AL MAZAYA HOLDING COMPANY K.S.C. (PUBLIC)
AND ITS SUBSIDIARIES
STATE OF KUWAIT
INTERIM CONSOLIDATED FINANCIAL INFORMATION
FOR THE FINANCIAL PERIOD ENDED SEPTEMBER 30, 2023
(UNAUDITED)
WITH
REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION

AL MAZAYA HOLDING COMPANY K.S.C. (PUBLIC)
AND ITS SUBSIDIARIES
STATE OF KUWAIT

INTERIM CONSOLIDATED FINANCIAL INFORMATION
FOR THE FINANCIAL PERIOD ENDED SEPTEMBER 30, 2023
(UNAUDITED)
WITH
REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION

CONTENTS

RSM Albazie & Co.

Arraya Tower 2, Floors 41 & 42
Abdulaziz Hamad Alsaqar St., Sharq
P.O. Box 2115, Safat 13022, State of Kuwait

T +965 22961000
F +965 22412761

www.rsm.global/kuwait

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION

The Board of Directors
Al Mazaya Holding Company K.S.C.P.
State of Kuwait

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Al Mazaya Holding Company K.S.C.P. (The Parent Company) and its subsidiaries (the Group) as of September 30, 2023 and the related interim condensed consolidated statements of profit or loss, profit or loss and other comprehensive income, changes in equity and cash flows for the nine months period then ended. Management of the Parent Company is responsible for the preparation and presentation of this interim consolidated financial information in accordance with International Accounting Standard 34, "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim consolidated financial information based on our review.

Scope of Review

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

Conclusion

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

Emphasis of Matter

We would like to draw attention to Note 14 to the interim consolidated financial information, which states that Al Mazaya Holding Company - K.S.C.P. (Parent Company) and First Dubai Real Estate Development Company - K.S.C.P. (Subsidiary) are entering into a Merger by Amalgamation, where Al Mazaya Holding Company - K.S.C.P. will be the "Merging" company and First Dubai Real Estate Development Company - K.S.C.P. will be the "Merged" company.
Our conclusion is not modified in respect to this matter.

Report on other Legal and Regulatory Requirements

Furthermore, based on our review the interim consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended during the nine months period ended September 30, 2023 that might have had a material effect on the Group's financial position or results of its operations.

Furthermore, during our review we have not become aware of any material violations of the provisions of Law 7 of 2010, as amended, relating to the Capital Markets Authority and its related regulations during the nine months for the period ended September 30, 2023 that might have had a material effect on the Group's financial position or results of its operations.

Nayef M. Al Bazie
License No. 91-A
RSM Albazie & Co.

State of Kuwait
November 14, 2023

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
AS OF SEPTEMBER 30, 2023
(All amounts are in Kuwaiti Dinars)

