



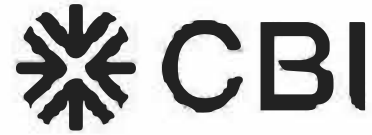
# Commercial Bank International P.J.S.C.

REPORTS AND THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2025



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**Commercial Bank International P.J.S.C.**  
**Board of Directors' report**



The Board of Directors has pleasure in submitting their report and the audited consolidated financial statements of Commercial Bank International P.J.S.C (the “Bank”) and its subsidiaries (together the “Group”) for the year ended 31 December 2025.

**Incorporation and registered offices**

Commercial Bank International P.J.S.C. (the “Bank”) was incorporated under an Emiri Decree Number 5/91 on 28 April 1991 by His Highness Ruler of Ras Al-Khaimah. The address of the registered office is P.O. Box 793, Ras Al-Khaimah, United Arab Emirates.

**Principal activities**

The principal activities of the Bank are retail banking, commercial banking, investment banking, Islamic banking and asset management and these activities are carried out through its branches in the United Arab Emirates.

**Financial position and results**

The financial position and results of the Group for the year ended 31 December 2025 are set out in the accompanying consolidated financial statements.

The Group has earned net interest income and income from Islamic financing and investing activities amounting to AED 389.6 million during the year ended 31 December 2025 (2024: AED 343.9 million) and had recorded a profit before tax of AED 311.1 million for the year ended 31 December 2025 (2024: AED 222.7 million).

**Directors**

The following were the Directors of the Bank at the end of year ended 31 December 2025:

Mr. Saif Ali Al Shehhi	Chairman
Mr. Ali Rashid Al-Mohannadi	Vice Chairman
Mr. Mohamed Ali Musabbeh Al Nuaimi	
Mr. Mubarak Ahmad Bin Fahad Almheiri	
Ms. Maitha Saeed Al Falasi	
Dr. Ghaith Hammel Al Ghaith Al Qubaisi	
Mr. Salaheddin Almabruk AlMadani	
Ms. Fatma Ibrahim Al Baker	
Mr. Abdulaziz Khalid Jokhdar	

**Auditors**

The consolidated financial statements for the year ended 31 December 2025 have been audited by Grant Thornton Audit and Accounting Limited and, being eligible, offer themselves for reappointment.

By order of the Board of Directors

A handwritten signature in black ink, appearing to read 'Saif', is positioned above a horizontal blue line.

Saif Al Shehhi (Jan 26, 2026 13:23:52 GMT+4)

Saif Ali Al Shehhi

Chairman

26 January 2026

## Independent Auditor's Report To the Board of Directors of Commercial Bank International P.J.S.C

### Report on the Audit of the Consolidated Financial Statements

#### Opinion

We have audited the consolidated financial statements of Commercial Bank International P.J.S.C (the “Bank”) and its subsidiaries (together the “Group”), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by International Accounting Standards Board (“IASB”).

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the *International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards)* (“IESBA Code”) together with the ethical requirements that are relevant to our audit of the Group's consolidated financial statements in the United Arab Emirates and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the Group for the year ended 31 December 2025. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

##### 1. Measurement of expected credit losses on loans, advances and Islamic financing

The assessment of the Group's impairment allowances require management to make significant judgments in relation to measurement of the Expected Credit Losses (“ECL”) and staging of loans, advances and Islamic financing. The ECL charge for the group for the year ended 31 December 2025 amounted to AED 109.8 million (net of reversals) and the allowance for ECL as at that date amounted to AED 757.3 million. As such, our audit was focused on this matter due to the materiality of ECL and the complexity of judgements, assumptions and estimates used in the ECL models.

These loans, advances and Islamic financing assets for retail and non-retail are individually assessed for the significant increase in credit risk (“SICR”) and measurement of ECL. This requires management to capture all qualitative and quantitative reasonable and supportable forward-looking information while assessing SICR, or while assessing credit-impaired criteria for the exposure. Management judgment may also be involved in manual staging movements in accordance with the Group's policies and the requirements of IFRS 9 – Financial Instruments.

## Independent Auditor's Report

### To the Board of Directors of Commercial Bank International P.J.S.C (continued)

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

##### Key Audit Matters (continued)

##### 1. Measurement of expected credit losses (continued)

The measurement of ECL amounts for retail and non-retail exposures classified as Stage 1 and Stage 2 are carried out by the models with limited manual intervention. It is important that the models and key variables such as probability of default (PD), loss given default (LGD), exposure at default (EAD) and macroeconomic adjustments are reasonable and are subject to a validation process by an independent reviewer.

For the defaulted exposures, management applies judgements to estimate the expected future cash flows related to individual exposures including the value of collateral.

##### *How our audit addressed the key audit matter*

We performed the following audit procedures on the computation and reasonableness of the ECL included in the Group's consolidated financial statements for the year ended 31 December 2025:

- Obtained an understanding of the credit risk management process and the estimation process of determining impairment allowances for loans and advances and tested the operating effectiveness of relevant controls within these processes.
- For a sample of exposures, checked the appropriateness of the Group's application of the staging criteria, including the basis for movement between stages.
- Tested the completeness and accuracy of the data used in the calculation of ECL.
- We involved our internal experts to assess:
  - the conceptual framework used for developing the Group's impairment policy in the context of its compliance with the requirements of IFRS 9 – Financial Instruments.
  - ECL modelling methodology and calculations used to compute the probability of default (PD), loss given default (LGD), and exposure at default (EAD) including reasonableness of the assumptions.
  - the appropriateness of the macro-economic variables, multiple economic scenarios chosen and scenario weightings.
- Independently performed recalculation of ECL on a sample basis.
- Evaluated post model adjustments and management overlays in order to assess the reasonableness of these judgements.
- The Group performed an external validation of key variables i.e. probability of default and loss given default, including macroeconomic, used in calculating the ECL during the year. We considered the process of this external validation of the models and its impact on the results of the impairment estimate.
- Performed an independent credit assessment for a sample of non-retail customers by assessing the quantitative and qualitative factors including assessment of financial performance of the customers, the source of repayments and its history, and other relevant risk factors.
- Where applicable, we assessed that reported exceptions to the policies and procedures as outlined in the Board Risk Appetite Statement were duly approved by the Board of Directors or the Board Credit Committee and the approval process was formally documented.
- For a sample of new or renewed corporate credit facilities, we checked that reported exceptions to limits, if any, as set out in the Board approved delegation of authority matrix were duly approved by the Board of Directors or the Board Credit Committee and that the process was formally documented.
- For a sample of Stage 3 customers, we assessed:
  - the appropriateness of discounted cash flows, including the discount rates used and the probable scenario analysis; and
  - the robustness of the Group's processes / controls with respect to the valuation and enforceability of collateral, including the underlying assumptions.
- Assessed the disclosure in the consolidated financial statements relating to ECL against the requirements of IFRS Accounting Standards.

## **Independent Auditor's Report**

### **To the Board of Directors of Commercial Bank International P.J.S.C (continued)**

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

##### **Key Audit Matters (continued)**

#### **2. IT systems and controls over financial reporting**

We identified IT systems and associated controls over the Bank's financial reporting as an area of focus due to the extensive volume and variety of transactions which are processed daily by the Bank and reliance on the effective operation of automated and IT dependent manual controls. There is a risk that automated accounting procedures and related internal controls are not accurately designed and operating effectively. In particular, the incorporated relevant controls are essential to limit the potential for fraud and error as a result of change to an application or underlying data.

##### ***How our audit addressed the key audit matter***

Our audit approach relied on automated and therefore the following procedures were performed to test access and control over IT systems:

- Obtained an understanding of the applications relevant to financial reporting and the infrastructure supporting these applications.
- We involved our IT experts to:
  - test IT General Controls ("ITGC") relevant to automated controls and computer-generated information covering access, security, program changes, data centre and network operations.
  - perform testing on the key automated controls on significant IT systems relevant to business processes.
- Examined computer generated information used in financial reports from relevant applications and key controls over their report logics.

##### **Other Information**

The Board of Directors is responsible for the other information. The other information comprises the annual report of the Group. We obtained the Board of Directors' report that forms part of the annual report prior to the date of our auditor's report, and the remaining information of the annual report is expected to be made available to us after that date. The other information does not include the consolidated financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed on the other information that we obtained prior to the date of our auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

##### **Responsibilities of Directors and Those Charged with Governance for the Consolidated Financial Statements**

The Directors are responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by International Accounting Standards Board ("IASB") and their preparation in compliance with the applicable provisions of the UAE Federal Decree Law No. 32 of 2021, as amended, and the UAE Federal Decree-Law No (6) of 2025, and for such internal control as Directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

## **Independent Auditor's Report**

### **To the Board of Directors of Commercial Bank International P.J.S.C (continued)**

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

#### **Responsibilities of Directors and Those Charged with Governance for the Consolidated Financial Statements (continued)**

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

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

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

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

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

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

## **Independent Auditor's Report** **To the Board of Directors of Commercial Bank International P.J.S.C (continued)**

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

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

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

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

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

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

As required by the UAE Federal Decree Law No. (32) of 2021, we report that for the year ended 31 December 2025:

- We have obtained all the information we considered necessary for the purposes of our audit;
- The consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Decree Law No. (32) of 2021;
- The Bank has maintained proper books of account;
- The financial information included in the Board of Directors' report is consistent with the books of account and records of the Bank;
- Notes 12 and 13 to the consolidated financial statements disclose the Bank purchases or investments in shares during the year ended 31 December 2025;
- Note 42 to the consolidated financial statements discloses material related party transactions and the terms under which they were conducted;
- Based on the information that has been made available to us nothing has come to our attention which causes us to believe that the Bank has contravened during the year ended 31 December 2025 any of the applicable provisions of the UAE Federal Law No. (32) of 2021 or its Articles of Association which would materially affect its activities or its financial position as at 31 December 2025; and
- Note 30 to the consolidated financial statements discloses social contributions made during the year ended 31 December 2025.



**Independent Auditor's Report**  
**To the Board of Directors of Commercial Bank International P.J.S.C (continued)**

**Report on Other Legal and Regulatory Requirements (continued)**

Further, as required by the Article (140) of the UAE Federal Decree-Law No. (6) of 2025, we report that we have obtained all the information and explanations we considered necessary for the purpose of our audit.

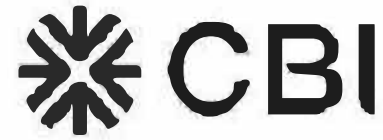
**GRANT THORNTON UAE**

**Dr. Osama El Bakry**  
**Registration No: 935**  
**Abu Dhabi, United Arab Emirates**



**Date: 26 January 2026**


**Commercial Bank International P.J.S.C.**  
**Consolidated Statement of financial position**




as at

	Note	31 Dec 2025 AED '000	31 Dec 2024 AED '000
<b>Assets</b>			
Cash and balances with the central bank	6	1,810,199	1,573,434
Derivative financial instruments	40	1,692	10,324
Deposits and balances due from banks	7	1,385,050	930,362
Loans, advances and Islamic financing	8	12,927,926	13,582,911
Receivables and other assets	10	1,175,677	1,294,037
Property inventory and others	11	76,368	213,761
Investment securities measured at fair value	12	794,647	307,788
Investment securities measured at amortised cost	13	3,618,508	2,824,561
Investment properties	14	6,892	7,410
Intangible assets	15	51,080	34,255
Property and equipment	16	94,559	106,204
Investments in associates	9	2,500	9,610
<b>Total assets</b>		<b>21,945,098</b>	<b>20,894,657</b>
<b>Liabilities and equity</b>			
<b>Liabilities</b>			
Derivative financial instruments	40	6,821	2,155
Deposits and balances due to banks	17	1,652,085	1,567,398
Customer accounts and other deposits	18	15,906,370	15,430,147
Payables and other liabilities	19	1,045,952	845,049
<b>Total liabilities</b>		<b>18,611,228</b>	<b>17,844,749</b>
<b>Equity</b>			
Share capital	20	1,737,383	1,737,383
Tier 1 Capital Securities	21	459,125	459,125
Reserves	22	335,863	289,172
Retained earnings		634,612	443,495
Equity attributable to owners of the Bank		3,166,983	2,929,175
Non-controlling interests	23	166,887	120,733
<b>Total equity</b>		<b>3,333,870</b>	<b>3,049,908</b>
<b>Total liabilities and equity</b>		<b>21,945,098</b>	<b>20,894,657</b>

To the best of our knowledge, and in accordance with IFRS, the consolidated financial statements present fairly in all material respects the consolidated financial position, financial performance and cash flows of the Group.

  
 Ali Sultan Rakkad Al Amri  
 Chief Executive Officer

  
 Saif Ali Al Shehhi  
 Chairman

**Commercial Bank International P.J.S.C.**  
**Consolidated income statement**



for the year ended 31 December

	Note	2025 AED '000	2024 AED '000
Interest income	24	884,731	978,464
Income from Islamic financing and investing assets	25	105,584	104,503
<b>Total interest income and income from Islamic financing and investing assets</b>		<b>990,315</b>	<b>1,082,967</b>
Interest expense	26	(519,485)	(613,874)
Distribution to Islamic depositors	27	(81,212)	(125,096)
<b>Total interest expense and expense from Islamic depositors</b>		<b>(600,697)</b>	<b>(738,970)</b>
<b>Net interest income and income from Islamic financing and investing assets</b>		<b>389,618</b>	<b>343,997</b>
Fee and commission income		188,333	159,732
Fee and commission expense		(22,145)	(21,402)
<b>Net fee and commission income</b>	28	<b>166,188</b>	<b>138,330</b>
Other operating income, net	29	242,641	221,295
Share of results from associates	9	(7,110)	(390)
<b>Net operating income</b>		<b>791,337</b>	<b>703,232</b>
General and administrative expenses	30	(413,755)	(377,664)
Net impairment charge on financial assets	31	(68,567)	(102,769)
Net Impairment reversal / (charge) on non-financial assets	32	2,058	(148)
<b>Profit before tax</b>		<b>311,073</b>	<b>222,651</b>
Income tax expense	33	(16,287)	(20,796)
<b>Profit for the year</b>		<b>294,786</b>	<b>201,855</b>
<b>Profit for the year after tax attributable to:</b>			
Owners of the Bank		248,632	201,179
Non-controlling interests	23	46,154	676
		<b>294,786</b>	<b>201,855</b>
<b>Earnings per share:</b>			
Basic and diluted earnings per share (AED)	35	0.13	0.10

**Commercial Bank International P.J.S.C.**  
**Consolidated statement of other comprehensive income**



**for the year ended 31 December**

	Note	2025 AED '000	2024 AED '000
Profit for the year after tax		<u>294,786</u>	<u>201,855</u>
<b>Other comprehensive income:</b>			
<i>Items that will not be reclassified subsequently to profit or loss:</i>			
Changes in fair value of financial assets measured at fair value through other comprehensive income		18,865	2,634
Remeasurement of net defined benefit liability		(515)	-
Tax charges	33	<u>(1,652)</u>	<u>-</u>
<b>Other comprehensive income for the year</b>		<u>16,698</u>	<u>2,634</u>
<b>Total comprehensive income for the year</b>		<u><u>311,484</u></u>	<u><u>204,489</u></u>
<b>Total comprehensive income for the year attributable to:</b>			
Owners of the Bank		265,330	203,813
Non-controlling interests	23	<u>46,154</u>	<u>676</u>
		<u><u>311,484</u></u>	<u><u>204,489</u></u>

**Commercial Bank International P.J.S.C.**  
**Consolidated statement of changes in equity**



for the year ended 31 December

	Share capital AED '000	Tier 1 capital securities AED '000	Reserves AED '000	Retained earnings AED '000	Equity attributable to owners of the Bank AED '000	Non- controlling interests AED '000	Total AED '000
<b>2025</b>							
Balance as at 31 December 2024	1,737,383	459,125	289,172	443,495	2,929,175	120,733	3,049,908
Profit for the year	-	-	-	248,632	248,632	46,154	294,786
Other comprehensive income for the year, net of tax	-	-	17,213	(515)	16,698	-	16,698
Total comprehensive income for the year	-	-	17,213	248,117	265,330	46,154	311,484
Interest paid on Tier 1 Capital Securities	-	-	-	(27,522)	(27,522)	-	(27,522)
Transfer from retained earnings to reserves (note 22)	-	-	29,478	(29,478)	-	-	-
Balance as at 31 December 2025	1,737,383	459,125	335,863	634,612	3,166,983	166,887	3,333,870

**Commercial Bank International P.J.S.C.**  
**Consolidated statement of changes in equity** (continued)



for the year ended 31 December

	Share capital AED '000	Tier 1 capital securities AED '000	Reserves AED '000	Retained earnings AED '000	Equity attributable to owners of the Bank AED '000	Non- controlling interests AED '000	Total AED '000
<b>2024</b>							
Balance as at 31 December 2023	1,737,383	459,125	525,291	31,083	2,752,882	120,057	2,872,939
Profit for the year	-	-	-	201,179	201,179	676	201,855
Other comprehensive income for the year, net of tax	-	-	2,634	-	2,634	-	2,634
Total comprehensive income for the year	<u>-</u>	<u>-</u>	<u>2,634</u>	<u>201,179</u>	<u>203,813</u>	<u>676</u>	<u>204,489</u>
Interest paid on Tier 1 Capital Securities	-	-	-	(27,520)	(27,520)	-	(27,520)
Transfer from reserve to retained earnings (note 22)	-	-	(238,753)	238,753	-	-	-
Balance as at 31 December 2024	<u>1,737,383</u>	<u>459,125</u>	<u>289,172</u>	<u>443,495</u>	<u>2,929,175</u>	<u>120,733</u>	<u>3,049,908</u>

**Commercial Bank International P.J.S.C.**  
**Consolidated statement of cash flows**



for the year ended 31 December

	2025 AED '000	2024 AED '000
<b>Cash flows from operating activities</b>		
Profit for the year before income tax	311,073	222,651
<i>Adjustments for:</i>		
Depreciation of property and equipment (note 30)	20,852	21,529
Depreciation of investment property (note 30)	520	710
Amortisation of intangible assets (note 30)	8,653	9,546
Net impairment charge on financial assets (note 31)	68,567	102,769
Net impairment (reversal)/ charge on non-financial assets (note 32)	(2,058)	148
Amortisation of financial assets measured at amortised cost	4,519	5,165
Gain on financial assets measured at FVTPL	(105,789)	(2,095)
Dividend income	(376)	(737)
Provision for end of service benefits (note 19.1)	6,822	7,088
Share of results under associates (note 9)	7,110	390
Loss on disposal of Investment properties	-	233
	<b>319,893</b>	<b>367,397</b>
<i>Changes in operating assets and liabilities:</i>		
Increase in balances with the Central Bank of the UAE	(264,108)	(184,488)
Increase in deposits and balances due from banks with original maturity of 90 days or more	(405,924)	(174,551)
(Increase)/ decrease in financial assets measured at amortised cost with original maturity of 90 days or more	(777,780)	120,712
Decrease/(increase) in loans, advances and Islamic financing	277,381	(1,484,003)
Decrease in property inventory	139,449	132,169
Decrease/(increase) in receivables and other assets	69,588	(85,451)
Decrease in due to the Central Bank of the UAE	-	(1,783)
Increase/ (decrease) in deposits and balances due to banks	84,687	(1,180,437)
Increase in customer accounts and other deposits	476,223	2,822,416
Increase in payables and other liabilities	185,981	84,505
<b>Cash generated from operating activities</b>	<b>105,391</b>	<b>416,486</b>
End of service benefits paid	(2,627)	(2,745)
Taxes paid	(7,821)	-
<b>Net cash generated from operating activities</b>	<b>94,942</b>	<b>413,741</b>

The accompanying notes and appendix form an integral part of these consolidated financial statements.

