled water AED'000	Pre- insulated pipe AED'000	Total AED'000
Segment assets	11,877,583	101,294	11,978,877	11,362,475	112,630	11,475,105
Investment in joint venture	-	-	-	307	-	307
Total assets	<u>11,877,583</u>	<u>101,294</u>	<u>11,978,877</u>	<u>11,362,782</u>	<u>112,630</u>	<u>11,475,412</u>
Segment liabilities	8,339,722	14,611	8,354,333	8,343,202	14,187	8,357,389
Total liabilities	<u>8,339,722</u>	<u>14,611</u>	<u>8,354,333</u>	<u>8,343,202</u>	<u>14,187</u>	<u>8,357,389</u>

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

18 Operating segments (continued)

The table below illustrates the capital expenditures added during the period:

	Nine -month period ended 30 September 2025 (unaudited)			Nine-month period ended 30 September 2024 (unaudited)		
	Chilled water AED'000	Pre- insulated pipe AED'000	Total AED'000	Chilled water AED'000	Pre- insulated pipe AED'000	Total AED'000
Property, plant and equipment	423,710	12	423,722	241,672	530	242,202

Geographic information

The Group's revenues, profits and assets completely relate to its operations in Dubai, UAE only. The following table presents certain revenue and non-current assets information relating to the Group based on geographical location of the operating units:

	Revenue		Non-current assets	
	30 September 2025 (unaudited) AED'000	30 September 2024 (unaudited) AED'000	30 September 2025 (unaudited) AED'000	31 December 2024 (audited) AED'000
United Arab Emirates	2,586,252	2,451,461	8,976,024	8,823,595

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

19 Cost of sales

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	Unaudited	Unaudited	Unaudited	Unaudited
Utilities cost	603,550	597,308	1,184,501	1,119,905
Depreciation on property, plant and equipment (Note 6)	84,155	80,639	255,567	241,223
Staff costs (Note 21)	15,424	11,301	39,074	32,894
Repairs and maintenance	12,739	9,308	35,940	21,997
Amortisation of intangible asset (Note 7)	3,039	3,039	9,117	9,117
Materials	2,829	6,289	7,470	7,727
Depreciation on right-of-use assets	331	331	994	842
Others	12,302	2,688	33,827	20,731
	<u>734,369</u>	<u>710,903</u>	<u>1,566,490</u>	<u>1,454,436</u>

20 General and administrative expenses

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	Unaudited	Unaudited	Unaudited	Unaudited
Staff costs (Note 21)	43,154	43,709	132,571	129,406
Depreciation on property, plant and equipment (Note 6)	2,956	2,858	7,850	6,410
Consultancy	958	983	4,792	3,370
Depreciation on investment properties (Note 28)	1,673	-	4,571	-
Board of directors' remuneration	1,470	1,450	4,410	4,350
Communication expenses	1,448	1,363	4,197	3,976
Advertising and marketing expenses	903	1,761	3,703	4,575
Depreciation on right-of-use assets	1,009	854	3,027	2,563
Business travel	720	372	1,339	1,698
Rent	150	168	406	360
Others	8,125	7,724	20,717	21,045
	<u>62,566</u>	<u>61,242</u>	<u>187,583</u>	<u>177,753</u>

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

21 Staff costs

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	Unaudited	Unaudited	Unaudited	Unaudited
Salaries	37,766	34,390	112,331	101,408
Staff benefits	19,368	16,781	52,835	52,827
End of service benefits	1,444	3,839	6,479	8,065
	<u>58,578</u>	<u>55,010</u>	<u>171,645</u>	<u>162,300</u>
Staff costs have been charged to:				
Cost of sales (Note 19)	15,424	11,301	39,074	32,894
General and administrative expenses (Note 20)	43,154	43,709	132,571	129,406
	<u>58,578</u>	<u>55,010</u>	<u>171,645</u>	<u>162,300</u>

22 Guarantees

As at 30 September 2025, the Group had AED 2,054 thousand outstanding bank guarantees and letters of credits (31 December 2024: Nil), which were issued by the Group's bankers in the normal course of business.

23 Commitments

Capital commitments

As at 30 September 2025, the Group has project commitments of AED 874,211 thousand (31 December 2024: AED 726,784 thousand) for projects-in-progress. These commitments represent the value of contracts issued as of 30 September 2025, net of invoices recorded, and accruals made as of that date.