	Note	September 30, 2023	December 31, 2022 (Audited)	September 30, 2022 (Restated)
ASSETS				
Current assets:				
Cash and cash equivalent	3	**15,976,616**	6,357,880	6,015,609
Term deposits		**1,100,000**	-	-
Financial assets at fair value through profit or loss ("FVTPL")		**590**	235,587	351,866
Accounts receivable and other debit balances		**2,031,698**	3,376,064	5,855,530
Advances to purchase properties	5	**8,260,020**	-	-
Inventory		**36,325**	976	2,015
Properties held for trading		**3,533,454**	3,941,112	5,660,104
Assets classified as held for sale	4	**15,517,211**	15,154,762	15,853,030
Total current assets		**46,455,914**	29,066,381	33,738,154
Non-current assets:				
Financial assets at fair value through other comprehensive income		**6,453,806**	9,013,557	9,211,766
Investment in an associate		**278,269**	268,331	259,117
Property, plant and equipment		**2,615,004**	2,608,663	1,845,225
Investment properties	5	**127,330,866**	159,901,075	172,872,929
Goodwill		**2,254,210**	2,254,210	2,254,210
Total non-current assets		**138,932,155**	174,045,836	186,443,247
Total assets		**185,388,069**	203,112,217	220,181,401
LIABILITIES AND EQUITY				
Current liabilities:				
Accounts payable and other credit balances	4	**10,964,184**	11,735,726	11,610,898
Advances from customers		**1,118,815**	587,490	161,035
Lease liabilities		**2,005,243**	1,512,273	1,202,100
Islamic bank facilities		**3,619,391**	5,718,203	5,596,205
Liabilities relating to assets classified as held for sale	4	**294,956**	248,285	238,530
Total current liabilities		**18,002,589**	19,801,977	18,808,768
Non-current liabilities:				
Accounts payable and other credit balances	4	**4,171,653**	3,289,613	3,384,911
Lease liabilities		**29,129,441**	25,228,038	25,460,506
Islamic bank facilities		**74,141,107**	90,074,403	92,680,056
Employees' end of service benefits		**1,672,144**	1,581,675	1,794,921
Total non-current liabilities		**109,114,345**	120,173,729	123,320,394
Total liabilities		**127,116,934**	139,975,706	142,129,162
Equity:				
Share capital		**62,955,982**	62,955,982	62,955,982
Share premium		**8,826,198**	17,921,560	17,921,560
Treasury shares	6	**(593,366)**	(1,777)	(1,777)
Statutory reserve		**1,124,025**	1,632,430	1,632,430
Fair value reserve		**(9,234,810)**	(6,850,132)	(6,664,817)
Other reserves		**463,988**	463,988	463,988
Foreign currency translation adjustments		**5,691,858**	(14,932,065)	(14,143,212)
Foreign currency translation adjustments relating to assets classified as held for sale		**291,328**	123,564	382,636
(Accumulated losses) retained earnings		**(22,519,879)**	(9,095,362)	3,635,582
Equity attributable to shareholders of Parent Company		**47,005,324**	52,218,188	66,182,372
Non-controlling interests		**11,265,811**	10,918,323	11,869,867
Total equity		**58,271,135**	63,136,511	78,052,239
Total liabilities and equity		**185,388,069**	203,112,217	220,181,401

The accompanying notes (1) to (14) form an integral part of the interim condensed consolidated financial information.

Rasheed Y. Al Nafisi
Chairman

Ibrahim A. Al Soqabi
Chief Executive Officer

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)
AS OF SEPTEMBER 30, 2023
(All amounts are in Kuwaiti Dinars)