**Commercial Bank International P.J.S.C.**  
**Consolidated statement of cash flows (continued)**



for the year ended 31 December

	2025	2024
	AED '000	AED '000
<b>Cash flows from investing activities:</b>		
Purchase of property and equipment (note 16)	(18,268)	(35,332)
Purchase of intangible assets (note 15)	(18,054)	(14,619)
Proceeds from sale of investment properties	-	16,159
Proceeds from sale of property and equipment	1,637	49
Proceeds from sale of financial assets measured at FVOCI	1,786	929
(Purchase)/ proceeds from redemption of financial assets measured at amortised cost	(325,771)	132,011
Purchase of financial assets measured at FVTPL	-	(3,672)
Purchase of investment in associates	-	(10,000)
Net settlement of FVTPL assets	13,298	(13,604)
Dividend received	376	737
<b>Net cash generate (used in)/ from investing activities</b>	<b>(344,996)</b>	<b>72,658</b>
<b>Cash flows from financing activities</b>		
Interest paid on Tier 1 Capital securities	(27,522)	(27,520)
<b>Net cash used in financing activities</b>	<b>(27,522)</b>	<b>(27,520)</b>
(Decrease)/ increase in cash and cash equivalents	(277,576)	458,879
Cash and cash equivalents at the beginning of the year	1,564,832	1,105,953
<b>Cash and cash equivalents at the end of the year</b>	<b>1,287,256</b>	<b>1,564,832</b>
<b>Non-cash transactions:</b>		
Repossession of an assets	364,000	-

The accompanying notes and appendix form an integral part of these consolidated financial statements.



# Commercial Bank International P.J.S.C.

## Notes to the consolidated financial statements



### 1 Status and activities

Commercial Bank International P.J.S.C. (the “Bank”) is a public joint stock company with limited liability incorporated under an Emiri Decree Number 5/91 on 28 April 1991 by His Highness Ruler of Ras Al-Khaimah. The registered office of the Bank is at P.O. Box 793, Ras Al-Khaimah. The Bank is listed on the Abu Dhabi Exchange (Ticker “CBI”) and it is licensed and regulated by Central Bank of UAE. The Bank carries on commercial banking activities through its 6 branches in the United Arab Emirates (“the UAE”). These consolidated financial statements incorporate the financial statements of the Bank and its subsidiaries as disclosed below (collectively referred to as the “Group”).

Details of the Group’s subsidiaries and associates at the end of the reporting period are as follows:

<b>Name</b>	<b>Principal activity</b>	<b>Principal place of business</b>	<b>Place of incorporation</b>	<b>% of ownership</b>	
				<b>2025</b>	<b>2024</b>
CBI Financial Services Limited	SPV	Dubai - UAE	Cayman Islands	100	100
CBI Tier 1 Private Ltd	SPV	Dubai – UAE	Cayman Islands	100	100
Takamul Real Estate L.L.C.	Real estate	Dubai – UAE	Dubai - UAE	100	100
Al Khaleejiah Property Investments LLC	Real estate	Sharjah - UAE	Sharjah - UAE	53	53
Al Caribi Development Limited	Real estate	Dubai – UAE	BVI	100	100
Callaloo CAY Development Limited*	Real estate	Antigua and Barbuda	Antigua and Barbuda	80	80
Arzaq Holdings (Private J.S.C.)	Real estate	Sharjah - UAE	Sharjah - UAE	48	48
Tekle Holographics MENA Holding Ltd.	Technology	DIFC - UAE	Dubai - UAE	25	25
CBIX Investment Limited	Investments	DIFC - UAE	Dubai - UAE	100	-
CBIX Tech Labs Limited	Technology	DIFC - UAE	Dubai - UAE	100	-

\* Under liquidation

### 2 Application of new and revised standards

#### 2.1 New and revised standards applied with no material effect on the condensed consolidated financial statements

The following new and revised IFRS Accounting Standard as issued by IASB, which became effective for annual periods beginning on or after 1 January 2025, have been adopted in these condensed consolidated interim financial information. Their adoption has not had any material impact on the disclosures or on the amounts reported in these consolidated financial statements.

- Lack of Exchangeability (Amendments to IAS 21)
- Amendments to the SASB standards to enhance their international applicability

#### 2.2 New and revised standards in issue but not yet effective and not early adopted

The Group has not yet early applied the following new standards, amendments and interpretations that have been issued but are not yet effective:

<b><u>New and revised standards</u></b>	<b>Effective for annual periods beginning on or after</b>
Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)	01 January 2026
Annual Improvements to IFRS Accounting Standards – Volume 11	01 January 2026
Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and IFRS 7)	01 January 2026
IFRS 18 ‘Presentation and Disclosure in Financial Statements’	01 January 2027
IFRS 19 ‘Subsidiaries without Public Accountability: Disclosures’	01 January 2027
Amendment to IAS 21 - Translation to a Hyperinflationary Presentation Currency	01 January 2027
IFRS 18, ‘Presentation and Disclosure in Financial Statements’	01 January 2027
Amendments to Greenhouse Gas Emissions Disclosures (Amendments to IFRS S2)	01 January 2027

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

### **3 Material accounting policies**

#### **3.1 Statement of compliance**

The consolidated financial statements of the Group are prepared in accordance with IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) and comply with the requirements of applicable laws in the UAE.

On 20 September 2021, the UAE Federal Decree Law No. 32 of 2021 was issued and came into effect on 2 January 2022 which repealed the UAE Federal Law No. 2 of 2015 (as amended). The Bank is in compliance with applicable provisions of the UAE Federal Decree Law No. 32 of 2021 .

#### **3.2 Basis of preparation**

The consolidated financial statements have been prepared on the historical cost basis, except for items measured at fair value at the end of each reporting period, such as investments at fair value through profit or loss, other comprehensive income, and derivative financial instruments.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Bank takes into account when pricing the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are within the scope of IFRS 16 and measurements that have some similarities to fair value but are not fair value such as net realisable value in IAS 2 or value in use in IAS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into level 1, 2 or 3 based on the degree to which the inputs to fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies adopted in the preparation of the Group consolidated financial statements are set out below. These policies have been consistently applied to all years presented.

#### **3.2 Basis of consolidation**

The consolidated financial statements incorporate the financial statements of the Bank and entities controlled by the Bank (its subsidiaries). Control is achieved where the Bank has:

- power over the investee,
- exposure, or has rights, to variable returns from its involvement with the investee; and
- the ability to use its power over the investee to affect its returns.

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

When the Bank has less than a majority of the voting rights of an investee, it considers that it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Bank considers all relevant facts and circumstances in assessing whether or not the Bank's voting rights in an investee are sufficient to give it power.

**3 Material accounting policies (continued)**

**3.3 Basis of consolidation (continued)**

The financial statements of subsidiaries are prepared for the same reporting period as that of the Bank, using consistent accounting policies.

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

Non-controlling interests in subsidiaries are identified separately from the Group's equity therein. Those interests of Non-controlling shareholders that are present ownership interests entitling their holders to a proportionate share of net assets upon liquidation may initially be measured at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement is made on an acquisition-by-acquisition basis. Other non-controlling interests are initially measured at fair value. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity.

**3.4 Property and equipment**

Property and equipment are stated at historical cost less accumulated depreciation and impairment loss, if any. Capital projects in progress are initially recorded at cost and regularly tested for impairment and upon completion are transferred to the appropriate category of property and equipment and thereafter depreciated.

Historical cost includes expenditure that is directly attributable to the acquisition of the asset. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance expenses are charged to the consolidated income statement in the period in which they are incurred.

An item of property and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. The gain or loss arising on the disposal or retirement of an item of property and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in consolidated income statement.

Depreciation is charged so as to write off the cost of assets, other than land and capital work in progress, using the straight-line method, over the estimated useful lives of the respective assets. Freehold land is not depreciated. The estimated useful lives of the assets for the calculation of depreciation are as follows:

Buildings	25 years
Property improvements	4 - 7 years
Furniture, fixtures, equipment and	4 years
Right of use assets	2 - 5 years

The estimated useful lives and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

**3.5 Investment properties**

Investment properties are properties held to earn rentals and/or for capital appreciation, including property under construction for such purposes. Investment properties are measured initially at its cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is calculated so as to write off the cost of investment properties using the straight line method over their estimated useful lives of 25 years.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of asset is recognised in the consolidated income statement in the period of derecognition.

**3 Material accounting policies (continued)**

**3.6 Impairment of tangible assets**

At the end of each reporting period, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the assets is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised in the consolidated income statement, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in the consolidated income statement.

**3.7 Intangible assets**

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful lives for intangible assets ranges between 4 to 10 years. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

**3.8 Property inventory and others**

Properties and other assets acquired, repossession in settlement of loans, or constructed with the intent to sell, are classified as property inventory and other. These are stated at the lower of cost (carrying amount of the loan in the case of repossession in settlement of loans) and net realizable value. Cost includes transaction costs incurred in respect of the acquisition of those properties. Net realisable value represents the estimated selling price for property inventory and other assets less all estimated costs necessary to make the sale.

**3.9 Provisions**

A provision is recognised if, as a result of a past event, the Group has a present obligation (legal or constructive) that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Where the effect of time value of money is material, provisions are determined by discounting the expected future cash flows, at a pre-tax rate, that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

**3 Material accounting policies (continued)**

**3.10 Leases**

**3.10.1 The Group as lessee**

The Group assesses whether a contract is or contains a lease, at inception of the contract. The Group recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets.

For these leases, the Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Group uses its incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise:

- fixed lease payments (including in-substance fixed payments), less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the
- the amount expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options, if the lessee is reasonably certain to exercise the options; and
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is presented in 'payables and other liabilities' in the consolidated statement of financial position.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

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

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.
- the lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is remeasured by discounting the revised lease payments using the initial discount rate (unless the lease payments change is due to a change in a floating interest rate, in which case a
- a lease contract is modified, and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

The Group did not make any such adjustments during the periods presented.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

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

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset.

If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

**3 Material accounting policies (continued)**

**3.10 Leases (continued)**

**3.10.1 The Group as lessee (continued)**

The right-of-use assets are presented in 'property and equipment' in the consolidated statement of financial position.

The Group applies IAS 36 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss.

Variable rents that do not depend on an index or rate are not included in the measurement of the lease liability and the right-of-use asset. The related payments are recognised as an expense in the period in which the event or condition that triggers those payments occurs.

As a practical expedient, IFRS 16 permits a lessee not to separate non-lease components, and instead account for any lease and associated non-lease components as a single arrangement. The Group has not used this practical expedient.

The Group enters into lease agreements as a lessor with respect to some of its investment properties.

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

When the Group is an intermediate lessor, it accounts for the head lease and the sublease as two separate contracts. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

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

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases. When a contract includes lease and non-lease components, the Group applies IFRS 15 to allocate the consideration under the contract to each component.

**3.11 Segment reporting**

A segment is a distinguishable component of the Bank that is engaged either in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. Segment income, segment expenses and segment performance include transfers between business segments and between geographical segments. Refer to note 43 on business segment reporting.

**3.12 Acceptances**

Acceptances arise when the Group is under an obligation to make payments against documents drawn under letters of credit. After acceptance, the instrument becomes an unconditional liability of the Group and is therefore recognised as a financial liability in the consolidated statement of financial position. However, every acceptance has a corresponding contractual right of reimbursement from the customer which is recognised as a financial asset.

**3.13 Foreign currencies**

The individual financial statements of each Group entity are presented in AED, which is the currency of the primary economic environment in which the entity operates (its functional currency). For the purpose of the consolidated financial statements, the results and financial position of each entity are expressed in AED, which is the functional currency of the Bank, and the presentation currency for the consolidated financial statements.



**3. Material accounting policies (continued)**

**3.13 Foreign currencies (continued)**

Transaction in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated. Exchange differences are recognised in consolidated income in the period in which they arise.

**3.14 Net interest income and income from Islamic products net of distribution to depositors**

Interest income and expense for all financial instruments except for those classified as held for trading or those measured or designated as at FVTPL are recognised using the effective interest method to the gross carrying amount of non-credit impaired financial assets, or to the amortised cost of financial liabilities. For credit-impaired financial assets the interest income is calculated by applying the effective profit rate "EPR" to the amortised cost of the credit-impaired financial assets (i.e. the gross carrying amount less the allowance for expected credit losses).

The EPR is the rate that exactly discounts estimated future cash flows of the financial instrument through the expected life of the financial instrument or, where appropriate, a shorter period, to the net carrying amount of the financial asset or financial liability. The future cash flows are estimated taking into account all the contractual terms of the instrument.

The calculation of the EPR includes all fees paid or received between parties to the contract that are incremental and directly attributable to the specific lending arrangement, transaction costs, and all other premiums or discounts

**3.15 Net fee and commission income**

The Group earns fee and commission income from a diverse range of financial services provided to its customers. The basis of accounting treatment of fees and commission depends on the purposes for which the fees are collected and accordingly the revenue is recognised in consolidated income statement.

Fee and commission income is accounted for as follows:

- income earned from the provision of services is recognised as revenue as as the related performance obligations are fulfilled.
- income earned on the execution of a significant transaction is recognised as revenue when the transaction is completed; and
- income which forms an integral part of the effective interest rate of a financial instrument is recognised as an adjustment to the effective interest rate (Ref to 3.14)

A contract with a customer that results in a recognised financial instrument in the Group's consolidated financial statements may be partially in the scope of IFRS 9 and partially in the scope of IFRS 15. If this is the case, then the Group first applies IFRS 9 to separate and measure the part of the contract that is in the scope of IFRS 9 and then applies IFRS 15 to the residual

Fee and commission expense relates mainly to transaction and service fees which are expensed as the services are received.

**3.16 Net income from financial instruments at FVTPL**

Net income and interest from other financial instruments at FVTPL includes all gains and losses from changes in the fair value of financial assets and financial liabilities at FVTPL. The Group has elected to present the full fair value movement of assets and liabilities at FVTPL in this line, including the related interest income, expense and dividends (if any).

**3.17 Dividend income**

Dividend income is recognised when the right to receive payment is established. This is the ex-dividend date for listed equity securities, and usually the date when shareholders approve the dividend for unlisted equity securities.

**3. Material accounting policies (continued)**

**3.18 Revenue from sale of property inventory**

The Group recognises revenue from sale of property based on a five-step model. The revenues is recognized when the performance obligation is satisfied i.e. control including risk and rewards are transferred to the customer.

**3.19 Derivative financial instruments**

A derivative is a financial instrument or other contract between two parties where payments are dependent upon movements in the price of one or more underlying financial instrument, reference rate or index with all three of the following characteristics:

- its value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index, or other variable, provided that, in the case of a non-financial variable, it is not specific to a party to the contract (i.e., the 'underlying').
- It requires no initial net investment or an initial net investment that is smaller than would be required for other types of contracts expected to have a similar response to changes in market factors.
- It is settled at a future date.

Derivatives are initially recognised at fair value at the date the derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The resulting gain or loss is recognised in the consolidated income statement immediately.

A derivative with a positive fair value is recognised as a financial asset; a derivative with a negative fair value is recognised as a financial liability.

Derivative assets and liabilities arising from different transactions are only offset if the transactions are with the same counterparty, a legal right of offset exists and the parties intend to settle the cash flows on a net basis.

**3.20 Financial guarantee contracts, letter of credit and undrawn commitment**

The Group issues financial guarantees, letter of credit and loan commitments. Financial guarantees are contracts that require the Group to make specified payments to reimburse the holders for a loss they incur because a specified debtor fails to make payment when due, in accordance with the terms of a debt instrument. Loan commitments are irrevocable commitments to provide credit under pre-specified terms and conditions

Financial guarantee contracts issued by a Group entity are initially measured at their fair values and, if not designated as at FVTPL and not arising from a transfer of a financial asset, are subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with IFRS 9; and
- the amount initially recognised less, where appropriate, the cumulative amount of income recognised in accordance with the Group's revenue recognition policies.

Financial guarantees are reviewed periodically to determine the credit risk to which they are exposed and, if appropriate, to consider whether a provision is required. The credit risk is determined by application of criteria similar to those established for quantifying impairment losses on loans, advances and Islamic financing. If a specific provision is required for financial guarantees, the related unearned commissions recognised under other liabilities in the consolidated statement of financial position are reclassified to the appropriate provision. Undrawn loan commitments and letters of credits are commitments under which, over the duration of the commitment, the Bank is required to provide a loan with pre-specified terms to the customer. Similar to financial guarantee contracts, these contracts are in the scope of ECL requirements.

**3.21 Employees' end of service benefit**

The Group provides end of service benefits for its employees. The entitlement to these benefits is based upon the employees' length of service and completion of a minimum service period. The expected costs of these benefits are accrued over the period of employment. With respect to its UAE national employees, the Group makes contributions to the relevant government pension scheme calculated as a percentage of the employees' salaries. The Group's obligations are limited to these contributions, which are expensed when due.



**3. Material accounting policies (continued)**

**3.21 Employees' end of service benefit (continued)**

**Defined contribution plan**

A defined contribution plan is a post-employment benefit program designed by the Group for UAE citizens in adherence to Federal Law. This plan ensures that the Group makes predetermined, fixed contributions to a designated government organization, thereby fulfilling its obligations without any further legal or constructive responsibilities for additional payments.

**Defined benefit plan**

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The liability recognised in the consolidated statement of financial position in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period together with adjustments for unrecognised past-service costs. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension obligation.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised immediately in OCI. Net interest expense and other expenses related to defined benefit plans are recognised in Staff cost in consolidated income statement. When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately to profit or loss. The Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

**3.22 Financial instruments**

Financial assets and financial liabilities are recognised in the Group's consolidated statement of financial position when the Group becomes a party to the contractual provisions of the instrument.

Recognised financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss

**3.22 Financial assets**

All financial assets are recognised and derecognised on a trade date where the purchase or sale of a financial asset is under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned, and are initially measured at fair value, plus transaction costs, except for those financial assets classified as at FVTPL. Transaction costs directly attributable to the acquisition of financial assets classified as at FVTPL are recognised immediately in profit or loss.

All recognised financial assets that are within the scope of IFRS 9 are required to be subsequently measured at amortised cost or fair value on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Specifically:

- debt instruments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal amount outstanding
- debt instruments that are held within a business model whose objective is both to collect the contractual cash flows and to sell the debt instruments, and that have contractual cash flows that are SPPI, are subsequently measured at FVTOCI;
- all other debt instruments (e.g. debt instruments managed on a fair value basis, or held for sale) and equity investments are subsequently measured at FVTPL.

**3. Material accounting policies (continued)**

**3.22 Financial assets (continued)**

However, the Group may make the following irrevocable election / designation at initial recognition of a financial asset on an asset-by-asset basis:

- the Group may irrevocably elect to present subsequent changes in fair value of an equity investment that is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which IFRS 3 applies, in OCI; and
- the Group may irrevocably designate a debt instrument that meets the amortised cost or FVTOCI criteria as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch (referred to as the fair value option).

**3.22.1 Debt instruments at amortised cost or at FVTOCI**

The Group assesses the classification and measurement of a financial asset based on the contractual cash flow characteristics of the asset and the Group's business model for managing the asset. For an asset to be classified and measured at amortised cost or at FVTOCI, its contractual terms should give rise to cash flows that are solely payments of principal and interest on the principal outstanding (SPPI).

For the purpose of the SPPI test, principal is the fair value of the financial asset at initial recognition. That principal amount may change over the life of the financial asset (e.g. if there are repayments of principal). Interest consists of consideration for the time value of money, for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs, as well as a profit margin. The SPPI assessment is made in the currency in which the financial asset is denominated.

Contractual cash flows that are SPPI are consistent with a basic lending arrangement. Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are SPPI. An originated or an acquired financial asset can be a basic lending arrangement irrespective of whether it is a loan in its legal form.