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

24 Earning per share

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	Unaudited	Unaudited	Unaudited	Unaudited
Profit attributable to the ordinary equity holders of the Company (AED)	283,107	261,196	681,051	645,738
Weighted average number of ordinary shares used as a denominator in calculating basic earnings per share	10,000,000,000	10,000,000,000	10,000,000,000	10,000,000,000
Basic and diluted earnings per share (AED)	0.0283	0.0261	0.0681	0.0646

25 Fair value measurement

The Group measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1: inputs that are quoted market price (unadjusted) in an active market for identical instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable either directly (i.e., as prices) or indirectly (i.e., derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted market prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3: inputs that are unobservable. This category includes all instruments where the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

25 Fair value measurement (continued)

The table below analyses financial instruments, measured at fair value at the end of the reporting period, by the level in the fair value hierarchy into which the fair value measurement is categorised:

30 September 2025	Level 1 AED'000 Unaudited	Level 2 AED'000 Unaudited	Level 3 AED'000 Unaudited	Total AED'000 Unaudited
Financial assets at fair value through other comprehensive income	56,657	-	-	56,657
Financial assets at fair value through profit or loss	-	50,732	-	50,732
	<u>56,657</u>	<u>50,732</u>	<u>-</u>	<u>107,389</u>
31 December 2024	Level 1 AED'000 Audited	Level 2 AED'000 Audited	Level 3 AED'000 Audited	Total AED'000 Audited
Financial assets at fair value through other comprehensive income	55,709	-	-	55,709
Financial assets at fair value through profit or loss	-	25,466	-	25,466
	<u>55,709</u>	<u>25,466</u>	<u>-</u>	<u>81,175</u>

There were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

Specific valuation techniques used to value financial instruments include:

- the use of quoted market prices or dealer quotes for similar instruments; and
- for other financial instruments - discounted cash flow analysis. All of the resulting fair value estimates are included in level 2.

26 Seasonality of operations

The Group's financial results for any period are not necessarily indicative of results to be expected for the full year. Interim period revenues and earnings are typically sensitive to the weather conditions.

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

27 Income tax expense

(a) Components of income tax expense

Income tax expenses recorded in consolidated statement of comprehensive income comprises the following:

	Nine-month period ended 30 September	
	2025	2024
	AED'000	AED'000
	Unaudited	Unaudited
Current tax	67,177	63,964
Deferred tax	858	858
Income tax expense for the period	68,035	64,822

Income tax expense is recognised during the nine-month period ended 30 September 2025 on the weighted average annual income tax rate for the full financial year. Amounts accrued for income tax expense may have to be adjusted if the annual income tax rate changes. As of 30 September 2025, the Group has current tax liabilities of AED 67,177 thousand (31 December 2024: AED 88,953 thousand) and deferred tax assets of AED 15,359 thousand (31 December 2024: AED 16,228 thousand).

The movement in current tax liabilities during the period/year:

	30 September 2025	31 December 2024
	AED'000	AED'000
	Unaudited	Audited
As at 1 January	88,953	-
Current tax expense for the period/year	67,177	88,953
Tax paid during the period/year	(88,953)	-
At 30 September / 31 December	67,177	88,953

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

27 Income tax expense (continued)

(b) *Reconciliation between the tax expense and profit or loss multiplied by applicable tax rate.*

The income tax rate applicable to the Group's income is 9% (2024: 9%). A reconciliation between the expected and the actual tax charge is provided below:

	Nine -month period ended 30 September	
	2025	2024
	AED'000	AED'000
	Unaudited	Unaudited
Profit before income tax	757,199	719,278
Profit before tax at statutory rate of 9%	68,148	64,735
Tax effect of amounts which are not deductible / (taxable) in calculating taxable income:		
Entities not part of tax group	6	-
Remeasurement of post-employment benefit obligations	(51)	155
Income which is exempt from taxation	(68)	(68)
Income tax expense	68,035	64,822

The effective tax rate as of 30 September 2025 is 9% (2024: 9%).

(c) *Deferred taxes analysed by type of temporary difference*

Differences between IFRS Accounting Standards and statutory taxation regulations in the United Arab Emirates give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. The tax effect of the movements in these temporary differences was not material to the interim condensed consolidated financial statements.

Further, AED 11 thousand (2024: AED 99 thousand) of deferred tax relates to changes in fair value of financial assets at fair value through other comprehensive income which has been recognised in other comprehensive income in interim condensed consolidated statement of comprehensive income.

The financial year ending December 31, 2025, is the first financial year in which Pillar Two legislation was effective in the UAE. The Group has assessed the applicability of the OECD Pillar Two model rules and concluded that it is not within the scope of the legislation.

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Notes to the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2025 (continued)

28 Investment properties

	30 September 2025 AED'000 Unaudited	31 December 2024 AED'000 Audited
At 1 January	118,015	85,645
Additions	25,686	-
Transfers from property, plant and equipment (Note 6)	33,408	32,370
Depreciation during the period (Note 20)	(4,571)	-
At 30 September / 31 December	<u>172,538</u>	<u>118,015</u>

Additions and transfers mainly represent construction cost of the leased floors of the office building. Transfer from property, plant and equipment is a non-cash transaction.

29 Corresponding figures

The Group had previously presented receipts of AED 41,768 thousand as a non-cash adjustment to “Operating cash flows before changes in working capital and payment of employees’ end of service benefits,” under “Remeasurement of financial assets (settlement of financial assets)” in the statement of cash flows which has been presented as changes in Financial assets within the “Changes in working capital” in the interim condensed consolidated statement of cash flows. This reclassification has no impact on the net cash generated from operating activities.