	Note	For the three months ended September 30, 2023	For the three months ended September 30, 2022 (Restated)	For the nine months ended September 30, 2023	For the nine months ended September 30, 2022 (Restated)
Continuing operations:					
Revenue:					
Revenue from sale of properties held for trading		**259,743**	286,525	**565,556**	857,754
Rental income		**2,939,787**	2,624,053	**8,921,063**	7,654,209
Medical services income		**593,339**	360,377	**1,538,817**	1,523,904
Net management fees and commission income		**24,897**	93,560	**236,846**	229,623
Total revenue		**3,817,766**	3,364,515	**11,262,282**	10,265,490
Costs:					
Cost of sale of properties held for trading		**(255,665)**	(307,916)	**(534,933)**	(777,200)
Cost of rental		**(419,753)**	(437,757)	**(1,369,309)**	(1,312,665)
Cost of medical services		**(514,337)**	(354,596)	**(1,439,746)**	(1,286,702)
Total costs		**(1,189,755)**	(1,100,269)	**(3,343,988)**	(3,376,567)
Gross profit		**2,628,011**	2,264,246	**7,918,294**	6,888,923
Reversal of impairment loss on properties held for trading		**-**	-	**28,149**	-
Share of results from an associate		**5,012**	8,743	**9,938**	19,117
Gain (loss) on sale of investment properties		**2,945,231**	(259,619)	**3,610,686**	(259,619)
Change in fair value of investment properties	5	**-**	-	**(1,808,833)**	-
Selling and marketing expenses		**(79,228)**	(21,774)	**(210,340)**	(93,955)
General and administrative expenses		**(828,776)**	(767,518)	**(2,553,434)**	(2,352,676)
Depreciation		**(51,389)**	(38,344)	**(158,380)**	(147,235)
Operating profit		**4,618,861**	1,185,734	**6,836,080**	4,054,555
Gain on disposal of a subsidiary		**-**	-	**-**	464,435
Net (loss) gain on financial assets		**(13,613)**	42,195	**(30,396)**	49,936
Net other (expenses) income	7	**(681,269)**	326,247	**(1,575,865)**	112,068
Amortization of finance costs related to lease liabilities		**(414,534)**	(286,917)	**(1,074,448)**	(662,269)
Finance costs		**(1,461,799)**	(1,087,879)	**(4,408,478)**	(3,263,061)
Profit (loss) for the period from continuing operations		**2,047,646**	179,380	**(253,107)**	755,664
Discontinuing operations:					
Profit (loss) for the period from discontinued operations	4	**114,910**	117,272	**(22,423,210)**	311,414
Profit (loss) for the period		**2,162,556**	296,652	**(22,676,317)**	1,067,078
Attributable to:					
Shareholders of the Parent Company		**1,725,239**	224,462	**(23,099,517)**	639,143
Non-controlling interests		**437,317**	72,190	**423,200**	427,935
Profit (loss) for the period		**2,162,556**	296,652	**(22,676,317)**	1,067,078
Continuing operations:					
Basic and diluted earnings (loss) per share attributable to the shareholders of the Parent Company (Fils)	8	**2.64**	0.20	**(1.06)**	0.60
Discontinued operations:					
Basic and diluted earnings (loss) per share attributable to the shareholders of the Parent Company (Fils)	8	**0.17**	0.16	**(36.16)**	0.42
Total Basic and diluted earnings (loss) per share attributable to the shareholders of the Parent Company (Fils)	8	**2.81**	0.36	**(37.22)**	1.02

The accompanying notes (1) to (14) form an integral part of the interim consolidated financial information.

	Note	For the three months ended September 30,		For the nine months ended September 30,	
		2023	2022 (Restated)	**2023**	2022 (Restated)
Profit (loss) for the period		**2,162,556**	296,652	**(22,676,317)**	1,067,078
Other comprehensive (loss) income from continuing operations:					
Items that may be reclassified subsequently to interim condensed consolidated statement of profit or loss:					
Foreign currency translation adjustments		**203,109**	552,451	**(1,270,164)**	1,295,118
Items that would not be reclassified subsequently to interim condensed consolidated statement of profit or loss:					
Change in fair value of financial assets through other comprehensive income		**(646,352)**	(253,663)	**(2,559,751)**	(1,157,229)
Other comprehensive (loss) income for the period from continuing operations		**(443,243)**	298,788	**(3,829,915)**	137,889
Other comprehensive income (loss) from discontinuing operations:					
Other comprehensive income (loss) for the period from discontinued operations	4	**100,162**	(135,371)	**22,161,212**	(1,345,115)
Total other comprehensive (loss) income for the period		**(343,081)**	163,417	**18,331,297**	(1,207,226)
Total comprehensive income (loss) for the period		**1,819,475**	460,069	**(4,345,020)**	(140,148)
Attributable to:					
Shareholders of the parent company		**1,367,057**	311,003	**(4,692,508)**	(645,375)
Non-controlling interests		**452,418**	149,066	**347,488**	505,227
		1,819,475	460,069	**(4,345,020)**	(140,148)
Total comprehensive income (loss) for the period attributable to shareholders of the Parent Company:					
Continuing operations		**1,175,999**	367,447	**(4,259,323)**	485,232
Discontinued operations		**191,058**	(56,444)	**(433,185)**	(1,130,607)
		1,367,057	311,003	**(4,692,508)**	(645,375)

The accompanying notes (1) to (14) form an integral part of the interim consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)
FOR THE PERIOD ENDED SEPTEMBER 30, 2023
(All amounts are in Kuwaiti Dinars)