An assessment of business models for managing financial assets is fundamental to the classification of a financial asset. The Group determines the business models at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. The Group's business model does not depend on management's intentions for an individual instrument, therefore the business model assessment is performed at a higher level of aggregation rather than on an instrument-by-instrument basis.

The Group may have more than one business model for managing its financial instruments which reflect how the Group manages its financial assets in order to generate cash flows. The Group's business models determine whether cash flows will result from collecting contractual cash flows, selling financial assets or both.

The Group considers all relevant information available when making the business model assessment. However, this assessment is not performed on the basis of scenarios that the Group does not reasonably expect to occur, such as so-called 'worst case' or 'stress case' scenarios. The Group takes into account all relevant evidence available such as:

- how the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way in which those risks are managed; and
- how managers of the business are compensated (e.g. whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

At initial recognition of a financial asset, the Group determines whether newly recognised financial assets are part of an existing business model or whether they reflect the commencement of a new business model. The Group reassesses its business models each reporting period to determine whether the business models have changed since the preceding period. For the current and prior reporting period the Group has not identified a change in its business models.

**3. Material accounting policies (continued)**

**3.22 Financial assets (continued)**

**3.22.1 Debt instruments at amortised cost or at FVTOCI**

When a debt instrument measured at FVTOCI is derecognised, the cumulative gain/loss previously recognised in OCI is reclassified from equity to profit or loss. In contrast, for an equity investment designated as measured at FVTOCI, the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss but transferred within equity. Debt instruments that are subsequently measured at amortised cost or at FVTOCI are subject to impairment. See note 38.1.

In the current and prior reporting period, the Group has not classified any debt instrument at FVTOCI. Further, in the current and prior reporting period the Group has not applied the fair value option and so has not designated debt instruments that meet the amortised cost or FVTOCI criteria as measured at FVTPL.

**3.22.2 Financial assets at FVTPL**

Financial assets at FVTPL are:

- assets with contractual cash flows that are not SPPI; and/or
- assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
- assets designated at FVTPL using the fair value option.

These assets are measured at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. Fair value is determined in the manner described in note 39.

**3.22.3 Reclassifications**

If the business model under which the Group holds financial assets changes, the financial assets affected are reclassified. The classification and measurement requirements related to the new category apply prospectively from the first day of the first reporting period following the change in business model that results in reclassifying the Group's financial assets. During the current financial year and previous accounting period there was no change in the business model under which the Group holds financial assets and therefore no reclassifications were made. Changes in contractual cash flows are considered under the accounting policy on 'Modification and derecognition of financial assets' see note 3.22.10.

**3.22.4 Foreign exchange gains and losses**

The carrying amount of financial assets that are denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. Specifically:

- for financial assets measured at amortised cost that are not part of a designated hedging relationship, exchange differences are recognised in profit or loss;
- for debt instruments measured at FVTOCI that are not part of a designated hedging relationship, exchange differences on the amortised cost of the debt instrument are recognised in profit or loss. Other exchange differences are recognised in OCI in the investment's revaluation reserve;
- for financial assets measured at FVTPL that are not part of a designated hedge accounting relationship, exchange differences are recognised in profit or loss; and
- for equity instruments measured at FVTOCI, exchange differences are recognised in OCI in the investment's revaluation reserve.

**3. Material accounting policies (continued)**

**3.22 Financial assets (continued)**

**3.22.5 Impairment**

The Group recognises loss allowances for expected credit losses (ECL) on the financial instruments that are not measured at FVTPL (including loan commitments and financial guarantee contracts). No impairment loss is recognised on equity investments.

With the exception of 'Purchased or Originated Credit-Impaired' (POCI) financial assets (which are considered separately below), ECL are required to be measured through a loss allowance at an amount equal to:

- 12-month ECL, i.e. lifetime ECL that result from those default events on the financial instrument that are possible within 12 months after the reporting date, (referred to as Stage 1); or
- full lifetime ECL, i.e. lifetime ECL that result from all possible default events over the life of the financial instrument, (referred to as Stage 2 and Stage 3).

A loss allowance for full lifetime ECL is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition. For all other financial instruments, ECL are measured at an amount equal to the 12-month ECL.

ECL are a probability-weighted estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flows due to the Group under the contract and the cash flows that the Group expects to receive arising from the weighting of multiple future economic scenarios, discounted at the asset's EIR.

- for undrawn loan commitments, the ECL is the difference between the present value of the contractual cash flows that are due to the Group if the holder of the commitment draws down the loan and the cash flows that the Group expects to receive if the loan is drawn down; and
- for financial guarantee contracts, the ECL is the expected payments to reimburse the holder of the guaranteed debt instrument less any amounts that the Group expects to receive from the holder, the debtor or any other party.

The Group measures ECL on an individual basis, or on a collective basis for portfolios of loans that share similar economic risk characteristics. The measurement of the loss allowance is based on the present value of the asset's expected cash flows using the asset's original EIR, regardless of whether it is measured on an individual basis or a collective basis.

More information on measurement of ECL is provided in note 38.1, including details on how instruments are grouped when they are assessed on a collective basis.

The Group also considers relevant regulatory requirements, in the context of the alignment of those requirements with IFRS, in the estimation of ECL in respect of Stage 3 exposures.

**3.22.6 Credit-impaired financial assets**

A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Credit-impaired financial assets are referred to as Stage 3 assets. Evidence of credit-impairment includes observable data about the following events:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- the lender of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lender would not otherwise consider;
- the disappearance of an active market for a security because of financial difficulties; or
- the purchase of a financial asset at a deep discount that reflects the incurred credit losses.

It may not be possible to identify a single discrete event, instead, the combined effect of several events may have caused financial assets to become credit-impaired. The Group assesses whether debt instruments that are financial assets measured at amortised cost or FVTOCI are credit-impaired at each reporting date. To assess if sovereign and corporate debt instruments are credit impaired, the Group considers factors such as bond yields, credit ratings and the ability of the borrower to raise funding.

**3. Material accounting policies (continued)**

**3.22 Financial assets (continued)**

A loan is considered credit-impaired when a concession is granted to the borrower due to a deterioration in the borrower's financial condition, unless there is evidence that as a result of granting the concession the risk of not receiving the contractual cash flows has reduced significantly and there are no other indicators of impairment. For financial assets where concessions are contemplated but not granted the asset is deemed credit impaired when there is observable evidence of credit-impairment including meeting the definition of default. The definition of default (see below) includes unlikelihood to pay indicators and a backstop if amounts are overdue for more than 90 days.

**3.22.7 Purchased or originated credit-impaired (POCI) financial assets**

POCI financial assets are treated differently because the asset is credit-impaired at initial recognition. For these assets, the Group recognises all changes in lifetime ECL since initial recognition as a loss allowance with any changes recognised in profit or loss. A favourable change for such assets creates an impairment gain.

**3.22.8 Definition of default**

Critical to the determination of ECL is the definition of default. The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-month or lifetime ECL, as default is a component of the probability of default (PD) which affects both the measurement of ECL and the identification of a significant increase in credit risk (see note 38.1).

The Group considers the following as constituting an event of default:

- the borrower is past due more than 90 days on any material credit obligation to the Group; or
- the borrower is unlikely to pay its credit obligations to the Group in full.

The definition of default is appropriately tailored to reflect different characteristics of different types of assets. Overdrafts are considered as being past due once the customer has breached an advised limit or has been advised of a limit smaller than the current amount outstanding.

When assessing if the borrower is unlikely to pay its credit obligation, the Group takes into account both qualitative and quantitative indicators. The information assessed depends on the type of the asset, for example in wholesale lending a qualitative indicator used is the breach of covenants, which is not relevant for retail lending. Quantitative indicators, such as overdue status and non-payment on another obligation of the same counterparty are key inputs in this analysis. The Group uses a variety of sources of information to assess default which are either developed internally or obtained from external sources. More details are provided in note 38.1.

**3.22.9 Significant increase in credit risk**

The Group monitors all financial assets, issued loan commitments and financial guarantee contracts that are subject to the impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Group will measure the loss allowance based on lifetime rather than 12-month ECL. The Group's accounting policy is not to use the practical expedient that financial assets with 'low' credit risk at the reporting date are deemed not to have had a significant increase in credit risk. As a result, the Group monitors all financial assets, issued loan commitments and financial guarantee contracts that are subject to impairment for significant increase in credit risk.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the reporting date based on the remaining maturity of the instrument with the risk of a default occurring that was anticipated for the remaining maturity at the current reporting date when the financial instrument was first recognised. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort, based on the Group's historical experience and expert credit assessment including forward-looking information. See note 38.1 for more details about forward looking information.

**3. Material accounting policies (continued)**

**3.22 Financial assets (continued)**

**3.22.9 Significant increase in credit risk (Continued)**

Multiple economic scenarios form the basis of determining the probability of default at initial recognition and at subsequent reporting dates. Different economic scenarios will lead to a different probability of default. It is the weighting of these different scenarios that forms the basis of a weighted average probability of default that is used to determine the ECL.

For wholesale lending, forward-looking information includes the future prospects of the industries in which the Group's counterparties operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organisations, as well as consideration of various internal and external sources of actual and forecast economic information. For retail lending, forward looking information includes the same economic forecasts as wholesale lending with additional forecasts of local economic indicators, particularly for regions with a concentration to certain industries, as well as internally generated information of customer payment behaviour. The Group allocates its counterparties to a relevant internal credit risk grade depending on their credit quality. The quantitative information is a primary indicator of significant increase in credit risk and is based on the change in credit worthiness of borrowers measured by rating downgrade which result in higher PD as per staging criteria.

The PDs used are forward looking and the Group uses the same methodologies and data used to measure the loss allowance for ECL (please refer to note 38.1).

The qualitative factors that indicate significant increase in credit risk are reflected in PD models on a timely basis. However, the Group still considers separately some qualitative factors to assess if credit risk has increased significantly. For wholesale lending there is particular focus on assets that are included on a 'watch list' given an exposure is on a watch list once there is a concern that the creditworthiness of the specific counterparty has deteriorated. For retail lending the Group considers the expectation of forbearance and payment holidays, credit scores and events such as unemployment, bankruptcy, divorce or death.

As a back-stop when an asset becomes 30 days past due, the Group considers that a significant increase in credit risk has occurred and the asset is in stage 2 of the impairment model, i.e. the loss allowance is measured as the lifetime ECL, unless the Group has reasonable and supportable information that demonstrates otherwise.

More information about significant increase in credit risk is provided in note 38.1.

**3.22.10 Modification and derecognition of financial assets**

A modification of a financial asset occurs when the contractual terms governing the cash flows of a financial asset are renegotiated or otherwise modified between initial recognition and maturity of the financial asset. A modification affects the amount and/or timing of the contractual cash flows either immediately or at a future date. In addition, the introduction or adjustment of existing covenants of an existing loan would constitute a modification even if these new or adjusted covenants do not yet affect the cash flows immediately but may affect the cash flows depending on whether the covenant is or is not met (e.g. a change to the increase in the interest rate that arises when covenants are breached).

The Group renegotiates loans to customers in financial difficulty to maximise collection and minimise the risk of default. A loan forbearance is granted in cases where although the borrower made all reasonable efforts to pay under the original contractual terms, there is a high risk of default or default has already happened and the borrower is expected to be able to meet the revised terms. The revised terms in most of the cases include an extension of the maturity of the loan, changes to the timing of the cash flows of the loan (principal and interest repayment), reduction in the amount of cash flows due (principal and interest forgiveness) and amendments to covenants.



**3. Material accounting policies (continued)**

**3.22 Financial assets (continued)**

**3.22.10 Modification and derecognition of financial assets**

When a financial asset is modified the Group assesses whether this modification results in derecognition. In accordance with the Group's policy a modification results in derecognition when it gives rise to substantially different terms. To determine if the modified terms are substantially different from the original contractual terms the Group considers the following:

- qualitative factors, such as contractual cash flows after modification are no longer SPPI, change in currency or change of counterparty, the extent of change in interest rates, maturity and covenants. If these do not clearly indicate a substantial modification, then;
- A quantitative assessment is performed to compare the present value of the remaining contractual cash flows under the original terms with the contractual cash flows under the revised terms, with both amounts discounted at the original effective interest. If the difference in present value is substantial the Group deems the arrangement is substantially different leading to derecognition.

In the case where the financial asset is derecognised the loss allowance for ECL is remeasured at the date of derecognition to determine the net carrying amount of the asset at that date. The difference between this revised carrying amount and the fair value of the new financial asset with the new terms will lead to a gain or loss on derecognition. The new financial asset will have a loss allowance measured based on 12-month ECL except in the rare occasions where the new loan is considered to be originated credit impaired. This applies only in the case where the fair value of the new loan is recognised at a significant discount to its revised par amount because there remains a high risk of default which has not been reduced by the modification. The Group monitors credit risk of modified financial assets by evaluating qualitative and quantitative information, such as if the borrower is in past due status under the new terms.

When the contractual terms of a financial asset are modified and the modification does not result in derecognition, the Group determines if the financial asset's credit risk has increased significantly since initial recognition by comparing:

- the remaining lifetime PD estimated based on data at initial recognition and the original contractual terms; with
- the remaining lifetime PD at the reporting date based on the modified terms

For financial assets modified as part of the Group's forbearance policy, where modification did not result in derecognition, the estimate of PD reflects the Group's ability to collect the modified cash flows taking into account the Group's previous experience of similar forbearance action, as well as various behavioural indicators, including the borrower's payment performance against the modified contractual terms. If the credit risk remains significantly higher than what was expected at initial recognition the loss allowance will continue to be measured at an amount equal to lifetime ECL. The loss allowance on forborne loans will generally only be measured based on 12-month ECL when there is evidence of the borrower's improved repayment behaviour following modification leading to a reversal of the previous significant increase in credit risk.

Where a modification does not lead to derecognition the Group calculates the modification gain/loss comparing the gross carrying amount before and after the modification (excluding the ECL allowance). Then the Group measures ECL for the modified asset, where the expected cash flows arising from the modified financial asset are included in calculating the expected cash shortfalls from the original asset.

**3. Material accounting policies (continued)**

**3.22 Financial assets (continued)**

**3.22.10 Modification and derecognition of financial assets (continued)**

The Group derecognises a financial asset only when the contractual rights to the asset's cash flows expire (including expiry arising from a modification with substantially different terms), or when the financial asset and substantially all the risks and rewards of ownership of the asset are transferred to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain/loss that had been recognised in OCI and accumulated in equity is recognised in profit or loss, with the exception of equity investment designated as measured at FVTOCI, where the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss.

On derecognition of a financial asset other than in its entirety (e.g. when the Group retains an option to repurchase part of a transferred asset), the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain/loss allocated to it that had been recognised in OCI is recognised in profit or loss. A cumulative gain/loss that had been recognised in OCI is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts. This does not apply for equity investments designated as measured at FVTOCI, as the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss.

**3.22.11 Write-off**

Loans and debt securities are written off when the Group has no reasonable expectations of recovering the financial asset (either in its entirety or a portion of it). This is the case when the Group determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off, or in the case of retail loan, when the amounts are over 180 days past due, whichever occurs sooner. A write-off constitutes a derecognition event. The Group may apply enforcement activities to financial assets written off. Recoveries resulting from the Group's enforcement activities will result in impairment gains.

**3.22.12 Presentation of allowance for ECL in the consolidated statement of financial position**

Loss allowances for ECL are presented in the consolidated statement of financial position as follows:

- for financial assets measured at amortised cost: as a deduction from the gross carrying amount of the assets;
- for debt instruments measured at FVTOCI: no loss allowance is recognised in the consolidated statement of financial position as the carrying amount is at fair value. However, the loss allowance is included as part of the revaluation amount in the investments revaluation reserve;
- for loan commitments and financial guarantee contracts: as a provision; and
- where a financial instrument includes both a drawn and an undrawn component, and the Group cannot identify the ECL on the loan commitment component separately from those on the drawn component, the Group presents a combined loss allowance for both components. The combined amount is presented as a deduction from the gross carrying amount of the drawn component. Any excess of the loss allowance over the gross amount of the drawn component is presented as a provision.



**3. Material accounting policies (continued)**

**3.23 Equity instruments and financial liabilities**

Equity and debt instruments issued by a Group entity are classified as either equity or as financial liabilities in accordance with the substance of the contractual arrangements and the definitions of an equity instrument and a financial liability.

**3.23.1 Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Group's own equity instruments is recognised and deducted directly in equity. No gain/loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments.

**3.23.2 Financial liabilities**

A financial liability is a contractual obligation to deliver cash or another financial asset or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Group or a contract that will or may be settled in the Group's own equity instruments and is a non-derivative contract for which the Group is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash (or another financial asset) for a fixed number of the Group's own equity instruments.

Financial liabilities are classified as either financial liabilities 'at FVTPL' or 'other financial liabilities'.

**3.23.2.1 Financial liabilities at FVTPL**

Financial liabilities are classified as at FVTPL when the financial liability is 1) contingent consideration of an acquirer in a business combination to which IFRS 3 applies, 2) held for trading, or 3) it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been acquired principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and
- it is a derivative, except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration of an acquirer in a business combination may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and IFRS 9 permits the entire combined contract to be designated as at FVTPL.

Financial liabilities at FVTPL are stated at fair value with any gains or losses arising on changes in fair value recognised in profit or loss to the extent that they are not part of a designated hedging relationship. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liabilities

**3.23.2.2 Other financial liabilities**

Other financial liabilities are initially measured at fair value, net of transaction costs. Other financial liabilities are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The EIR is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

**3 Material accounting policies (continued)**

**3.23 Equity instruments and financial liabilities (continued)**

**3.23.2 Financial liabilities (continued)**

**3.23.2.3 Derecognition of financial liabilities**

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

When the Group exchanges with the existing lender one debt instrument into another one with substantially different terms, such exchange is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, the Group accounts for substantial modification of terms of an existing liability or part of it as an extinguishment of the original financial liability and the recognition of a new liability.

**3.23.2.4 Sale and Repurchase Agreements**

Securities sold subject to repurchase agreements (repos) are disclosed in the notes to the Group consolidated financial statements when the transferee has the right by contract or custom to sell or re-pledge the collateral; the counterparty liability is included as a separate deposit. Securities purchased under agreements to resell (reverse repos) are recorded as loans and receivables to either banks or customers, as appropriate. The difference between sale and repurchase price is treated as interest and accrued over the life of the agreements using the effective interest method.

**3.24 Investments in associates**

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies

The results and assets and liabilities of associates is incorporated in these consolidated financial statements using the equity method of accounting.

Under the equity method, an investment in an associate is recognised initially in the condensed consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate. When the Group's share of losses of an associate exceeds the Group's interest in that associate, the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired. Goodwill relating to the associate is included in the carrying amount of the investment and is neither amortised nor individually tested for impairment separately.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on investment in its associate. At each reporting date, the Group determines whether there is objective evidence that the investment in the associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value, and then recognises the loss in the consolidated income statement.

**3. Material accounting policies (continued)**

**3.25 Taxation**

The income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from net profit as reported in profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period. A provision is recognised for those matters for which the tax determination is uncertain but it is considered probable that there will be a future outflow of funds to a tax authority. The provisions are measured at the best estimate of the amount expected to become payable. The assessment is based on the judgement of tax professionals within the Group supported by previous experience in respect of such activities and in certain cases based on specialist independent tax advice.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the interim financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, and interests in joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

**4. Islamic financing and investing products and Islamic customers' deposits**

In addition to conventional banking products, the Group offers its customers certain non-interest based banking products, which are approved by its Sharia'a Supervisory Board. All Islamic banking products and related transactions are accounted for in accordance with its accounting policies for financial instruments and revenue recognition (see note 3).