	Attributable to shareholders of the Parent Company											
	Share Capital	Share premium	Treasury Shares	Statutory reserve	Fair value reserve	Other reserves	Foreign currencies translation adjustments	Foreign currency translation adjustments associated with assets classified as held for sale	(Accumulated loss) retained earnings	Sub-total	Non-controlling interests	Total
Balance as at January 1, 2023	62,955,982	17,921,560	(1,777)	1,632,430	(6,850,132)	463,988	(14,932,065)	123,564	(9,095,362)	52,218,188	10,918,323	63,136,511
Setting off accumulated losses (Note 12)	-	(9,095,362)	-	-	-	-	-	-	9,095,362	-	-	-
(Loss) profit for the period	-	-	-	-	-	-	-	-	(23,099,517)	(23,099,517)	423,200	(22,676,317)
Other comprehensive (loss) income for the period	-	-	-	-	(2,384,678)	-	(1,485,095)	22,276,782	-	18,407,009	(75,712)	18,331,297
Total comprehensive (loss) income for the period	-	-	-	-	(2,384,678)	-	(1,485,095)	22,276,782	(23,099,517)	(4,692,508)	347,488	(4,345,020)
Distribution of dividends as free bonus shares from treasury shares (Note 12)	-	-	508,405	(508,405)	-	-	-	-	-	-	-	-
Effect of hyperinflation on a subsidiary (Note 4)	-	-	-	-	-	-	-	-	579,638	579,638	-	579,638
Transferred to foreign currency translation adjustments relating to assets classified as held for sale	-	-	-	-	-	-	22,109,018	(22,109,018)	-	-	-	-
Purchase of treasury shares	-	-	(1,099,994)	-	-	-	-	-	-	(1,099,994)	-	(1,099,994)
Balance as at September 30, 2023	**62,955,982**	**8,826,198**	**(593,366)**	**1,124,025**	**(9,234,810)**	**463,988**	**5,691,858**	**291,328**	**(22,519,879)**	**47,005,324**	**11,265,811**	**58,271,135**
Balance as at December 31, 2021	62,955,982	17,921,560	(1,777)	1,632,430	(5,582,249)	573,614	(15,898,912)	(7,317)	365,497	61,958,828	14,396,904	76,355,732
Prior years adjustments (Note 2)	-	-	-	-	-	-	2,347,603	-	1,056,759	3,404,362	(3,404,362)	-
Balance as at January 1, 2022 (Restated)	62,955,982	17,921,560	(1,777)	1,632,430	(5,582,249)	573,614	(13,551,309)	(7,317)	1,422,256	65,363,190	10,992,542	76,355,732
Profit for the period	-	-	-	-	-	-	-	-	639,143	639,143	427,935	1,067,078
Other comprehensive (loss) income for the period	-	-	-	-	(1,082,568)	-	(591,903)	389,953	-	(1,284,518)	77,292	(1,207,226)
Total comprehensive (loss) income for the period	-	-	-	-	(1,082,568)	-	(591,903)	389,953	639,143	(645,375)	505,227	(140,148)
Effect of hyperinflation on a subsidiary	-	-	-	-	-	-	-	-	1,574,183	1,574,183	-	1,574,183
Effect of partial disposal of subsidiary	-	-	-	-	-	(109,626)	-	-	-	(109,626)	415,989	306,363
Effect of disposal of subsidiary	-	-	-	-	-	-	-	-	-	-	(43,891)	(43,891)
Balance as at September 30, 2022	62,955,982	17,921,560	(1,777)	1,632,430	(6,664,817)	463,988	(14,143,212)	382,636	3,635,582	66,182,372	11,869,867	78,052,239

The accompanying notes (1) to (14) form an integral part of the interim consolidated financial information.