**4.1 Definitions**

The following terms are used in the consolidated financial statements with the meaning specified:

**4.1.1 Murabaha**

A contract whereby the Group (the "Seller") sells an asset to its customer (the "Purchaser"), on a deferred payment basis, after purchasing the asset and gaining possession thereof and title thereto, where the Seller has purchased and acquired that asset, based on a promise received from the Purchaser to buy the asset once purchased according to specific Murabaha terms and conditions. The Murabaha sale price comprises the cost of the asset and a pre-agreed profit amount. The Murabaha sale price is paid by the Purchaser to the Seller on an instalment basis over the period of the Murabaha as stated in the contract.

**4. Islamic financing and investing products and Islamic customers' deposits (continued)**

**4.1.2 Ijarah**

An agreement whereby the Group (the "Lessor") leases an asset to its customer (the "Lessee") (after purchasing/acquiring the specified asset, either from a third party seller or from the customer itself, according to the customer's request and based on his promise to lease), against certain rental payments for specific lease term/periods, payable on fixed or variable rental basis.

The Ijarah agreement specifies the leased asset, duration of the lease term, as well as, the basis for rental calculation and the timing of rental payment. The Lessee undertakes under this agreement to renew the lease periods and pay the relevant rental payment amounts as per the agreed schedule and applicable formula throughout the lease term.

The Lessor retains the ownership of the asset throughout the lease term. At the end of the lease term, upon fulfillment of all the obligations by the Lessee under the Ijarah agreement, the Lessor will sell the leased asset to the Lessee at nominal value or as a gift by a separate sale or gift contract at the end of the lease period.

**4.1.3 Wakala**

An agreement between two parties whereby one party is a fund provider (the "Muwakkil") who provides a certain amount of money (the "Wakala Capital") to an agent (the "Wakeel"), who invests the Wakala Capital in a Sharia'a compliant manner and according to the feasibility study/investment plan submitted to the Muwakkil by the Wakeel. The Wakeel is entitled to a fixed fee (the "Wakala Fee") as a lump sum amount or a percentage of the Wakala Capital. The Wakeel may be granted any excess over and above a certain pre-agreed rate of return as a performance incentive. In principle, wakala profit is distributed on declaration/distribution by the Wakeel.

The Wakeel would bear the loss in case of its default, negligence or violation of any of the terms and conditions of the Wakala Agreement; otherwise the loss would be borne by the Muwakkil, provided the Muwakkil receives satisfactory evidence that such loss was due to force majeure and that the Wakeel neither was able to predict the same nor could have prevented the negative consequences of the same on the Wakala. Under the Wakala agreement the Group may act either as Muwakkil or as Wakeel, as the case may be.

**4.1.4 Sukuk**

Certificates of equal value representing undivided shares in ownership of tangible assets, usufructs, and services or (in the ownership of) the assets of particular projects or special investment activity. It is asset-backed trust certificates evidencing ownership of an asset or its usufruct (earnings or benefits) and complies with the principle of Shari'ah.

**5. Critical accounting judgments and key sources of estimation uncertainty**

In the application of the Group's accounting policies, which are described in note 3, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

**5.1 Critical judgments in applying the Group's accounting policies**

The following are the critical judgements, apart from those involving estimations (which are dealt with separately below), that the management has made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in consolidated financial statements:

**5. Critical accounting judgments and key sources of estimation uncertainty (continued)**

**5.1 Critical judgments in applying the Group's accounting policies (continued)**

**5.1.1 Business model assessment**

Classification and measurement of financial assets depends on the results of the SPPI and the business model test (please see financial assets accounting policy in note 3.22). The Group determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Group monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

**5.1.2 Significant increase of credit risk**

As explained in note 3.22.5, ECL are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Group takes into account qualitative and quantitative reasonable and supportable forward-looking information. Refer to note 38.1 for more details.

**5.1.3 Establishing groups of assets with similar credit risk characteristics**

When ECL are measured on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics. Refer to note 38.1 for details of the characteristics considered in this judgement. The Group monitors the appropriateness of the credit risk characteristics on an ongoing basis to assess whether they continue to be similar. This is required in order to ensure that should credit risk characteristics change there is appropriate re-segmentation of the assets. This may result in new portfolios being created or assets moving to an existing portfolio that better reflects the similar credit risk characteristics of that group of assets. Re-segmentation of portfolios and movement between portfolios is more common when there is a significant increase in credit risk (or when that significant increase reverses) and so assets move from 12-month to lifetime ECL, or vice versa, but it can also occur within portfolios that continue to be measured on the same basis of 12-month or lifetime ECL but the amount of ECL changes because the credit risk of the portfolios differ.

**5.1.4 Models and assumptions used**

The Group uses various models and assumptions in measuring fair value of financial assets as well as in estimating ECL. Judgement is applied in identifying the most appropriate model for each type of asset, as well as for determining the assumptions used in these models, including assumptions that relate to key drivers of credit risk. See note 3.22 and note 38.1 for more details on ECL and note 39 for more details on fair value measurement.

**5.1.5 Investment in MURJAN**

AKPI, a subsidiary of the Bank, has investment of 50% equity stake in MURJAN. In 2010, the court, on request of shareholders of MURJAN, issued an order to dissolve the company and approved appointment of liquidators. Since MURJAN is managed by liquidators, AKPI assessed that it does not exercise any control or significant influence over MURJAN and investment in MURJAN is classified as financial assets measured at FVTPL.

**5. Critical accounting judgments and key sources of estimation uncertainty (continued)**

**5.1 Critical judgments in applying the Group's accounting policies (continued)**

**5.1.6** Management applied significant judgement in concluding that the new equity investment amounting to AED 370 million does not meet the IFRS 9 definition of "held for trading" and, accordingly, made an irrevocable election at initial recognition to measure the instrument at fair value through other comprehensive income (FVOCI); this judgement was based on the purpose of the acquisition (received in settlement of debt), the absence at initial recognition and at 31 December 2025 of any plan, commitment or expectation to dispose of the shares in the near term in light of the investee's current financial position and the lack of an active market, and the fact that the investment is not managed to generate short-term profits or evaluated on a trading performance basis, and management reassessed these factors at the reporting date and concluded that the FVOCI classification remains appropriate.

**5.2 Key sources of estimation uncertainty**

The following are key estimations that the management has used in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements:

**5.2.1 Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and determining the forward looking information relevant to each scenario**

When measuring ECL the Group uses reasonable and supportable forward looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other. Refer to note 38.1 for more details, including analysis of the sensitivity of the reported ECL to changes in estimated forward looking information.

**5.2.2 Probability of default**

PD constitutes a key input in measuring ECL. PD is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions. See note 38.1 for more details.

**5.2.3 Loss Given Default**

LGD is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from collateral and integral credit enhancements. See note 38.1.

**5.2.4 Fair value measurement and valuation process**

Certain assets and liabilities are measured at fair value for financial reporting purposes. The management determines the appropriate valuation techniques and inputs for fair value measurements. In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group uses valuation models or engages third party qualified independent valuers to perform the valuation. Management works closely with the qualified independent valuers to establish the appropriate valuation techniques and inputs to the model. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed in notes 39.

**5.2.5 Impairment of property and equipment and investment properties**

The Group determines at each reporting date whether there is any objective evidence that the property and equipment and investment properties are impaired. The management estimates the market value of properties based on the current market conditions and comparative transactions conducted by the independent valuers not related to the Group and how have appropriate qualifications and recent experience in the valuation of properties in the relevant locations. Whenever the carrying amount of any property exceeds its recoverable amount, an impairment loss is recognised in profit or loss.



**6. Cash and balances with the Central Bank of UAE**

	2025 AED '000	2024 AED '000
Cash on hand	78,771	63,292
<b>Balance due from the Central Bank of UAE:</b>		
Current account	7,178	-
Statutory cash ratio requirements	774,250	510,142
Overnight deposits	950,000	1,000,000
	<u>1,810,199</u>	<u>1,573,434</u>

Statutory cash ratio requirements with the Central Bank of the UAE represent mandatory reserve deposits and are not available for use in the Group's day-to-day operations. The level of reserve required by Central Bank of the UAE changes every 14 days. Overnight deposits carry interest rate of 3.65% per annum (2024: 4.4% per annum).

**7. Deposits and balances due from banks**

	2025 AED '000	2024 AED '000
Demand and call deposits	146,756	96,092
Loan to banks	1,243,214	837,290
	<u>1,389,970</u>	<u>933,382</u>
ECL allowance	(4,920)	(3,020)
	<u>1,385,050</u>	<u>930,362</u>

Loan to banks carry interest rate of 4.7% to 6.7% per annum (2024: 3.8% to 7.8% per annum) maturing between 2026 to 2028 (2024: 2025 to 2027).

The geographical analysis of deposits and balances due to banks is as follows:

	2025 AED '000	2024 AED '000
Other G.C.C. Countries	194,253	133,528
Rest of the World	1,195,717	799,854
	<u>1,389,970</u>	<u>933,382</u>
ECL allowance	(4,920)	(3,020)
	<u>1,385,050</u>	<u>930,362</u>

**Commercial Bank International P.J.S.C.**  
**Notes to the consolidated financial statements** (continued)



**8. Loans, advances and Islamic financing**

	2025 AED '000	2024 AED '000
Mortgage loans	629,642	572,072
Credit cards	40,087	46,192
Other	421,616	385,902
	<b>1,091,345</b>	<b>1,004,166</b>
ECL allowance	(20,901)	(25,888)
<b>Net retail lending</b>	<b>1,070,444</b>	<b>978,278</b>
Loans	10,351,411	8,341,542
Overdrafts	1,267,174	1,603,448
Trust receipts	427,894	451,624
Bills discounted	364,859	337,424
	<b>12,411,338</b>	<b>10,734,038</b>
ECL allowance	(724,541)	(753,040)
<b>Net wholesale lending</b>	<b>11,686,797</b>	<b>9,980,998</b>
Murabaha	83,155	2,604,289
Ijarah	102,762	265,177
Others	-	6,269
	<b>185,917</b>	<b>2,875,735</b>
Deferred income	(3,369)	(63,432)
	<b>182,548</b>	<b>2,812,303</b>
ECL allowance	(11,863)	(188,667)
<b>Net Islamic financing</b>	<b>170,685</b>	<b>2,623,636</b>
<b>Net loans, advances and Islamic financing</b>	<b>12,927,926</b>	<b>13,582,911</b>

**9. Investments in associates**

Details of the Group's associates at the end of the reporting year are as follows:

	2025 AED '000	2024 AED '000
Investment in Tekle Holographics MENA Holding Ltd.	2,500	9,610
Investment in Arzaq Holdings (Private J.S.C.)	-	-
	<b>2,500</b>	<b>9,610</b>
Balance at 1 January	9,610	-
Acquisition during the year	-	10,000
Impairment Loss	(6,957)	-
Share of loss	(153)	(390)
Balance at 31 December	<b>2,500</b>	<b>9,610</b>



**9. Investment in associates** (continued)

These investments are accounted for using the equity method in these consolidated financial statements (note 3). In 2021, the Group stopped recognising its share of losses in Arzaq Holdings because it has no further obligations arising from incurring these losses. In 2025, the Group's proportionate share in the losses of Arzaq Holdings amounting to AED Nil (2024: AED 52000). Summarised financial information in respect of each of the Group's material associates is set out below

	<b>Tekle Holographics MENA Holding Ltd</b>		<b>Arzaq Holdings (Private J.S.C.)</b>	
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>
Total assets	<b>7,826</b>	8,440	<b>337</b>	337
Total liabilities	<b>-</b>	-	<b>18,608</b>	18,608
(Loss) for the year	<b>(613)</b>	(1,560)	<b>-</b>	(52)

**10. Receivables and other assets**

	<b>2025</b>	<b>2024</b>
	<b>AED '000</b>	<b>AED '000</b>
Customer acceptances	<b>607,483</b>	427,063
Interest and profit receivable	<b>46,369</b>	38,810
Prepayments	<b>14,918</b>	13,668
Due from real estate developer and others	<b>347,426</b>	636,289
Sundry debtors and other receivables	<b>165,771</b>	182,311
	<b>1,181,967</b>	1,298,141
ECL allowance	<b>(6,290)</b>	(4,104)
	<b>1,175,677</b>	1,294,037

Due from real estate developer and others carry interest rate of 0% to 4.5% per annum (2024: 0% to 3.5% per annum) maturing between 2025 to 2028 (2024: 2025 to 2029).

**11. Property inventory and others**

The movements in property inventory and others during the year were as follows:

	<b>2025</b>	<b>2024</b>
	<b>AED '000</b>	<b>AED '000</b>
Balance at 1 January	<b>213,761</b>	458,670
Additions and repossessed during the year	<b>139,736</b>	410,786
Disposals during the year	<b>(279,187)</b>	(654,741)
Net realisable value adjustment during the year (note 32)	<b>2,058</b>	(954)
Balance at 31 December	<b>76,368</b>	213,761

All of the Group's property inventories and others are freehold properties located in the UAE and the MENA region.

### 11. Property inventory and others (continued)

The net realisable value of the Group's property inventory and others as at 31 December 2025 and 2024 has been arrived at on the basis of a valuation carried out on the respective dates by independent valuers not related to the Group. Independent valuers have appropriate qualifications and recent experience in the valuation of properties and others in the relevant locations. The net realisable value was determined based on either the market comparable approach that reflects recent transaction prices for similar properties or on a present value calculation of the estimated future cash flows supported by existing lease and current market rents for similar properties at the same location. The net realisable value adjustments have been included in profit or loss in the 'Net reversal of impairment on non-financial assets' line item.

### 12. Investment securities measured at fair value

The Group has designated the following investments in equity instruments and investment fund as these are investments that the Group plans to hold in the long term for strategic reasons. The Group has also assigned investment in equity stake in MURJAN and other investments as FVTPL (see note 5.1.5 of MURJAN). The table below shows fair value of these investments.

	2025 AED '000	2024 AED '000
<b>Investment at FVTOCI</b>		
Investment in quoted shares	33,786	32,431
Investment in unquoted shares	392,903	14,486
Investment in unquoted investment fund	2,705	1,408
	<u>429,394</u>	<u>48,325</u>
<b>Investment at FVTPL</b>		
Investment in unquoted shares and others	365,253	259,463
	<u>794,647</u>	<u>307,788</u>

An analysis of concentration of investment securities measured at fair value by sector and by region is as follows:

	Within the UAE		Outside the UAE	
	2025 AED '000	2024 AED '000	2025 AED '000	2024 AED '000
Financial institutions	24,448	24,730	22,502	14,485
Government entities	8,759	8,426	-	-
Real estate	733,732	255,791	-	-
Other	5,206	4,357	-	-
	<u>772,145</u>	<u>293,304</u>	<u>22,502</u>	<u>14,485</u>

**13. Investment securities measured at amortised cost**

	2025 AED '000	2024 AED '000
Investment in debt instruments	1,598,648	1,436,862
Investment in Islamic Sukuk	980,419	820,953
Monetary bills	1,057,331	580,448
	<b>3,636,398</b>	<b>2,838,263</b>
ECL allowance	(17,890)	(13,702)
	<b>3,618,508</b>	<b>2,824,561</b>

The Group holds these investment securities with an average yield of 2.6 % to 8.6% per annum (2024: 2.7% to 8.6 % per annum). Monetary bills carry interest rate ranging between 3.9 % and 4.5 % per annum (2024: 4.2 % and 5.5 % per annum). At 31 December 2025, certain financial assets measured at amortised cost with an aggregate carrying value of AED 771.8 million (fair value of AED 792.3 million) (2024: carrying value of AED 420.7 million, fair value of AED 423.6 million) which were collateralised as at that date against repurchase agreements with banks ("Repo") of AED 719.4 million (2024: AED 384.1 million).

**14. Investment properties**

	2025 AED '000	2024 AED '000
<b>Cost:</b>		
Balance at 1 January	13,324	56,358
Disposals during the year	-	(43,034)
Balance at 31 December	<b>13,324</b>	<b>13,324</b>
<b>Accumulated depreciation and accumulated impairment:</b>		
Balance at 1 January	5,914	17,261
Disposals during the year	-	(11,251)
Depreciation charge for the year	518	710
Net impairment reversals during the year (note 32)	-	(806)
Balance at 31 December	<b>6,432</b>	<b>5,914</b>
<b>Carrying value:</b>		
Balance at 31 December	<b>6,892</b>	<b>7,410</b>

#### 14. Investment properties (continued)

All of the Group's investment properties are freehold properties located in the U.A.E. These properties are classified as Level 3 in the fair value hierarchy, with a fair value as of 31 December 2025 amounting to AED 11.5 million (2024: AED 10.6 million). The Group's investment properties were valued as at 31 December 2025 by independent external professionally qualified valuers who hold recognized relevant professional qualifications and have recent experience in the locations and segments of the investment properties valued.

The valuations were determined based on a market value comparison / present value calculation of the estimated future cash flows supported by existing lease and current market rents for similar properties at the same locations. The interest rate, which is used to discount the future cash flows, reflects current market assessments of the uncertainty and timing of the cash flows. A 5% decrease in the recoverable amount would result in an impairment charge of AED 0.3 million (2024: AED 0.4 million).

During the year the Group recognised rental income of AED 1.3 million (2024: AED 0.2 million) from investment properties which is included in other operating income. The Group also incurred AED 0.3 million (2024: AED 0.4 million) operating expenses from investment property that generated rental income during the year.

#### 15 Intangible assets

	IT Systems	Capital work in progress	Total
Cost:	AED '000	AED '000	AED '000
Balance at 1 January 2024	136,216	-	136,216
Additions during the year	1,018	13,601	14,619
Transfers from Capital work in progress (note 16)	2,012	-	2,012
Balance at 31 December 2024	139,246	13,601	152,847
Additions during the year	866	17,187	18,053
Transfers from Capital work in progress (note 16)	5,152	2,273	7,425
<b>Balance at 31 December 2025</b>	<b>145,264</b>	<b>33,061</b>	<b>178,325</b>
<b>Accumulated amortisation</b>			
Balance at 1 January 2024	109,046	-	109,046
Depreciation for the year	9,546	-	9,546
Balance at 31 December 2024	118,592	-	118,592
Depreciation for the year	8,653	-	8,653
<b>Balance at 31 December 2025</b>	<b>127,245</b>	<b>-</b>	<b>127,245</b>
<b>Carrying value:</b>			
<b>Balance at 31 December 2025</b>	<b>18,019</b>	<b>33,061</b>	<b>51,080</b>
Balance at 31 December 2024	20,654	13,601	34,255

**Commercial Bank International P.J.S.C.**  
**Notes to the consolidated financial statements (continued)**



**16 Property and equipment**

	Freehold land and buildings	Property improvements	Furniture, fixtures, equipment and vehicles	Right of use assets	Capital work in progress	Total
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
<b>Cost:</b>						
Balance at 1 January 2024	41,285	37,218	72,999	42,825	7,170	201,497
Additions during the year	-	956	9,990	9,922	14,882	35,750
Transfers from Capital work in progress (note 15)	-	-	-	-	(2,012)	(2,012)
Disposals during the year	-	-	(249)	(10,653)	-	(10,902)
Adjustments	-	-	-	-	(418)	(418)
Balance at 31 December 2024	41,285	38,174	82,740	42,094	19,622	223,915
Additions during the year	-	163	1,852	4,713	11,540	18,268
Transfers from Capital work in progress (note 15)	-	-	1,912	-	(9,337)	(7,425)
Disposals during the year	-	(163)	-	(7,124)	-	(7,287)
<b>Balance at 31 December 2025</b>	<b>41,285</b>	<b>38,174</b>	<b>86,504</b>	<b>39,683</b>	<b>21,825</b>	<b>227,471</b>
<b>Accumulated depreciation and accumulated impairment:</b>						
Balance at 1 January 2024	2,882	21,101	61,422	21,630	-	107,035
Depreciation for the year	1,652	4,457	6,212	9,208	-	21,529
Disposals	-	-	(202)	(10,651)	-	(10,853)
Balance at 31 December 2024	4,534	25,558	67,432	20,187	-	117,711
Depreciation for the year	1,652	4,249	6,260	8,690	-	20,851
Disposals	-	(8)	-	(5,642)	-	(5,650)
<b>Balance at 31 December 2025</b>	<b>6,186</b>	<b>29,799</b>	<b>73,692</b>	<b>23,235</b>	<b>-</b>	<b>132,912</b>
<b>Carrying value:</b>						
<b>Balance at 31 December 2025</b>	<b>35,099</b>	<b>8,375</b>	<b>12,812</b>	<b>16,448</b>	<b>21,825</b>	<b>94,559</b>
Balance at 31 December 2024	36,751	12,616	15,308	21,907	19,622	106,204

**17. Deposits and balances due to banks**

	2025 AED '000	2024 AED '000
Demand and call deposits	89,752	175,187
Term borrowings	824,336	640,742
Islamic inter bank borrowings	18,638	367,290
Repurchase agreements with banks	719,359	384,179
	<b>1,652,085</b>	<b>1,567,398</b>

The above repurchase agreements with banks are at an average interest rate of 4.2% to 4.3% per annum (2024: 4.9% to 5% per annum). Collateral provided as security against these Repo borrowings are disclosed in Note 13 to the consolidated financial statements

The geographical analysis of deposits and balances due to banks is as follows:

	2025 AED '000	2024 AED '000
Within the UAE	1,152,989	577,449
Outside the UAE	499,096	989,949
	<b>1,652,085</b>	<b>1,567,398</b>

**18. Customer accounts and other deposits**

	2025 AED '000	2024 AED '000
Current accounts	2,692,800	2,483,321
Saving accounts	471,056	370,682
Time deposits	12,467,293	12,348,588
Other	275,221	227,556
	<b>15,906,370</b>	<b>15,430,147</b>

The geographical analysis of customers' deposits is as follows:

	2025 AED '000	2024 AED '000
Within the UAE	15,418,012	14,976,269
Outside the UAE	488,358	453,878
	<b>15,906,370</b>	<b>15,430,147</b>

Included in the above are Islamic accounts and deposits totalling to AED 926.6 million (2024: 3,317.6 million).

**19. Payables and other liabilities**

	2025 AED '000	2024 AED '000
Customer acceptances	607,483	427,063
Interest and profit payable	116,386	184,114
Provision for employees' end of service benefits (note 19.1)	56,761	52,049
ECL allowance on unfunded exposure	14,984	14,891
Tax payable (note 19.2)	30,912	20,796
Accounts payable, sundry creditors and other liabilities	219,426	146,136
	<b>1,045,952</b>	<b>845,049</b>

**19.1 Retirement benefit plans**

**Defined contribution plan**

The Group pays contributions for its eligible employees which are treated as defined contribution plans. The charge for the year in respect of these contributions is AED 7 million (2024: AED 5.4 million). As at the reporting date, pension payable of AED 0.9 million (2024: AED 0.7 million) has been classified under other liabilities.

**Defined benefit plan**

The Group provides for end of service benefits for its eligible employees. An actuarial valuation has been carried out as at 31 December 2025 and 2024 to ascertain present value of the defined benefit obligation. A registered actuary in the UAE was appointed to evaluate the same. The present value of the defined benefit obligation, and the related current and past service cost, were measured using the Projected Unit Credit Method. The principal assumptions used for the purposes of the actuarial valuations were as follows:

	2025	2024
Discount rate	4.91%	5.08%
Expected rate of salary increase	3.00%	3.00%

**Movements in the present value of**

	2025 AED '000	2024 AED '000
Balance at 1 January	52,049	47,706
Service cost	4,453	5,103
Interest expense	2,369	1,985
Remeasurement Loss	517	-
Benefits paid during the year	(2,627)	(2,745)
Balance at 31 December	<b>56,761</b>	<b>52,049</b>



**19.1 Retirement benefit plans (continued)**

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected rate of salary increase and turnover rate. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

If the discount rate increases by 50 basis points, the defined benefit obligation would decrease by 4.0% (2024: 4.2%), whereas a decrease in the discount rate by 50 basis points would result in a 4.2% increase in the obligation (2024: 4.5%).

Similarly, a 50 basis point increase in the expected rate of salary growth would lead to a 4.2% rise in the defined benefit obligation (2024: 4.4%), while a 50 basis point reduction in the expected salary growth rate would cause a 4% decrease in the obligation (2024: 4.2%)

**19.2 Tax payable**

The introduction of the UAE's Federal Corporate Tax regime in 2023 marked a fundamental milestone in the nation's fiscal framework, aligning the country with global tax standards and reinforcing its commitment to transparency and sustainable economic growth. The Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses became effective on 1 June 2023, and 2024 represented the first full year of implementation.

The Group's accounting year ends on 31 December, the tax period from 1 January 2025 to 31 December 2025 has to be filed on or before 30 September 2026. The taxable income of the entities that are in scope for UAE CT purposes is subject to the rate of 9% corporate tax.

The tax charge for year ended 31 December 2025 is AED 16.3 million (2024:AED 20.8 million), representing an Effective Tax Rate ("ETR") of 5.2%. (2024: 9.3%)

The tax liability of AED 30.9 million includes AED 13 million related to Value Added Tax (VAT).

**20. Share capital**

The authorised, issued, and paid-up capital of the Bank comprises 1,737,383,050 shares of AED 1 each (2024: 1,737,383,050 shares of AED 1 each). Fully paid-up shares carry one vote per share and carry a right to dividends.

**21. Tier 1 Capital Securities**

On 23 December 2015, the Bank issued Tier 1 Capital Securities (the "Capital Securities") through an SPV, CBI Tier 1 Private Ltd, (the "Issuer") amounting to USD 125 million (AED 459.1 million). These Capital Securities are perpetual and carry an interest rate of 5.993% per annum revised from the earlier rate of 6.5% per annum (calculated based on the relevant six-Years Mid Swap Rate plus 4.71% per annum) during the "initial period". After the initial period, at every reset date, interest would be calculated for the next reset period at the relevant six-Year Mid Swap Rate plus a margin of 4.71% per annum.

Interest is payable semi-annually in arrears on these Capital Securities. The "Initial Period" is the period (from and including) the Issue Date to (but excluding) the First Call Date. The "Reset Date" is the First Call Date and every sixth anniversary thereafter. These Capital Securities are callable by the Bank on 23 June 2026 and every interest payment date thereafter, subject to satisfying certain conditions (including the conditions of the agreement).

Tier 1 Capital Securities are perpetual, subordinated and unsecured. The Bank may elect not to pay a coupon at its own discretion, amongst other conditions. The holder of the Capital Securities does not have a right to claim the coupon and an election by the Bank not to service coupon is not considered an event of default.

## 22 Reserves

### 22.1 Statutory reserve

In accordance with UAE Federal Law no. 32 of 2021 on commercial companies and the Bank's Articles of Association, a transfer equivalent to at least 10% of the annual net profit is made annually to the statutory reserve until such reserve equals 50% of the paid-up share capital.

### 22.2 Investments revaluation reserve

The investments revaluation reserve represents accumulated gains and losses arising on the revaluation of financial assets carried at fair value through other comprehensive income.

### 22.3 CBUAE provision reserve

CBUAE provision reserve comprise of following.

	2025 AED '000	2024 AED '000
Specific provision reserve	-	-

In accordance with the requirements of CBUAE the excess of the credit impairment provisions calculated in accordance with CBUAE requirements over the ECL allowance for stage 3 exposures calculated under IFRS 9 was transferred to 'specific provision reserve' as an appropriation from retained earnings. This reserve was not available for payment of dividends. However, during the 2024 year, the CBUAE ceased the specific provision reserve requirements, leading to the release of all previously booked provisions back to retained earnings in the amount of AED 271.9 million in line with New Credit Risk Management Standards.

The movement in these reserves is as follows:

	Statutory reserve AED '000	Investment revaluation reserve AED '000	CBUAE specific provision reserve AED '000	Total AED '000
<b>2025</b>				
As at 1 January	337,530	(48,358)	-	289,172
Other comprehensive income	-	17,213	-	17,213
Transfer from retained earning	29,478	-	-	29,478
<b>As at 31 December</b>	<b>367,008</b>	<b>(31,145)</b>	<b>-</b>	<b>335,863</b>
<b>2024</b>				
As at 1 January	317,313	(63,921)	271,899	525,291
Other comprehensive income	-	2,634	-	2,634
Transfer from/(to) retained earning	20,217	12,929	(271,899)	(238,753)
<b>As at 31 December</b>	<b>337,530</b>	<b>(48,358)</b>	<b>-</b>	<b>289,172</b>

### 23. Non-controlling interests

Non-controlling interests in respect of the Group's non-wholly owned subsidiary is set out below.

	% of ownership and voting rights		Profit allocated to non-controlling interests for the year		Non-controlling Interests as at 31 December	
	2025	2024	2025	2024	2025	2024
			AED '000	AED '000	AED '000	AED '000
AKPI	53.0%	53.0%	46,154	676	166,887	120,733
			<u>46,154</u>	<u>676</u>	<u>166,887</u>	<u>120,733</u>

Summarised financial information in respect of AKPI that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations.

	2025 AED '000	2024 AED '000
Current assets	360,626	255,791
Non-current assets	-	-
<b>Total assets</b>	<u>360,626</u>	<u>255,791</u>
Current and non-current liabilities	5,550	-
Equity attributable to the owners of AKPI	355,076	255,791
<b>Total liabilities and equity</b>	<u>360,626</u>	<u>255,791</u>
Net income from financial assets at FVTPL	104,792	2,096
<b>Profit for the year</b>	<u>104,792</u>	<u>2,096</u>
<b>Total comprehensive income for the year</b>	<u>104,792</u>	<u>2,096</u>
<b>Total comprehensive income for the year attributable to:</b>		
Owners of AKPI	58,638	1,420
Non-controlling interests	46,154	676
	<u>104,792</u>	<u>2,096</u>



**24. Interest income**

	2025 AED '000	2024 AED '000
Loans and overdrafts	664,716	738,649
Bills discounted	10,074	15,208
Loans to banks	55,206	57,782
Debt instruments	114,957	119,149
Placements with banks	39,778	47,676
	<b>884,731</b>	<b>978,464</b>

**25. Income from Islamic financing and investing assets**

	2025 AED '000	2024 AED '000
Murabaha	51,138	46,037
Ijarah	16,003	23,945
Islamic sukuk	38,443	34,521
	<b>105,584</b>	<b>104,503</b>

**26. Interest expense**

	2025 AED '000	2024 AED '000
Customers' deposits	467,577	508,237
Borrowings from banks	48,609	103,000
Others	3,299	2,637
	<b>519,485</b>	<b>613,874</b>

**27. Distribution to Islamic depositors**

	2025 AED '000	2024 AED '000
Islamic customers' deposits	72,502	97,783
Islamic investment deposits from banks	8,710	27,313
	<b>81,212</b>	<b>125,096</b>

**28. Net fee and commission income**

	2025 AED '000	2024 AED '000
<b>Fee and commission income:</b>		
Commission on trade finance products	71,504	59,622
Advisory fee	50,802	38,416
Facility processing fee	35,939	29,513
Clearing and settlement fee	6,617	10,791
Credit card related fee	9,659	8,926
Banking and account service fee and commission	8,837	7,476
Other	4,975	4,988
	<b>188,333</b>	<b>159,732</b>



**28. Net fee and commission income** (continued)

	2025 AED '000	2024 AED '000
<b>Fee and commission expense:</b>		
Credit card related expenses	(17,519)	(16,075)
Other	(4,626)	(5,327)
	<u>(22,145)</u>	<u>(21,402)</u>
	<u>166,188</u>	<u>138,330</u>

**29. Other operating income, net**

	2025 AED '000	2024 AED '000
Foreign exchange gains	31,582	7,370
Net income from financial assets at FVTPL	94,842	20,332
Gain on sale of non-financial assets	113,277	190,195
Other	2,940	3,398
	<u>242,641</u>	<u>221,295</u>

**30. General and administrative expenses**

	2025 AED '000	2024 AED '000
Payroll and related expenses	270,991	254,230
Depreciation and amortisation	30,025	31,785
Legal and consultation fees	16,192	17,088
Maintenance costs	29,415	28,824
Other	67,132	45,737
	<u>413,755</u>	<u>377,664</u>

There were no social contributions for the years ended 31 December 2025 and 2024.

**31. Net impairment charge on financial assets**

	2025 AED '000	2024 AED '000
ECL charge for the year, net of reversals	(109,823)	(140,448)
Net recoveries against written off loans	41,256	37,679
	<u>(68,567)</u>	<u>(102,769)</u>

**32. Net Impairment reversal / (charge) on non-financial assets**

	2025 AED '000	2024 AED '000
Impairment reversal / (charge) on property inventory (note 11)	2,058	(954)
Impairment reversal on investment properties (note 14)	-	806
	<u>2,058</u>	<u>(148)</u>

**33. Income tax expense**

The charge for the year is calculated based upon the adjusted net profit for the year at rates of tax applicable. The charge to the consolidated income statement for the year is as follows:

	2025 AED '000	2024 AED '000
<b>Corporation income tax</b>		
Charge for the year	16,287	20,796
<b>Tax recognised in Statement of other Comprehensive Income</b>		
Current tax in other comprehensive income	1,652	-

Reconciliation of Group's tax on profit based on accounting and profit as per the tax laws is as follows:

	2025 AED '000	2024 AED '000
<b>Profit before taxation</b>	311,073	222,651
Tax at the company domestic rate of 9%	27,963	20,039
Tax effect of income not taxable in determining taxable profit	(13,848)	(66)
Tax effect of expenses that are not deductible in determining taxable profit	2,172	823
<b>Total income tax expense for the year</b>	16,287	20,796
Effective Tax Rate	5.2%	9.3%

**Statement of Other Comprehensive Income**

*Items that will not be reclassified subsequently to profit or loss:*

Changes in fair value of financial assets measured at fair value through other comprehensive income	1,698	-
Remeasurement of net defined benefit liability	(46)	-
Tax charges	1,652	-

**34. Contingent liabilities and commitments**

To meet the financial needs of customers, the Group enters into various irrevocable commitments and contingent liabilities. These consist of financial guarantees, letters of credit and other undrawn commitments to provide a loan. Even though these obligations may not be recognised on the consolidated statement of financial position, they do contain credit risk and are therefore part of the overall risk of the Group.

**34.1 Letters of credit and guarantees**

Letters of credit and guarantees (including standby letters of credit) commit the Group to make payments on behalf of customers in the event of a specific act, generally related to the import or export of goods. Guarantees and standby letters of credit carry a similar credit risk to loans. The contractual amounts of contingent liabilities are set out in the following table by category. The amounts reflected in the table represent the maximum accounting loss that would be recognised at the end of reporting period if counterparties failed to perform as contracted.

	2025 AED '000	2024 AED '000
Guarantees	4,376,060	3,191,527
Letters of credit	623,496	419,363
	<b>4,999,556</b>	<b>3,610,890</b>


**34.2 Other commitments**

At any time, the Group has outstanding irrevocable commitments to provide a loan. These commitments are in the form of approved loan facilities. For the loan commitments reflected in the table below, it is assumed that the amounts are fully advanced

	2025 AED '000	2024 AED '000
Loan commitments	3,071,770	2,008,741
Capital commitments	44,836	42,441
	<b>3,116,606</b>	<b>2,051,182</b>

**35 Basic and diluted earnings per share**

Earnings per share are calculated by dividing the profit for the year attributed to the owners of the Bank less interest paid on Tier 1 Capital Securities by the weighted average number of shares in issue throughout the period as follows:

	2025 AED '000	2024 AED '000
Profit for the period attributable to owners of the Bank	248,632	201,179
Deduct: Interest on Tier 1 capital securities	(27,522)	(27,520)
Net profit attributable to equity holders	<b>221,110</b>	173,659
Weighted average number of shares in issue	<b>1,737,383</b>	1,737,383
Earnings per share* (AED)	<b>0.13</b>	0.10

\*The diluted and basic earnings per share were the same for the year ended 31 December 2025 and 2024.

**36.1 Cash and cash equivalents**

Cash and cash equivalents included in the consolidated statement of cash flows comprise the following balances:

	2025 AED '000	2024 AED '000
Cash and balances with the Central Bank (note 6)	1,810,199	1,573,434
Deposits and balances due from banks (note 7)	1,389,970	933,382
Financial assets measured at amortized cost (note 13)	1,057,331	580,448
	<b>4,257,500</b>	3,087,264
Less: Statutory reserve with the Central Bank of the UAE	(774,250)	(510,142)
Less: Balances due from banks with original maturity of 90 days or more	(1,243,214)	(837,290)
Less: Financial assets measured at amortized cost with original maturity of 90 days or more	(952,780)	(175,000)
	<b>1,287,256</b>	1,564,832

**36.2 Non-cash transactions**

This is an addition of AED 364 million, during the year in Investment in fair value through OCI which was acquired through settlement of debt.



### 37. Classification of financial assets and financial liabilities

#### 37.1 Non-derivative and derivative financial assets and financial liabilities

	At fair value		At amortised cost		Total	
	2025	2024	2025	2024	2025	2024
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
<b>Non-derivative financial assets</b>						
Cash and balances with the Central Bank	-	-	1,810,199	1,573,434	1,810,199	1,573,434
Deposits and balances due from banks	-	-	1,389,970	933,382	1,389,970	933,380
Loans, advances and Islamic financing	-	-	13,685,231	14,550,507	13,685,231	14,550,507
Receivables and other assets	-	-	1,161,350	1,278,775	1,161,350	1,278,775
Investment securities at fair value	794,647	307,788	-	-	794,647	307,788
Investment securities measured at amortised cost	-	-	3,636,398	2,838,263	3,636,398	2,838,263
	794,647	307,788	21,683,148	21,174,359	22,477,795	21,482,147
<b>Derivative financial assets - FVTPL</b>	1,692	10,324	-	-	1,692	10,324
	796,339	318,112	21,683,148	21,174,359	22,479,487	21,492,471
<b>Non-derivative financial liabilities</b>						
Balance due to the Central Bank	-	-	-	-	-	-
Deposits and balances due to banks	-	-	1,652,085	1,567,398	1,652,085	1,567,398
Customer accounts and other deposits	-	-	15,906,370	15,430,147	15,906,370	15,430,147
Payables and other liabilities	-	-	943,295	779,964	943,295	779,964
	-	-	18,501,750	17,777,509	18,501,750	17,777,509
<b>Derivative financial liabilities - FVTPL</b>	6,821	2,155	-	-	6,821	2,155
	6,821	2,155	18,501,750	17,777,509	18,508,571	17,779,664

### **38. Financial risk management**

The Group has exposure to the following primary risks from its use of financial instruments. The exposures to these risks and how they arise has remained unchanged from last year.

- Credit Risk
- Liquidity risk
- Interest rate risk
- Market risk
- Operational risk

The following section discusses the Group's risk management policies which remain unchanged from last year.

#### **38.1 Credit risk**

Credit risk is the risk that a customer or counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group's main income generating activity is lending to customers and therefore credit risk is a principal risk. Credit risk mainly arises from loans and advances to customers, Islamic financing and investing assets and other banks (including related commitments to lend such as loan or credit card facilities), investments in debt securities and derivatives that are an asset position. The Group considers all elements of credit risk exposure such as counterparty default risk, geographical risk and sector risk for risk management purposes.

##### **38.1.1 Management of credit risk**

The Group's Credit and Risk Committee are responsible for managing the Group's credit risk by:

- Ensuring that the Group has appropriate credit risk practices, which is based on an approved risk appetite framework, including an effective system of internal control, to consistently determine adequate allowances in accordance with the Group's stated policies and procedures, IFRS and relevant supervisory guidance.
- Identifying, assessing and measuring credit risk across the Group, from an individual instrument to a portfolio level.
- Creating credit policies to protect the Group against the identified risks including the requirements to obtain collateral from borrowers, to perform robust ongoing credit assessment of borrowers and to continually monitor exposures against internal risk limits.
- Limiting concentrations of exposure by type of asset, counterparties, industry, credit rating, geographic location etc.
- Establishing a robust control framework regarding the authorisation structure for the approval and renewal of credit facilities.