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
FOR THE PERIOD ENDED SEPTEMBER 30, 2023
(All amounts are in Kuwaiti Dinars)

	For the nine months ended September 30	
	2023	2022
Cash flows from operating activities:		
(Loss) profit for the period from continuing operations	**(253,107)**	755,664
(Loss) profit for the period from discontinued operations	**(22,423,210)**	311,414
(Loss) profit for the period	**(22,676,317)**	1,067,078
Adjustments for:		
Net allowance for expected credit losses charged (no longer required)	**144,602**	(152,688)
Reversal of Impairment loss on properties held for trading	**(28,149)**	-
Net loss (gain) on financial assets	**30,396**	(49,936)
Share of results from an associate	**(9,938)**	(19,117)
Change in fair value of investment properties	**2,690,510**	-
Depreciation	**253,005**	228,367
Amortization of finance costs related to lease liabilities	**1,074,448**	662,269
Finance costs	**4,408,478**	3,263,061
Loss (gain) on disposal of a subsidiary	**22,041,901**	(464,435)
(Gain) loss on sale of investment properties	**(3,610,686)**	259,619
Net monetary gain	**(75,048)**	(301,699)
Provision for employees' end of service indemnity	**167,445**	161,977
	4,410,647	4,654,496
Changes in operating assets and liabilities:		
Accounts receivable and other debit balances	**664,281**	3,738,605
Inventories	**(35,349)**	38,220
Properties held for trading	**461,277**	708,457
Accounts payable and other credit balances	**1,176,967**	(1,605,042)
Advances from customers	**534,510**	83,171
Cash flows generated from operations	**7,212,333**	7,617,907
Employees' end of service indemnity paid	**(75,169)**	(130,728)
Net cash flows generated from operating activities	**7,137,164**	7,487,179
Cash flows from investing activities:		
Net movement on restricted cash balances	**(782,151)**	95,094
Net movement on term deposits	**(1,100,000)**	-
Net movement on assets / liabilities held for sale	**406,009**	(275,708)
Paid for purchase of property, plant and equipment	**(327,087)**	(452,928)
Proceeds from sale of financial assets at fair value through profit or loss	**226,277**	-
Paid for investment properties	**(410,658)**	(259,101)
Proceeds from sale of investment properties	**26,101,449**	1,034,113
Proceeds from partial disposal of a subsidiary	**-**	306,363
Proceed from disposal of a subsidiary	**4,027,555**	200,000
Cash dividend received	**12,242**	127,025
Net cash flows generated from investing activities	**28,153,636**	774,858
Cash flows from financing activities:		
Net movement on Islamic bank facilities	**(18,061,928)**	(4,369,533)
Lease liabilities paid	**(2,117,236)**	(1,685,118)
Purchase of treasury shares	**(1,099,994)**	-
Finance costs paid	**(4,195,099)**	(3,154,413)
Net cash flows used in financing activities	**(25,474,257)**	(9,209,064)

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
FOR THE PERIOD ENDED SEPTEMBER 30, 2023
(All amounts are in Kuwaiti Dinars)

	For the nine months ended September 30	
	2023	2022
Net increase (decrease) in cash and cash equivalent	**9,816,543**	(947,027)
Cash on hand and at banks relating to assets classified as held for sale (Note 4)	**(749,383)**	(183,522)
Cash on hand and at banks related to disposed subsidiary (Note 4)	**(108,754)**	(139,269)
Foreign currency translation adjustments	**(121,821)**	291,771
Cash and cash equivalent at the beginning of the period (Note 3)	**5,774,968**	6,412,811
Cash and cash equivalent at the end of the period (Note 3)	**14,611,553**	5,434,764
Non-cash transactions:		
Accounts receivable and other debit balances	**-**	(200,000)
Advances to purchase properties	**(8,260,020)**	-
Property, plant and equipment	**-**	(215,152)
Additions on investment properties	**(8,610,901)**	(25,907,567)
Disposal of investment properties	**16,870,921**	-
Accounts payable and other credit balances	**-**	4,340,152
Islamic bank facilities	**-**	6,000,000
Lease liabilities	**-**	15,782,567
Disposal of a subsidiary	**-**	200,000
	-	-

The accompanying notes (1) to (14) form an integral part of the interim consolidated financial information.