**38. Financial risk management** (continued)

**38.1 Credit risk** (continued)

- Developing and maintaining the Group's risk grading to categorise exposures according to the degree of risk of default. Risk grades are subject to regular reviews.
- Developing and maintaining the Group's processes for measuring ECL including monitoring of credit risk, incorporation of forward looking information and the method used to measure ECL.
- Ensuring that the Group has policies and procedures in place to appropriately maintain and validate models used to assess and measure ECL.
- Establishing a sound credit risk accounting assessment and measurement process that provides it with a strong basis for common systems, tools and data to assess credit risk and to account for ECL. Providing advice, guidance and specialist skills to business units to promote best practice throughout the Group in the management of credit risk.

The internal audit function performs regular audits making sure that the established controls and procedures are adequately designed and implemented.

**38.1.2 Significant increase in credit risk**

As explained in note 3 the Group monitors all financial assets that are subject to impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Group will measure the loss allowance based on lifetime rather than 12-month ECL.

**Internal credit risk ratings**

The Group's credit risk grading framework comprises twenty-two categories. The credit rating information is based on a range of data that is determined to be predictive of the risk of default and applying experienced credit judgement. The nature of the exposure and type of borrower are taken into account in the analysis. Credit risk grades are defined using qualitative and quantitative factors that are indicative of risk of default.

The credit risk grades are designed and calibrated to reflect the risk of default as credit risk deteriorates. As the credit risk increases the difference in risk of default between grades changes. Each exposure is allocated to a credit risk grade at initial recognition, based on the available information about the counterparty. All exposures are monitored and the credit risk grade is updated to reflect current information. The monitoring procedures followed are both general and tailored to the type of exposure.

The following data are typically used to monitor the Group's exposures:

- Payment record, including payment ratios and ageing analysis;
- Extent of utilisation of granted limit;
- Forbearances (both requested and granted);
- Changes in business, financial and economic conditions;
- Credit rating information supplied by external rating agencies;
- For retail exposures: internally generated data of customer behaviour, affordability metrics etc.; and
- For wholesale exposures: information obtained by periodic review of customer files including review of audited financial statements, analysis of market data such as prices of credit default swaps (CDS) or quoted bonds where available, assessment for changes in the sector in which the customer operates etc.

**38. Financial risk management** (continued)

**38.1 Credit risk** (continued)

The Group uses credit risk grades as a primary input into the determination of the term structure of the PD for exposures. The Group collects performance and default information about its credit risk exposures analysed by jurisdiction or region and by type of product and borrower as well as by credit risk grading. The information used is both internal and external depending on the portfolio assessed. The table below provides a mapping of the Group's internal credit risk grades to external ratings.

Risk grade	Description	Moody's rating
1	Low to fair risk	Aaa
2+	Low to fair risk	Aa1
2	Low to fair risk	Aa2
2-	Low to fair risk	Aa3
3+	Low to fair risk	A1
3	Low to fair risk	A2
3-	Low to fair risk	A3
4+	Low to fair risk	Baa1
4	Low to fair risk	Baa2
4-	Standard monitoring	Baa3
5+	Standard monitoring	Ba1
5	Standard monitoring	Ba2
5-	Standard monitoring	Ba3
6+	Watch and special monitoring	B1
6	Watch and special monitoring	B2
6-	Watch and special monitoring	B3
7+	Watch and special monitoring	Caa1
7	Watch and special monitoring	Caa2
7-	Watch and special monitoring	Caa3
8	Default: Substandard	Ca - C
9	Default: Doubtful	Ca - C
10	Default: Impaired	Ca - C

The Group uses different criteria to determine whether credit risk has increased significantly per portfolio of assets. The criteria used are both quantitative changes in PDs as well as qualitative. The table below summarises certain indicative qualitative indicators assessed.

**Qualitative indicators assessed**

Retail lending	Changes in performance behaviour of borrower or portfolio (past due days), LTV ratio (for mortgage loans), extension to the terms granted, actual or expected forbearance or restructuring, blacklisted employers or loss of job, adverse change in economic conditions, uncollateralised bullet payment loans.
Wholesale lending	Significant change in operating results of a borrower, significant adverse change in regulatory, economic or technological environment, actual or expected forbearance or restructuring, early signs of cash flows and liquidity problems, past due days, internal ratings downgrade, significant increase in exposure at default due to change in collateral value, uncollateralised bullet payment loans.
Due from banks	increase in credit spread, external credit ratings
Debt instruments	Significant increase in credit spread, external credit ratings
Financial guarantee contract	Increase in credit risk of other financial instruments of the borrower

### **38. Financial risk management** (continued)

#### **38.1 Credit risk** (continued)

##### **38.1.2 Significant increase in credit risk** (continued)

Loan commitments are assessed along with the category of loan the Group is committed to provide, i.e. commitments to provide mortgages are assessed using similar criteria to mortgage loans, while commitments to provide a wholesale loan are assessed using similar criteria to wholesale loans.

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

The Group has monitoring procedures in place to make sure that the criteria used to identify significant increases in credit risk are effective, meaning that significant increase in credit risk is identified before the exposure is defaulted or when the asset becomes 30 days past due. The Group performs periodic back-testing of its ratings to consider whether the drivers of credit risk that led to default were accurately reflected in the rating in a timely manner.

##### **38.1.3 Incorporation of forward-looking information**

The Group incorporates forward-looking information into both its assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL. The expected credit losses have been determined using three forward-looking scenarios – Upside , Baseline and Downside. A single ECL is calculated for each deal/account weighted by the likelihood of scenario occurring.

Based on the historical data on key macroeconomic indicators which are sourced from Moody's Data Buffet, the Group formulates a 'base case' view of the future direction of the economic outlook that drives the default rates of each portfolio of financial instruments. The baseline scenario represents a most-likely outcome and is aligned with information used by the Group for other purposes such as strategic planning and budgeting and other business activities. The adverse scenario represent more pessimistic outcomes, while upside scenario represents a scenario where the economy will outperform the baseline.

The Group redeveloped macroeconomic models to incorporate the recent data and portfolio changes. Using robust macroeconomic modelling methodology, Group identified and documented the key macroeconomic factors that drives the change in default rates of each portfolio of financial instruments. Following key macroeconomic data and forecasts provided by Moody's Data Buffet have been utilized by the Group to incorporate the probability weighted forward-looking information into the PD and LGD term structures used for the ECL calculation :

- National Accounts: Potential Real Gross Domestic Product, (Bil. 2010 AED)
- Hotel occupancy, (%) - Abu Dhabi
- Residential property prices: All dwellings, (Index 2010=100) - Abu Dhabi
- Real Residential property prices: All dwellings, (Index 2010=100) - Abu Dhabi
- Residential property prices: All dwellings, (AED per m<sup>2</sup>) - Dubai
- Real Residential property prices: All dwellings, (2010 AED per m<sup>2</sup>) - Abu Dhabi
- Consumer Price Index, (Index 2021=100)
- Share Price Index: ADX General Index, (Index)
- Industrial Production: Total - Abu Dhabi, (Index 2021=100)
- Labor Force Survey: Unemployment Rate, (%)
- Interest Rate: 3-month EIBOR, (% p.a.,)

**38. Financial risk management** (continued)

**38.1 Credit risk** (continued)

**38.1.3 Incorporation of forward-looking information** (continued)

The table below summarises the principal macroeconomic indicators included in the economic scenarios used at 31 December 2025 for the years 2026 to 2028, for the UAE, which is the country where the Group operates and therefore is the country that has a material impact on ECL.

**December 25**

	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>National Accounts: Potential Real Gross Domestic Product, (Bil. 2010 AED)</b>			
· Upside scenario	2,033	2,135	2,223
· Baseline scenario	2,006	2,083	2,160
· Downside scenario	1,956	1,992	2,054
<b>Hotel occupancy, (%) - Abu Dhabi</b>			
· Upside scenario	74.00	73.21	72.51
· Baseline scenario	71.22	71.57	71.90
· Downside scenario	64.78	68.38	72.37
<b>Residential property prices: All dwellings, (Index 2010=100) - Abu Dhabi</b>			
· Upside scenario	122	129	135
· Baseline scenario	116	122	128
· Downside scenario	92	93	100
<b>Real Residential property prices: All dwellings, (Index 2010=100) - Abu Dhabi</b>			
· Upside scenario	109	111	113
· Baseline scenario	105	106	108
· Downside scenario	86	83	86
<b>Residential property prices: All dwellings, (AED per m<sup>2</sup>) - Dubai</b>			
· Upside scenario	25,386	28,498	31,593
· Baseline scenario	24,230	27,036	30,060
· Downside scenario	19,100	20,570	23,419
<b>Real Residential property prices: All dwellings, (2010 AED per m<sup>2</sup>) - Abu Dhabi</b>			
· Upside scenario	13,285	13,632	13,875
· Baseline scenario	12,795	13,012	13,246
· Downside scenario	10,520	10,177	10,475
<b>Consumer Price Index, (Index 2021=100)</b>			
· Upside scenario	112	114	117
· Baseline scenario	112	114	116
· Downside scenario	111	112	115
<b>Share Price Index: ADX General Index, (Index)</b>			
· Upside scenario	10,813	10,886	11,098
· Baseline scenario	10,078	10,251	10,505
· Downside scenario	7,436	8,092	8,740

**38. Financial risk management (continued)****38.1 Credit risk (continued)****38.1.3 Incorporation of forward-looking information (continued)****December 25**

<b>Industrial Production: Total - Abu Dhabi, (Index 2021=100)</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
· Upside scenario	146	154	161
· Baseline scenario	143	150	157
· Downside scenario	135	139	149
<b>Labor Force Survey: Unemployment Rate, (%)</b>			
· Upside scenario	1	2	2
· Baseline scenario	2	2	2
· Downside scenario	3	2	2
<b>Interest Rate: 3-month EIBOR, (% p.a.,)</b>			
· Upside scenario	3	3	3
· Baseline scenario	3	3	3
· Downside scenario	2	1	2

The table below summarises the principal macroeconomic indicators included in the economic scenarios used at 31 December 2024 for the years 2025 to 2027, for the UAE, which is the country where the Group operates and therefore is the country that has a material impact on ECL.

**December 24**

	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>General government debt to GDP ratio, (% NSA)</b>			
· Upside scenario	22	23	25
· Baseline scenario	27	28	29
· Downside scenario	38	41	39
<b>House Price Index: Real, (Index 2010=100, NSA)</b>			
· Upside scenario	143	150	159
· Baseline scenario	137	143	152
· Downside scenario	112	112	120
<b>Energy: Production - Crude oil including lease condensate, (Mil. Bbl per day, NSA)</b>			
· Upside scenario	4	4	4
· Baseline scenario	4	4	4
· Downside scenario	3	4	4
<b>National accounts: Gross domestic product [GDP] - Real - Abu Dhabi, (Mil. 2017 USD, SAAR)</b>			
· Upside scenario	248,984	255,266	263,632
· Baseline scenario	241,930	247,533	255,505
· Downside scenario	225,349	229,435	240,651
<b>Residential property prices - Abu Dhabi: All dwellings, (Index 2010=100, NSA)</b>			
· Upside scenario	107	112	118
· Baseline scenario	102	106	112
· Downside scenario	80	81	87
<b>Unit labor cost, (Index 2010=100, SA)</b>			
· Upside scenario	138	141	140
· Baseline scenario	134	136	136
· Downside scenario	136	136	134



**38. Financial risk management (continued)**

**38.1 Credit risk (continued)**

**38.1.3 Incorporation of forward-looking information (continued)**

**December 2024**

<b>Share Price Index: ADX General Index, (Index, NSA)</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
· Upside scenario	9,871	9,911	10,274
· Baseline scenario	9,193	9,406	9,810
· Downside scenario	5,995	7,300	7,950

**General Government Finance: Revenue, (Bil. AED, SAAR)**

· Upside scenario	605	533	512
· Baseline scenario	513	507	489
· Downside scenario	367	419	427

**National accounts: Gross domestic product [GDP] - Real - Dubai, (Mil. 2017 USD, NSAAR)**

· Upside scenario	136,618	142,704	148,795
· Baseline scenario	132,748	138,381	144,208
· Downside scenario	123,650	128,264	135,825

**Residential property prices - Dubai: All dwellings, (AED per m<sup>2</sup>, NSA)**

· Upside scenario	21,006	23,364	26,078
· Baseline scenario	20,050	22,165	24,812
· Downside scenario	15,805	16,864	19,331

There has been no significant sensitivity impact on ECL if the macroeconomic variables (defined above) were to change by the base case, upside and downside scenarios.

Following risk parameters have been used by the Bank to measure the ECL:

- (a) probability of default (PD);
- (b) loss given default (LGD); and
- (c) exposure at default (EAD).

As explained above these parameters are generally derived from internally developed statistical models and other historical data and they are adjusted to reflect probability-weighted forward-looking information.

PD is the predicted probability that a pool of obligors will default over the predefined future time horizon. For each portfolio of financial instruments, PDs are estimated using robust statistical models – rating models for wholesale facilities and roll rate models for retail facilities. These statistical models are based on internally compiled data comprising both quantitative and qualitative factors. Macroeconomic adjustment of the PD has been carried out as described above to reflect forward-looking information

LGD is an estimate of the loss arising on default. The Group estimates the LGD based on the difference between contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from any collateral. The LGD models for secured assets consider forecasts of future collateral valuation taking into account sale discounts, time to realisation of collateral, cross collateralisation and seniority of claim, cost of realisation of collateral and cure rates (i.e. exit from non-performing status).

LGD models for unsecured assets consider time of recovery, recovery rates and seniority of claims. The calculation is on a discounted cash flow basis, where the cash flows are discounted using the original EIR of the loan. Macroeconomic adjustment of the LGD has been carried out using the Basel LGD link function to reflect forward-looking information

EAD is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on committed facilities.

**38. Financial risk management (continued)**

**38.1 Credit risk (continued)**

**38.1.4 Measurement of ECL (continued)**

The Group's modelling approach for EAD reflects expected changes in the balance outstanding over the lifetime of the loan exposure that are permitted by the current contractual terms, such as amortisation profiles, changes in utilisation of undrawn commitments and credit mitigation actions taken before default. The Group uses EAD models that reflect the characteristics of the portfolios.

The Group measures ECL considering the risk of default over the maximum contractual period (including extension options) over which the entity is exposed to credit risk and not a longer period, even if contract extension or renewal is common business practice. However, for financial instruments such as credit cards, revolving credit facilities and overdraft facilities that include both a loan and an undrawn commitment component, the Group's contractual ability to demand repayment and cancel the undrawn commitment does not limit the Group's exposure to credit losses to the contractual notice period.

For such financial instruments the Group measures ECL over the period that it is exposed to credit risk and ECL would not be mitigated by credit risk management actions, even if that period extends beyond the maximum contractual period. These financial instruments do not have a fixed term or repayment structure and have a short contractual cancellation period. However, the Group does not enforce, in the normal day-to-day management, the contractual right to cancel these financial instruments.

This is because these financial instruments are managed on a collective basis and are cancelled only when the Group becomes aware of a significant increase in credit risk at the facility level. This longer period is estimated taking into account the credit risk management actions that the Group expects to take to mitigate ECL, e.g. reduction in limits or cancellation of the loan commitment.

**38.1.5 Groupings based on shared risks characteristics**

When ECL are measured on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics such as instrument type, credit risk grade, utilisation band and collateral type. The groupings are reviewed on a regular basis to ensure that each group is comprised of homogenous exposures.

**38.1.6 Credit quality**

**Credit risk concentrations**

An analysis of the Group's credit risk concentrations per class of financial asset, subject to impairment, is provided in the following tables. The amounts in the table represent gross carrying amounts. For loan commitments and financial guarantee contracts, the amounts in the table represent the amounts committed or guaranteed, respectively.

<b>Concentration by sector</b>	<b>2025 AED '000</b>	<b>2024 AED '000</b>
<b>Balances with Central Bank</b>		
Central Bank of the UAE	1,810,199	1,573,434
<b>Deposits and balances due from banks</b>		
Other banks	1,389,970	933,382
<b>Loans, advances and Islamic financing</b>		
<i>Retail lending</i>		
Secured lending	629,642	572,072
Unsecured lending	461,702	432,094
	<b>1,091,344</b>	<b>1,004,166</b>

**38.1.6 Credit quality** (continued)

**Concentration by sector** (continued)

	2025	2024
	AED '000	AED '000
<i>Wholesale lending</i>		
Real estate	4,687,083	2,514,944
Construction	837,678	754,173
Trade	1,622,108	1,254,558
Manufacturing	1,075,898	1,114,576
Transport, storage and communication	237,083	245,349
Gas, electricity and water	696,384	1,014,539
Government	602,274	707,807
Non-banking financial institutions	239,785	166,753
Investment/ Holding Companies	1,375,795	1,786,780
Recreation/ Entertainment	344,104	537,438
Other	693,146	637,121
	<b>12,411,338</b>	<b>10,734,038</b>

*Islamic financing and investing assets (wholesale lending)*

Real estate	16,601	2,325,658
Construction	12,360	121,813
Trade	25,934	47,524
Manufacturing	24,729	63,044
Non-banking financial institutions	-	16,053
Other	102,925	238,211
	<b>182,549</b>	<b>2,812,303</b>
	<b>13,685,231</b>	<b>14,550,507</b>

**Receivables and other assets**

Construction	121,132	78,150
Trade	113,347	108,122
Manufacturing	386,858	247,681
Real Estate	261,288	636,289
Bank & Financial Institutions	46,272	-
Other	146,308	208,533
	<b>1,075,205</b>	<b>1,278,775</b>

**Investment securities measured at amortised cost**

Sovereign governments	2,675,853	2,201,141
Financial Institutions and other	659,829	637,122
Real Estate	263,992	-
Transport, Storage & Communication	36,724	-
	<b>3,636,398</b>	<b>2,838,263</b>

**Loan commitments, letters of credit and financial guarantee contracts**

Retail lending	175,010	171,370
Real estate	105,226	136,121
Construction	5,272,998	3,298,485
Trade	677,555	772,491
Manufacturing	1,001,665	642,570
Transport, storage and communication	23,889	15,889
Oil, gas, and petroleum products	-	89,974
Government	303,694	5,350
Financial institutions and non-banking financial institutions	97,666	176,153
Other	413,623	311,229
	<b>8,071,326</b>	<b>5,619,632</b>
	<b>29,668,329</b>	<b>26,793,993</b>

**38. Financial risk management** (continued)

**38.1 Credit risk** (continued)

**38.1.6 Credit quality** (continued)

**Concentration by region**

	2025 AED '000	2024 AED '000
The UAE	25,653,246	24,009,336
The GCC	1,932,753	1,066,284
Other Arab countries	224,855	292,797
Europe	128,919	102,093
The USA	60,497	53,917
Asia	1,270,779	1,034,710
Other	397,280	234,856
	<b>29,668,329</b>	<b>26,793,993</b>

**Credit risk exposure per class of financial asset and stage**

Summarised information of the Group's credit risk exposure per class of financial asset (subject to impairment) is provided in following table;

	31-Dec-25			31-Dec-24		
	Gross carrying amount	ECL allowance	Carrying amount	Gross carrying amount	ECL allowance	Carrying amount
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
<b>Balances with the Central Bank of the UAE</b>						
Stage 1	1,810,199	-	1,810,199	1,573,434	-	1,573,434
<b>Deposits and balances due from banks</b>						
Stage 1	1,389,970	(4,920)	1,385,050	933,382	(3,020)	930,362
<b>Loans, advances and Islamic financing</b>						
Stage 1	10,895,788	(44,153)	10,851,635	10,791,067	(52,678)	10,738,389
Stage 2	973,790	(165,811)	807,979	1,441,648	(231,830)	1,209,818
Stage 3	1,815,653	(547,341)	1,268,312	2,317,792	(683,088)	1,634,704
	<b>13,685,231</b>	<b>(757,305)</b>	<b>12,927,926</b>	<b>14,550,507</b>	<b>(967,596)</b>	<b>13,582,911</b>
<b>Receivables and other assets (excluding prepayments and advances)</b>						
Stage 1	911,134	(5,130)	906,004	1,073,438	(3,151)	1,070,287
Stage 2	54,096	(1,160)	52,936	42,214	(953)	41,261
Stage 3	109,975	-	109,975	163,123	-	163,123
	<b>1,075,205</b>	<b>(6,290)</b>	<b>1,068,915</b>	<b>1,278,775</b>	<b>(4,104)</b>	<b>1,274,671</b>
<b>Investment securities measured at amortised cost</b>						
Stage 1	3,636,398	(17,890)	3,618,508	2,838,263	(13,702)	2,824,561
<b>Loan commitments, letters of credit and financial guarantee contracts</b>						
Stage 1	7,777,400	(11,908)	7,765,492	5,262,564	(9,243)	5,253,321
Stage 2	270,382	(2,855)	267,527	277,052	(5,427)	271,625
Stage 3	23,544	(221)	23,323	80,015	(221)	79,794
	<b>8,071,326</b>	<b>(14,984)</b>	<b>8,056,342</b>	<b>5,619,631</b>	<b>(14,891)</b>	<b>5,604,740</b>

**38. Financial risk management** (continued)

**38.1 Credit risk** (continued)

**38.1.6 Credit quality** (continued)

The tables below provide an analysis of the movement in the Expected Credit Loss (ECL) allowance and the gross carrying amount during the period for Loans, Advances, and Islamic Financing.

The movement of ECL	Stage 1	Stage 2	Stage 3	POCI	Total
	12 months	Lifetime	Lifetime	Lifetime ECL	
	ECL	ECL	ECL	ECL	
	AED '000	AED '000	AED '000	AED '000	(AED '000)
As at 1 January 2025	52,678	231,830	683,088	-	967,596
Transfer to stage 1	2,143	(2,143)	-	-	-
Transfer to stage 2	(885)	3,339	(2,454)	-	-
Transfer to stage 3	(101)	(55,453)	55,554	-	-
Change in ECL	(10,781)	1,911	247,396	-	238,526
Write-offs	-	-	(300,543)	-	(300,543)
New financial assets recognised	7,375	-	-	-	7,375
Financial assets derecognised	(6,276)	(13,673)	(135,700)	-	(155,649)
As at 31 December 2025	<u>44,153</u>	<u>165,811</u>	<u>547,341</u>	<u>-</u>	<u>757,305</u>
As at 1 January 2024	46,575	201,425	538,439	-	786,439
Transfer to stage 1	9,609	(9,609)	-	-	-
Transfer to stage 2	(358)	22,995	(22,637)	-	-
Transfer to stage 3	(190)	(24,806)	24,996	-	-
Change in ECL	(7,469)	41,966	272,808	-	307,305
Write-offs	-	-	(34,264)	-	(34,264)
New financial assets recognised	10,309	-	-	-	10,309
Financial assets derecognised	(5,798)	(141)	(96,254)	-	(102,193)
As at 31 December 2024	<u>52,678</u>	<u>231,830</u>	<u>683,088</u>	<u>-</u>	<u>967,596</u>
The movement of gross exposure	Stage 1	Stage 2	Stage 3	POCI	Total
	AED '000	AED '000	AED '000	AED '000	AED '000
As at 1 January 2025	10,791,067	1,441,648	2,317,792	-	14,550,507
Transfer to stage 1	110,362	(110,362)	-	-	-
Transfer to stage 2	(119,098)	256,348	(137,250)	-	-
Transfer to stage 3	(4,641)	(316,180)	320,821	-	-
Change in exposure	(501,419)	(226,922)	(8,638)	-	(736,979)
Write-offs	-	-	(300,543)	-	(300,543)
New financial assets recognised	1,941,910	-	-	-	1,941,910
Financial assets derecognised	(1,322,393)	(70,742)	(376,529)	-	(1,769,664)
As at 31 December 2025	<u>10,895,788</u>	<u>973,790</u>	<u>1,815,653</u>	<u>-</u>	<u>13,685,231</u>

**38. Financial risk management (continued)**

**38.1 Credit risk (continued)**

**38.1.6 Credit quality (continued)**

	Stage 1	Stage 2	Stage 3	POCI	Total
The movement of gross exposure	AED '000	AED '000	AED '000	AED '000	AED '000
As at 1 January 2024	9,244,655	1,731,739	2,418,484	-	13,394,878
Transfer to stage 1	77,529	(77,529)	-	-	-
Transfer to stage 2	(98,294)	182,265	(83,971)	-	-
Transfer to stage 3	(10,777)	(404,235)	415,012	-	-
Change in exposure	1,390,986	19,566	126,214	-	1,536,766
Write-offs	-	-	(34,264)	-	(34,264)
New financial assets recognised	1,760,199	-	-	-	1,760,199
Financial assets derecognised	(1,573,231)	(10,158)	(523,683)	-	(2,107,072)
As at 31 December 2024	<u>10,791,067</u>	<u>1,441,648</u>	<u>2,317,792</u>	<u>-</u>	<u>14,550,507</u>

There were no significant movements between stages in other classes of financial assets subject to impairment.

**38.1.7 Identification of SICR event**

As explained in note 38.1.2, if there is a significant increase in credit risk since initial recognition, the Group measures the loss allowance based on lifetime rather than 12-month ECL i.e. financial assets are migrated from stage 1 to stage 2. A SICR event occurs when there has been a significant increase in the risk of a default occurring, over the expected life of a financial instrument. The Group continuously reviews its portfolio for other credit risk indicators, any financial deterioration beyond temporary liquidity stress and whether it is likely to be short term or longer term.

**Reasonableness of forward-looking Information and probability weights**

As explained in note 38.1.3, through robust modelling technique, the Group has identified key macroeconomic variables influencing credit risk of each portfolio. Forecasts for these economic variables (upside, baseline and downside economic scenario) are sourced from Moody's Data buffet, which reflect the current and forecasted economic impacts in the fallout of Geopolitical situations etc.

**38.1.8 Collateral held as security and other credit enhancements**

The Group holds collateral or other credit enhancements to mitigate credit risk associated with financial assets. The Group holds financial instruments of AED 4,677 million (2024: AED 4,727 million) for which no loss allowance is recognized because of collateral at the end of the reporting period. The estimated value of collaterals held at end of the reporting period is AED 10,343 million (2024: AED 10,410 million). This value of the collateral is only considered to the extent that mitigates the credit risk. There was no change in the Group's collateral policy during the year. The main types of collateral and the types of assets these are associated with are listed below.

**38. Financial risk management** (continued)

**38.1 Credit risk** (continued)

**38.1.8 Collateral held as security and other credit enhancements** (continued)

**Derivatives**

The Group enters into derivatives bilaterally under International Swaps and Derivative Association (ISDA) master netting agreements. ISDA master netting agreements give either party the legal right of offset on termination of the contract or on default of the other party. No financial instruments subject to master netting agreements are setoff in the consolidated statement of financial position. The Group executes a credit support annex in conjunction with each ISDA agreement, which requires the Group and each counterparty to post collateral to mitigate credit risk. Collateral is also posted daily in respect of derivatives transacted. The collateral posted with regards to open derivatives is cash or marketable securities.

**Reverse sale and repurchase agreements (Reverse REPO)**

Reverse sale and repurchase agreement (Reverse REPO) lending are collateralised by marketable securities. These lending agreements require the Group and each counterparty to post collateral to mitigate credit risk. Collateral is also posted daily in respect of shortfall in value of collaterals. The collateral posted with regards to Reverse REPO is cash or marketable securities.

**Mortgage lending**

The Group holds residential properties as collateral for the mortgage loans it grants to its customers. The Group monitors its exposure to retail mortgage lending using the LTV ratio, which is calculated as the ratio of the gross amount of the loan, or the amount committed for loan commitments, to the value of the collateral. The valuation of the collateral excludes any adjustments for obtaining and selling the collateral. At 31 December 2025 the net carrying amount of credit impaired mortgage lending was AED 3.4 million (2024: AED 23.2 million) and the value of the respective collateral was AED 4.2 million (2024: AED 29.16 million).

**Personal lending**

The Group's personal lending portfolio consists of unsecured loans and credit cards.

**Wholesale lending**

At 31 December 2025 the net carrying amount of credit impaired loans and advances and Islamic financing and investing assets to wholesale customers was AED 1,116.5 million (2024: AED 1,693 million) and the value of the respective collateral was AED 1,356.3 million (2023: AED 1,856 million). This value of the collateral is only considered to the extent that mitigates the credit risk

**Investment securities**

The Group holds investment securities measured at amortised cost. The investment securities held by the Group are not collateralised.

**Assets obtained by taking possession of collateral**

The Group obtained the following financial and non-financial assets during the year by taking possession of collateral held as security against loans and advances and held at the year end. The Group's policy is to realise collateral on a timely basis. The Group does not use non-cash collateral for its operations.

	<b>2025</b>	2024
	<b>AED '000</b>	AED '000
Property	<b>131,000</b>	406,766
Equity Share	<b>364,000</b>	-
Total	<b>495,000</b>	406,766



**38. Financial risk management** (continued)

**38.2 Liquidity risk**

Liquidity risk is the risk that the Group does not have sufficient financial resources to meet its obligations as they fall due, or will have to do so at an excessive cost. This risk arises from mismatches in the timing of cash flows which is inherent in all banking operations and can be affected by a range of Group-specific and market-wide events.

**38.2.1 Management of liquidity risk**

Liquidity risk is managed by the Treasury in line with the regulatory and internal policies and guidelines.

The Group's approach to managing liquidity risk is to ensure that it has adequate funding from diversified sources at all times and that it can withstand any major shocks to its liquidity position. Funds are raised using a broad range of instruments including customer deposits, money market instruments and capital. The Treasury monitor the liquidity profile of financial assets and liabilities and the projected cash flows arising from existing and future business. Treasury maintains a portfolio of short-term liquid assets and inter-bank placements to ensure that sufficient liquidity is maintained. The daily liquidity position is monitored and regular liquidity stress testing is conducted under a variety of scenarios covering both normal and abnormal market conditions. The Group's liquidity policy is set by the Board of Directors and is subject to annual review. Adherence to the policies is monitored by the Group's Risk Management Department and Assets and Liability Committee (ALCO).

**38.2.2 Exposure to liquidity risk**

The key measures used by the Group for measuring liquidity risk are advances to stable resources (which is a regulatory measure) as well as the ratio of net liquid assets, i.e., total assets by maturity against total liabilities by maturity.

The Bank performs product-wise behavioural analysis for its financial instruments (including financial guarantee contracts) in order to analyse and ascertain appropriate level of liquidity requirements.

The following table summarises the maturity profile of the cash flows of the Bank's financial assets and financial liabilities at the end of the reporting period based on their carrying amounts. The amounts disclosed in the table are determined on the basis of their earliest possible contractual maturity.

Repayments which are subject to notice are treated as if notice were to be given immediately. However, the management expects that many customers will not request repayment on the earliest date the Bank could be required to pay and the table does not reflect the expected cash flows indicated by the Bank's deposit retention history.

**As at 31 December 2025**

	<b>Less than 3 months AED '000</b>	<b>3 to 6months AED '000</b>	<b>6 to 12 months AED '000</b>	<b>More than 1 year AED '000</b>	<b>No fixed maturity AED '000</b>	<b>Total AED '000</b>
<b>Non-derivative financial assets</b>						
Cash and balances with the Central Bank	1,028,770	-	-	781,429	-	1,810,199
Deposits and balances due from banks	146,755	147,348	283,307	807,639	-	1,385,049
Loans, advances and Islamic financing	4,044,244	527,145	1,989,809	4,568,285	1,798,443	12,927,926
Receivables and other assets	535,035	71,769	228,850	504,708	-	1,340,362
Investment securities at fair value	-	-	-	-	491,316	491,316
Investment securities measured at amortised cost	264,551	576,122	586,622	2,191,214	-	3,618,509
	<b>6,019,355</b>	<b>1,322,384</b>	<b>3,088,588</b>	<b>8,853,275</b>	<b>2,289,759</b>	<b>21,573,361</b>
Derivative financial assets	34	-	-	1,658	-	1,692
	<b>6,019,389</b>	<b>1,322,384</b>	<b>3,088,588</b>	<b>8,854,933</b>	<b>2,289,759</b>	<b>21,575,053</b>

## 38. Financial risk management (continued)

## 38.2 Liquidity risk (continued)

## 38.2.2 Exposure to liquidity risk (continued)

	Less than 3 months AED '000	3 to 6months AED '000	6 to 12 months AED '000	More than 1 year AED '000	No fixed maturity AED '000	Total AED '000
Balance due to the Central Bank	-	-	-	-	-	-
Deposits and balances due to banks	1,634,364	17,720	-	-	-	1,652,084
Customer accounts and other deposits	7,771,656	2,322,153	2,458,263	192,592	3,163,020	15,907,684
Payables and other liabilities	683,320	71,770	200,779	89,875	-	1,045,744
	10,089,340	2,411,643	2,659,042	282,467	3,163,020	18,605,512
Derivative financial liabilities	314	104	1,379	5,024	-	6,821
Issued financial guarantee contacts	4,288,785	493,191	165,768	51,812	-	4,999,556
Loan commitments	1,661,162	288,320	535,692	586,596	-	3,071,770
	16,039,601	3,193,258	3,361,881	925,899	3,163,020	26,683,659
Liquidity gap	(10,020,212)	(1,870,874)	(273,293)	7,929,034	(873,261)	(5,108,606)

## As at 31 December 2024

	Less than 3 months AED '000	3 to 6months AED '000	6 to 12 months AED '000	More than 1 year AED '000	No fixed maturity AED '000	Total AED '000
<b>Non-derivative financial assets</b>						
Cash and balances with the Central Bank	1,063,292	-	-	510,142	-	1,573,434
Deposits and balances due from banks	96,092	271,481	308,632	254,157	-	930,362
Loans, advances and Islamic financing	2,668,518	534,880	2,007,378	6,018,530	2,353,605	13,582,911
Receivables and other assets	322,551	95,513	151,002	1,044,822	-	1,613,888
Investment securities at fair value	-	-	-	-	110,589	110,589
Investment securities measured at amortised cost	628,230	171,078	-	2,025,253	-	2,824,561
	4,778,683	1,072,952	2,467,012	9,852,904	2,464,194	20,635,745
Derivative financial assets	5,387	650	1,119	3,168	-	10,324
	4,784,070	1,073,602	2,468,131	9,856,072	2,464,194	20,646,069
Deposits and balances due to banks	1,567,398	-	-	-	-	1,567,398
Customer accounts and other deposits	7,632,529	1,460,006	3,185,773	247,452	2,907,329	15,433,089
Payables and other liabilities	543,280	95,513	132,453	83,220	-	854,466
	9,743,207	1,555,519	3,318,226	330,672	2,907,329	17,854,953
Derivative financial liabilities	9	660	47	1,439	-	2,155
Issued financial guarantee contacts	2,968,090	350,142	226,153	66,505	-	3,610,890
Loan commitments	1,046,379	22,805	490,556	449,001	-	2,008,741
	13,757,685	1,929,126	4,034,982	847,617	2,907,329	23,476,739
Liquidity gap	(8,973,615)	(855,524)	(1,566,851)	9,008,455	(443,135)	(2,830,670)

### **38. Financial risk management** (continued)

#### **38.3 Market risk**

Market risk is the risk that changes in market prices, such as interest rate, equity prices, foreign exchange rates and credit spreads will affect the Group's income and/or the value of the financial instrument. The Group manages its market risk in order to achieve an optimum return while maintaining market risk exposure within prudent limits.

##### **38.3.1 Management of market risk**

The Board of Directors has set risk limits based on sensitivity analysis and notional limits which are closely monitored by the Risk Management Department, reported frequently to Senior Management and discussed monthly by the ALCO.

The Group separates its exposure to market risk between trading and non-trading portfolios with overall responsibility vested in the ALCO. The Risk Management Department is responsible for the development of detailed risk management policies and for the day-to-day review of their implementation subject to the review and approval by the ALCO.

##### **38.3.2 Exposure to interest rate risk**

The principal risk to which interest-bearing financial instruments are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. The Group manages the risk principally through monitoring interest rate gaps, matching the re-pricing profile of assets and liabilities. The ALCO monitors compliance with these limits and is assisted by the Risk Management Department for day-to-day monitoring of activities. The table below analyses the Group's interest rate risk exposure on financial assets and liabilities. The Banks's assets and liabilities are included at carrying amount and categorised by the earlier of contractual re-pricing or maturity dates.

##### **As at 31 December 2025**

	<b>Less than 3 months AED '000</b>	<b>3 to 6 months AED '000</b>	<b>6 to 12 months AED '000</b>	<b>More than 1 year AED '000</b>	<b>Total AED '000</b>
<b>Interest-rate sensitive financial assets</b>					
Cash and balances with the Central Bank	950,000	-	-	-	950,000
Deposits and balances due from banks	1,162,077	227,893	-	-	1,389,970
Loans, advances and Islamic financing	9,366,775	834,423	266,632	3,217,400	13,685,230
Investment securities measured at amortised cost	264,551	576,122	586,622	2,209,103	3,636,398
	<b>11,743,403</b>	<b>1,638,438</b>	<b>853,254</b>	<b>5,426,503</b>	<b>19,661,598</b>
<b>Interest-rate sensitive financial liabilities</b>					
Deposits and balances due to banks	1,634,364	17,720	-	-	1,652,084
Customer accounts and other deposits	10,305,157	1,706,148	1,804,155	2,092,225	15,907,685
	<b>11,939,521</b>	<b>1,723,868</b>	<b>1,804,155</b>	<b>2,092,225</b>	<b>17,559,769</b>
Commitments	332,232	57,664	111,905	117,319	619,120
Effect of derivatives held	-	-	-	-	-
Net interest gap	<b>(528,350)</b>	<b>(143,094)</b>	<b>(1,062,806)</b>	<b>3,216,959</b>	<b>1,482,709</b>
Impact on profit and loss if interest rates had been 200 bps higher	<b>(14,136)</b>	<b>(1,803)</b>	<b>(6,597)</b>	<b>63,765</b>	<b>41,229</b>

**38. Financial risk management** (continued)

**38.3 Market risk** (continued)

**Exposure to interest rate risk** (continued)

As at 31 December 2024

	Less than 3 months AED '000	3 to 6 months AED '000	6 to 12 months AED '000	More than 1 year AED '000	Total AED '000
<b>Interest-rate sensitive financial assets</b>					
Cash and balances with the Central Bank	1,000,000	-	-	-	1,000,000
Deposits and balances due from banks	896,384	36,998	-	-	933,382
Loans, advances and Islamic financing	8,741,431	303,757	1,246,987	4,258,332	14,550,507
Investment securities measured at amortised cost	628,231	171,078	-	2,038,954	2,838,263
	<u>11,266,046</u>	<u>511,833</u>	<u>1,246,987</u>	<u>6,297,286</u>	<u>19,322,152</u>
<b>Interest-rate sensitive financial liabilities</b>					
Deposits and balances due to banks	1,567,398	-	-	-	1,567,398
Customer accounts and other deposits	7,764,596	2,414,860	2,593,616	2,660,017	15,433,089
	<u>9,331,994</u>	<u>2,414,860</u>	<u>2,593,616</u>	<u>2,660,017</u>	<u>17,000,487</u>
Commitments	154,897	65,267	71,748	120,724	412,637
Effect of derivatives held	5,377	(10)	1,072	1,729	8,169
Net interest gap	<u>1,784,532</u>	<u>(1,968,304)</u>	<u>(1,417,305)</u>	<u>3,518,273</u>	<u>1,917,198</u>
Impact on profit and loss if interest rates had been 200 bps higher	<u>23,859</u>	<u>(24,806)</u>	<u>(3,561)</u>	<u>63,787</u>	<u>59,278</u>

**38.3.3 Exposure to currency risk**

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates and arises from financial instruments denominated in a foreign currency. The Group's functional currency is the AED. The Board of Directors has set limits on positions by currency. Positions are closely monitored to ensure positions are maintained within established limits. At the end of the reporting period, the Group had the following significant net exposure denominated in foreign currencies:

	Net spot position		Forward position		Total	
	2025 AED '000	2024 AED '000	2025 AED '000	2024 AED '000	2025 AED '000	2024 AED '000
<b>Currency</b>						
USD	3,984,918	3,559,386	(1,253,230)	(1,207,797)	2,731,689	2,351,589
GBP	(95)	41	-	-	(95)	41
JPY	(336)	26	633	70	297	96
EUR	396	4,522	238	(4,012)	634	510
BHD	94,215	186,839	-	-	94,215	186,839
Other	(48,124)	1,456	48,963	-	839	1,456

**38. Financial risk management** (continued)

**38.3 Market risk** (continued)

**Foreign currency sensitivity analysis**

The following table details the Group's sensitivity to a 10% adverse change in the relevant foreign currency position against AED both for a long and short position in order to assess the impact of loss on profit and loss.