1. Incorporation and activities

Al Mazaya Holding Company "The Parent Company" is a Kuwaiti (Public) shareholding company listed on Kuwait Boursa and Dubai Financial Market and registered in the State of Kuwait, and was incorporated based on Memorandum of Incorporation under Ref. No. 3501 / Volume 1 dated November 7, 1998 and its subsequent amendments, the latest of which was notarized in the commercial registry No. 75203 dated October 16, 2023 according to which the reduction of the Parent Company's capital was notarized (Note 12).

The Parent Company's main activities based on the Articles of Association are as follows:
Ownership of Kuwaiti and foreign shareholding companies, ownership of shares and portions of limited liability Kuwaiti and foreign companies or participating in the formation of those companies, as well as managing and guaranteeing those companies, granting loans to the companies in which it owns shares in and guaranteeing them towards others, provided that the percentage of participation of the holding company in the capital of the borrowing company is not less than 20%, ownership of industrial property rights including intellectual rights, trade marks, industrial marks, industrial fees or any other rights relating to such assets and leasing them to other companies to utilize them whether inside or outside the state of Kuwait, ownership of the movable assets and real properties needed to operate within the applicable laws, utilization of its available financial surpluses by investing them in financial real estate portfolios managed by specialized companies.

The Parent Company has the right to practice its aforementioned objectives inside the State of Kuwait and abroad for itself or as agent or representative to other, the Parent Company has the right as well to have interest or to participate with entities that practice similar operations or assist the Parent Company in achieving its objectives inside and outside Kuwait, and such it has the right to establish, form partnership, purchase or merge with those entities.

The Parent Company's registered address is P.O. Box 3546, Safat 13036, State of Kuwait.

The interim consolidated financial information was authorized for issue by the Board of Directors on November 14, 2023.

2. Basis of presentation

The interim consolidated financial information has been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting". The accounting policies used in the preparation of the interim consolidated financial information for the period are consistent with those used in the preparation of the annual financial statements for the fiscal year ended December 31, 2022.

The Group has not early adopted any other standards, interpretations or amendments that has been issued but is not yet effective. Other amendments and interpretations apply for the first time in 2023, but do not have an impact on the interim consolidated financial information of the Group.

Prior years adjustments represent the effect of adjusting the calculations of the non-controlling interest and the Parent Company in First Dubai Real Estate Development Company - K.S.C.P and Al Mazaya Real Estate Development Company - K.S.C. (Closed). As at December 31, 2021, The effect of this change resulted in an increase in retained earnings by an amount of KD 1,056,759, an increase in foreign currency translation adjustments by an amount of KD 2,347,603, and a decrease in the non-controlling interests by an amount of KD 3,404,362.

The interim consolidated financial information does not include all the information and notes required for complete financial statements prepared in accordance with International Financial Reporting Standards. In the opinion of management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included in the accompanying interim consolidated financial information. Operating results for the period ended September 30, 2023, are not necessarily indicative of the results that may be expected for the year ending December 31, 2023. For further information, refer to the consolidated financial statements and notes thereto for the year ended December 31, 2022.

3. Cash and cash equivalent

	September 30, 2023	December 31, 2022 (Audited)	September 30, 2022
Cash on hand and at banks	**5,544,119**	6,282,329	6,015,609
Short term bank deposits (a)	**10,432,497**	-	-
Cash at portfolios	**-**	75,551	-
	15,976,616	6,357,880	6,015,609
Less: Restricted bank balances (b)	**(1,365,063)**	(582,912)	(580,845)
Cash and cash equivalents as represented for the consolidated statement of cash flows	**14,611,553**	5,774,968	5,434,764

a) As at September 30, 2023, the effective interest rate on short-term bank deposits is 4.5% per annum. These deposits have an average contractual maturity of 90 days.

b) Restricted bank balances represent escrow accounts restricted for receiving and making payments for specific construction activities and as collateral for same bank facilities of the Group, which may not be available for use within 90 days.