	2025	2024
	AED '000	AED '000
GBP	(10)	4
JPY	30	10
EUR	63	50
BHD	9,421	18,683

There are no exchange rate risks relating to financial assets and financial liabilities denominated in USD, which is pegged to the AED.

**39. Fair value of financial instruments**

This note provides information about how the Group determines the fair value of various financial assets and financial liabilities.

**Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis**

**39.1**

Some of the Group's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The fair value of financial assets and financial liabilities are determined as follows:

- Fair value of all quoted investments measured at fair value through profit or loss and at fair value through other comprehensive income (note 12) are based on quoted bid prices in an active market;
- Fair value of all unquoted equity investments and unquoted investment funds measured at fair value through other comprehensive income (note 12) is mainly based on market approach based valuation technique using price/book value multiple of trading peers and precedent transactions. These price/book values multiples and precedent transactions are unobservable inputs. Fair value of investment in MURJAN is calculated by taking proportionate share of the fair value of its assets (real estate) and liabilities; and
- Fair value of all derivatives (note 40) is calculated using discounted cash flows. Discounted cash flow analysis is performed using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives. Derivatives are measured using quoted rates and yield curves derived from quoted rates matching maturities of the contracts.

**39. Fair value of financial instruments (continued)**

**39.1** Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

The table below summarises the Group's financial instruments fair value according to fair value hierarchy:

	<b>Level 1</b>		<b>Level 2</b>		<b>Level 3</b>	
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>
<b>Financial assets at fair value through other comprehensive income</b>						
Equity shares	<b>33,786</b>	32,431	-	-	<b>392,903</b>	14,486
Investment funds	-	-	-	-	<b>2,705</b>	1,408
<b>Financial assets at fair value through profit or loss</b>						
Equity shares and others	-	-	-	-	<b>365,253</b>	259,463
Positive fair value of derivatives financial assets	-	-	<b>1,692</b>	10,324	-	-
<b>Financial liabilities at fair value through profit or loss</b>						
Negative fair value of derivatives financial liabilities	-	-	<b>6,821</b>	2,155	-	-

### 39.1 Fair value of financial instruments (continued)

Level 3 investments are measured at fair value using valuation techniques under IFRS 13, primarily based on unobservable inputs.

The valuation approaches applied include Price-to-Book Value multiples ranging from 0.81x to 1.31x (2024: 0.81x to 1.22x) for financial services entities, Revenue-based multiples (EV/Revenue) in the range of 3.49x to 29.5x for technology investments and Net Asset Value (NAV) approaches for real estate investments.

The fair value of the remaining unquoted equity investment has been determined using a discounted cash flow (DCF) model. The valuation technique is considered appropriate as it reflects the present value of expected future economic benefits derived from the asset and is consistent with market participant assumptions. The significant unobservable inputs include forecast cash flows and the discount rate.

The following table illustrates the sensitivity of the fair value measurement to changes in significant unobservable inputs. The analysis reflects reasonably possible changes in these inputs, with all other assumptions held constant.

Input	Change in Input	Increase	Decrease
		AED '000	AED '000
Price-to-Book Value	5% +/(-)	1,125	(1,125)
Revenue-based multiples	5% +/(-)	231	(231)
Net Asset Value (NAV)	5% +/(-)	18,031	(18,031)
Forecasted Cash flow	5% +/(-)	18,500	(18,500)
Discounted Cash flow	5% +/(-)	47,481	(38,725)

There were no transfers between Level 1 and 2 during the years ended 2025 and 2024.

	2025	2024
	AED '000	AED '000
Balance at January 1	275,357	270,665
Additions	364,000	3,672
Return of capital	(1,796)	-
Total gains in profit or loss	105,790	2,096
Total other comprehensive income/( loss)	17,510	(1,076)
Balance at December 31	<u>760,861</u>	<u>275,357</u>

The financial liabilities subsequently measured at fair value are classified as level 2 in the fair value hierarchy. There are no financial liabilities classified at fair value as level 3 in the fair value hierarchy.

All gains and losses included in other comprehensive income relate to FVTOCI (quoted investments or unquoted investments) held at the end of the period and are reported as changes in investment revaluation reserve.

### 39.2 Fair value of the Group's financial assets and financial liabilities that are measured at amortised cost

Except as detailed below, the Board of Directors consider that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the consolidated financial statements approximate their fair values.

	Carrying amount		Fair value	
	2025	2024	2025	2024
	AED '000	AED '000	AED '000	AED '000
Investment securities measured at amortised cost	<u>3,618,508</u>	<u>2,824,561</u>	<u>3,684,727</u>	<u>2,813,760</u>

Investment securities measured at amortised cost are quoted instruments and categorised as level 1 in the fair value hierarchy. The fair value is determined using unadjusted quoted market prices.

#### 40. Derivative financial instruments

Derivative financial instruments are utilised by the Group primarily to satisfy the requirements of its customers and are also used to a limited extent to manage the Group's own exposure to currency, interest rate and other market risks. The derivatives most frequently used by the Group are as follows:

##### Swaps

Swaps are commitments to exchange one set of cash flows for another. For interest rate swaps, counter-parties generally exchange fixed and floating rate interest payments in a single currency without exchanging principal. For currency swaps, fixed interest payments and principal are exchanged in different currencies. For cross-currency rate swaps, principal, fixed and floating interest payments are exchanged in different currencies.

##### Interest rate Caps and Floor

An interest rate cap is a type of interest rate derivative in which the buyer receives payments at the end of each period in which the interest rate exceeds a pre-agreed rate. Similarly, an interest rate floor is a derivative contract in which the buyer receives payments at the end of each period in which the interest rate is below the pre-agreed rate.

##### Foreign exchange forwards contracts

Foreign exchange forwards contracts are contractual agreements to either buy or sell a specified currency at a specified price and date in the future. Forwards are customised contracts transacted in the over-the counter market.

The table below shows the positive and negative fair values of derivative financial instruments, which are equivalent to the market values, together with the notional amounts. The notional amounts, which provide an indication of the volumes of the transactions outstanding at the year end, do not necessarily reflect the amounts of future cash flows involved. The notional amounts indicate the volume of transactions outstanding at the year end and are indicative of neither the market risk nor the credit risk.

	Foreign exchange forward contracts		Interest rate and currency swaps		Interest rate Caps and Floor		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
Positive fair value	33	819	-	8,217	1,659	1,288	1,692	10,324
Negative fair value	443	857	4,719	10	1,659	1,288	6,821	2,155

##### Maturity of notional amounts

Up to 3 months	1,239,319	497,489	-	158,541	-	-	1,239,319	656,030
3 to 6 months	440,397	572,930	-	42,495	-	-	440,397	615,425
6 to 12 months	91,718	363,311	41,595	-	-	-	133,313	363,311
1 to 5 years	-	-	46,561	35,930	180,824	-	227,385	35,930
More than 5 years	-	-	-	-	56,500	285,052	56,500	285,052
	1,771,434	1,433,730	88,156	236,966	237,324	285,052	2,096,914	1,955,748



#### **41. Capital management**

The Group's lead regulator, the Central Bank of the UAE, sets and monitors regulatory capital requirements.

The Group's objectives when managing capital are:

- To safeguard the Group's ability to continue as a going concern and to increase returns for shareholders; and
- To comply with regulatory capital requirements set by the Central Bank of the UAE.

In implementing current capital requirements, the Group calculates its capital adequacy ratio in accordance with the Basel III guidelines issued by the Central Bank of the UAE. Under these regulations, minimum capital requirements are monitored at three levels, namely Common Equity Tier 1 ('CET1'), Tier 1 ('T1') and Total Capital.

##### **41.1 Regulatory capital**

The Bank calculates its Capital Adequacy Ratio in line with guidelines issued by the Central Bank of the UAE.

The Group's regulatory capital is analysed into different tiers:

- Common Equity Tier 1 Capital, which includes Common shares issued by a Bank, share premium resulting from the issue of instruments included in CET1, retained earnings, legal reserves, statutory reserves, accumulated other comprehensive income and other disclosed reserves, non- controlling interest, which are eligible for inclusion in CET1 and regulatory adjustments applied in the calculation of CET1;
- Additional Tier 1 Capital (AT1);
- Tier 1 capital, which is the total of Common Equity Tier 1 (CET1) Capital and Additional Tier 1 (AT1) capital;
- Tier 2 capital, which includes general provisions (Collective allowance for impairment subject to a limit of 1.25% of credit 'Risk Weighted Assets' (RWA)), perpetual equity instruments not included in Tier 1 capital and instruments which are eligible for inclusion of Tier 2 e.g. subordinated loan.

The additional capital buffers (Capital Conservation Buffer (CCB) and Countercyclical Capital Buffer (CCyB) - maximum up to 2.5% for each buffer) introduced under Basel III guidelines are over and above the minimum CET1 requirement of 7%.

For the purpose of Basel III capital adequacy reporting, only financial subsidiaries are consolidated. Commercial subsidiaries are excluded from consolidated reporting.

The Bank's RWA are weighted as to their relative credit, market, and operational risk. Credit risk includes both on and off-balance sheet risks. Market risk is defined as the risk of losses in on and off-balance sheet positions arising from movements in market prices and includes interest rate risk, foreign exchange risk, equity exposure risk, commodity risk, and options risk. Operational risk is defined as the risk of loss resulting from inadequate or failed internal processes, people or systems, or from external events. The Bank is following the standardised measurement approach for credit, market and operational risk, as per Basel Requirements.

**41. Capital management (continued)**

**41.1 Regulatory capital (continued)**

The Group has complied with all externally imposed capital requirements throughout the period.

The Group's regulatory capital position at the end of reporting period under Basel III is as follows:

	<b>2025</b>	<b>2024</b>
	<b>AED '000</b>	<b>AED '000</b>
<b>Capital base</b>		
Share capital	<b>1,737,383</b>	1,737,383
Statutory reserve	<b>364,238</b>	334,760
Accumulated other comprehensive income	<b>(28,379)</b>	(42,509)
IFRS transitional arrangement: Partial addback of ECL impact to CET1	-	35,609
Retained earnings	<b>429,505</b>	309,865
<b>CET1 capital (prior to regulatory deductions)</b>	<b>2,502,747</b>	2,375,108
Intangible assets	<b>(51,080)</b>	(34,255)
<b>Total CET1 capital</b>	<b>2,451,667</b>	2,340,853
 Additional Tier 1 (AT1) Capital	 <b>459,125</b>	 459,125
<b>Total AT1 capital</b>	<b>459,125</b>	459,125
<b>Total Tier 1 Capital</b>	<b>2,910,792</b>	2,799,978
 Eligible general provision	 <b>211,134</b>	 195,206
<b>Total Tier 2 (T2) Capital</b>	<b>211,134</b>	195,206
<b>Total capital base</b>	<b>3,121,926</b>	2,995,184
 Risk weighted assets		
Credit risk	<b>16,890,747</b>	15,616,448
Market risk	<b>96,002</b>	188,943
Operational risk	<b>1,169,470</b>	1,102,634
<b>Total risk weighted assets</b>	<b>18,156,219</b>	16,908,025
 CET1 capital ratio	 <b>13.50%</b>	 13.84%
Tier 1 capital ratio	<b>16.03%</b>	16.56%
<b>Total capital ratio</b>	<b>17.19%</b>	17.71%

**41.2 Capital allocation**

The Group also assesses internally its capital requirements taking into consideration its growth requirements and business plans and quantifies its regulatory and risk/economic capital requirements within its integrated ICAAP Framework. Risks such as interest rate risk on the banking book, concentration risk, stress testing, strategic risk, legal and compliance risk, and reputational risk are all part of the ICAAP. The Group also calculates Risk Adjusted Return on Capital (RAROC) for credit applications that are priced on a risk-adjusted basis.

#### **42. Related party transactions**

The Group enters into transactions with companies and entities that fall within the definition of a related party as contained in IAS 24 Related Party Disclosures. Related parties comprise companies under common ownership and/or common management and control, their shareholders and key management personnel. Transactions with associate and other related parties are made on substantially the same terms, as those prevailing at the same time for comparable transactions with external customers and parties.

	<b>Terms</b>	<b>2025</b>	<b>2024</b>
	<b>%</b>	<b>AED '000</b>	<b>AED '000</b>
<b>Balances at the end of the reporting period</b>			
<i>Associate</i>			
Customers' deposits	-	12	2,711
<i>Key management personnel (including directors)</i>			
Loans and advances to customers	3.7 - 7.3	26,691	22,520
Customers' deposits	0 - 4.5	13,552	9,011
<i>Other related parties</i>			
Deposits and balances due from banks	0 - 5.7	239,485	204,360
Deposits and balances due to banks	-	88,849	168,922
Loans and advances	4.9 - 5.2	3,336	2,331
Customers' deposits	0.2 - 4.5	82,044	80,776
Tier 1 Capital Securities	6	459,125	459,125
<i>Key management personnel (including directors)</i>			
Interest income		1,084	1,311
Interest expense		759	879
<i>Other related parties</i>			
Interest income		10,479	16,518
Interest expense		2,969	3,629
Compensation of key management personnel (i)		36,995	38,115

### 43. Operating segments

Operating segments are identified on the basis of internal reports about the components of the Group that are regularly reviewed by the Group's CEO in order to allocate resources to the segment and to assess its performance. The Group's reportable segments under IFRS 8 are therefore as follows:

- Wholesale banking;
- Retail banking;
- Treasury;
- Real estate;
- Others

The segmental information provided to the Group's CEO for the reportable segments for the years ended 31 December 2025 and 31 December 2024 were as follows:

	Wholesale banking AED '000	Retail banking AED '000	Treasury AED '000	Real estate AED '000	Other AED '000	Total AED '000
<b>Year ended 31 December 2025</b>						
Net interest income	266,067	42,782	48,603	3,718	28,448	389,618
Net fees, commission and other operating income	186,561	(1,283)	2,539	114,612	99,290	401,719
	<u>452,628</u>	<u>41,499</u>	<u>51,142</u>	<u>118,330</u>	<u>127,738</u>	<u>791,337</u>
General and administrative expenses	(276,322)	(83,424)	(44,334)	(8,785)	(890)	(413,755)
Impairment losses and provisions, net	(80,203)	15,823	(4,187)	2,058	-	(66,509)
<b>Profit/(loss) before tax for the year</b>	<u>96,103</u>	<u>(26,102)</u>	<u>2,621</u>	<u>111,603</u>	<u>126,848</u>	<u>311,073</u>
<b>As at 31 December 2025</b>						
Assets	<u>14,056,399</u>	<u>1,070,444</u>	<u>6,003,844</u>	<u>85,965</u>	<u>728,446</u>	<u>21,945,098</u>
Liabilities	<u>13,329,569</u>	<u>3,274,036</u>	<u>1,569,154</u>	<u>-</u>	<u>438,469</u>	<u>18,611,228</u>
<b>Year ended 31 December 2024</b>						
Net interest income	268,421	43,783	31,301	492	-	343,997
Net fees, commission and other operating income	160,566	(1,433)	4,801	193,205	2,096	359,235
	<u>428,987</u>	<u>42,350</u>	<u>36,102</u>	<u>193,697</u>	<u>2,096</u>	<u>703,232</u>
General and administrative expenses	(244,418)	(82,961)	(40,291)	(9,994)	-	(377,664)
Impairment losses and provisions, net	(128,769)	18,878	7,123	(149)	-	(102,917)
<b>Profit/(loss) before tax for the year</b>	<u>55,800</u>	<u>(21,733)</u>	<u>2,934</u>	<u>183,554</u>	<u>2,096</u>	<u>222,651</u>
<b>As at 31 December 2024</b>						
Assets	<u>14,462,919</u>	<u>978,277</u>	<u>4,551,329</u>	<u>267,629</u>	<u>634,505</u>	<u>20,894,657</u>
Liabilities	<u>12,649,334</u>	<u>3,207,874</u>	<u>1,569,553</u>	<u>247</u>	<u>417,741</u>	<u>17,844,749</u>



**44. Comparative figures**

The comparative figures for the previous period have been presented as originally reported. There have been no changes or adjustments made to these figures.

**45. Events after the reporting date**

No adjusting or significant non-adjusting events have occurred between the 31 December 2025 and the date of authorisation.

**46. Approval of the consolidated financial statements**

The consolidated financial statements for the year ended 31 December 2025 were approved by the Board of Directors and authorised for issue on 26 January 2026.

## Glossary of abbreviations



ACADL	Al Caribi Antigua Development Limited
ACDL	Al Caribi Development Limited
AED	United Arab Emirates Dirham
AKPI	Al Khaleejiah Property Investments LLC
ARZAQ	Arzaq Holdings (Private J.S.C.)
AT1	Additional Tier 1
Basel III	Basel III: International regulatory framework for banks
BVI	British Virgin Islands
CBI	Commercial Bank International PSC
CBUAE	The Central Bank of the UAE
CDs	Certificates of Deposit
CDS	Credit Default Swaps
CEO	Chief Executive Officer
CET1	Common Equity Tier 1
ECL	Expected Credit Losses
EIR	Effective Interest Rate
EPS	Earnings Per Share
EUR	Euro
FVTOCI	Fair Value Through Other Comprehensive Income
FVTPL	Fair Value Through Profit or Loss
GBP	British pound sterling
IAS	International Accounting Standard
IASB	International Accounting Standards Board
IASs	International Accounting Standards
ICAAP	Internal Capital Adequacy Assessment Process
IFRIC	International Financial Reporting Interpretations Committee
IFRS	International Financial Reporting Standard
IFRSs	International Financial Reporting Standards
JPY	Japanese yen
LGD	Loss Given Default
LLC	Limited Liability Company
MURJAN	Al Murjan Real Estate LLC
OCI	Other Comprehensive Income
PD	Probability of Default
POCI	Purchased or Originated Credit Impaired
SCA	Securities and Commodities Authority of the UAE
SIC	Standard Interpretations Committee
SICR	Significant Increase in Credit Risk
SPPI	Solely Payments of Principal and Interest
SPV	Special Purpose Vehicle
T2	Tier 2
the GCC	the Gulf Cooperation Council
the UAE	the United Arab Emirates
the USA	the United States of America
TRE	Takamul Real Estate LLC
USD	United States dollar