4. Assets and liabilities held for sale.

a) Assets held for sale

Net assets and liabilities held for sale are as follows:

	September 30, 2023	December 31, 2022 (Audited)	September 30, 2022
Kuwaiti Saudi Real Estate Investment Company – O.P.C.	**15,222,255**	14,906,477	15,614,500
	15,222,255	14,906,477	15,614,500

During the year ended December 31, 2021, the Board of Directors of First Dubai Real Estate Development Company K.S.C. (Public) (subsidiary) approved the disposal of all the shares of its subsidiary in the Kingdom of Saudi Arabia (Kuwaiti Saudi Real Estate Investment Company – O.P.C.) against cash and in-kind consideration with a net amount of KD 15,500,000. The assets and liabilities attributable to the subsidiary, have been classified as a disposal group held for sale and are presented separately in the statement of financial position.

During the year ended December 31, 2022, that transaction was partially executed by transferring part of the in-kind consideration to First Dubai Real Estate Development Company - K.S.C. (Public) (a subsidiary) by transferring investment properties amounting to KD 10,125,000 along with an attached mortgage in favor of a local bank for an amount of KD 6,000,000 which was included within the Islamic banking facilities of the Group In addition to a partial payment of the cash consideration in the amount of KD 450,000. That had resulted in an obligation of KD 4,575,000 which was recorded under the Accounts payable and other credit balances till the completion of the remaining transaction terms by both parties and recording the full financial impact in the consolidated financial statements at that time.

Subsequent to the date of the interim consolidated financial information, the two parties signed a termination and settlement agreement for this transaction due to the second party's failure (the buyer) to fulfill his remaining obligations to complete the deal, which led the two parties to terminate the deal and agree on a final settlement which includes the buyer's undertaking to assume a bank debt amounting to KD 4,000,000 relating to the properties previously transferred to First Dubai Real Estate Development Company - K.S.C. (Public) (a subsidiary), in addition to the payment of KD 150,000 to the parent company within one year period from signing the termination and settlement agreement as a final settlement between the two parties. On the other hand, the parent company shall retransfer back to the buyer the ownership of the properties subject to that settlement which were previously transferred to it within the terms of this transaction. The termination of that transaction will result in the reclassification of the assets classified as held for sale and their related liabilities back to the group's assets and liabilities, as well as reclassifying the results of operations pertaining to Kuwaiti Saudi Real Estate Investment Company - O.P.C. within the continuing operations, in addition to excluding the liabilities and the properties related to that transaction from the company's financial statements when those properties' ownership is transferred to the buyer. The impact of these transactions will be included in the company's consolidated financial statements in the fiscal period where the procedures for transferring ownership of those properties subject to settlement are finalized.

The major items of assets and liabilities comprising the subsidiary under disposal which are classified as held for sale are as follows:

	September 30, 2023	December 31, 2022 (Audited)	September 30, 2022
Assets:			
Cash in hand and at banks	**749,383**	199,294	183,522
Accounts receivable and other debit balances	**52,884**	74,207	152,050
Investment properties	**14,714,944**	14,881,261	15,517,458
Total assets classified as held for sale	**15,517,211**	15,154,762	15,853,030
Liabilities:			
Accounts payable and other credit balances	**293,471**	246,159	234,702
Employees' end of service benefits	**1,485**	2,126	3,828
Total liabilities relating to assets classified as held for sale	**294,956**	248,285	238,530
Net assets classified as held for sale	**15,222,255**	14,906,477	15,614,500

The results of operation related to the subsidiary under disposal which are classified as held for sale are as follows:

	For the three months ended September 30,		For the nine months ended September 30,	
	2023	2022	**2023**	2022
Revenue:				
Rental income	**192,480**	189,830	**564,728**	560,331
Net management fees and commission income	**10,369**	10,584	**31,560**	30,495
Total revenue	**202,849**	200,414	**596,288**	590,826
Costs:				
Cost of rental	**(83,810)**	(28,641)	**(163,627)**	(139,485)
Total costs	**(83,810)**	(28,641)	**(163,627)**	(139,485)
Gross profit	**119,039**	171,773	**432,661**	451,341
Change in fair value of investment properties	**-**	-	**(350,797)**	-
General and administrative expenses	**(16,298)**	(408)	**(21,099)**	(18,755)
Operating profit	**102,741**	171,365	**60,765**	432,586
Net other income (expenses)	**12,169**	229	**101,408**	(1,895)
Profit for the period from discontinued operations	**114,910**	171,594	**162,173**	430,691
Other comprehensive income for the period from discontinued operations	**100,162**	171,828	**188,849**	438,929
Total other comprehensive income for the period from discontinued operations	**215,072**	343,422	**351,022**	869,620

b) Discontinued operations

During the period ended September 30, 2023, the Parent Company received an offer to purchase its full ownership interest in its subsidiary in Turkey “Mazaya Ritim Istanbul Insaat Anonim Sirketi” for Turkish Lira 310 Million, equivalent to almost KD 4.89 Million as at April 13, 2023, (date of disposal) including the settlement of current accounts between the Parent Company and disposed subsidiary. The Parent Company accepted that offer and sold all ownership interests in that subsidiary in Republic of Turkey against the same consideration provided in the purchase offer.

This transaction was recorded by the Group during the period ended September 30, 2023 based on the subsidiary’s financial position as at April 13, 2023 (date of sale transaction completion).

The accumulated losses include a credit amount of KD 579,638 that represents the calculation of the cumulative hyperinflation impact resulting from historical translation differences for the activities and operations of the subsidiary from the beginning of the year the sale transaction completion date in accordance with IAS 29 “Financial Reporting in Hyperinflationary Economies”. The net monetary gain for the Group that was recognized in the consolidated statement of profit or loss till the sale transaction completion date had amounted to KD 75,048, which had resulted from the assessment of the Turkish economy as a hyperinflationary economy based on the cumulative inflation rates over the previous three years that was effective for reporting periods on or after April 1, 2022, where the Group had decided to classify the historical translation differences associated with the hyperinflation to accumulated losses.

Analysis of assets and liabilities disposed of is as follows:

	April 13, 2023 (Date of disposal)
Assets:	
Cash on hand and at banks	**108,754**
Accounts receivable and other debit balances	**453,170**
Property, plant and equipment	**64,212**
Investment properties	**4,592,002**
Total assets classified as held for sale	**5,218,138**
Liabilities:	
Accounts payable and other credit balances	**1,313,766**
Advances from customers	**8,811**
Total liabilities classified as held for sale	**1,322,577**
Net assets classified as held for sale	**3,895,561**

The results of operation for disposed subsidiary are presented as follows:

	For the period from January 1, 2023, to April 13, 2023 (Date of disposal)	For the nine months ended June 30, 2022
Revenue:		
Rental income	**135,477**	164,575
Total revenue	**135,477**	164,575
Costs:		
Cost of rental	**(70,746)**	(134,690)
Total costs	**(70,746)**	(134,690)
Gross profit	**64,731**	29,885
Change in fair value of investment properties	**(530,880)**	-
General and administrative expenses	**(75,174)**	(71,394)
Operating loss	**(541,323)**	(41,509)
Net monetary gain	**75,048**	301,699
Net other expenses	**(77,207)**	(379,467)
Loss for the period	**(543,482)**	(119,277)
Other comprehensive loss for the period	**(201,532)**	(1,784,044)
Total comprehensive loss for the period	**(745,014)**	(1,903,321)

Loss on disposal of a subsidiary:

	September 30, 2023
Net consideration against disposal after settling the current accounts	**4,027,555**
Add: Foreign currencies differences reclassified to profit or loss	**(22,173,895)**
Less: Net assets disposed off	**(3,895,561)**
Loss on disposal of a subsidiary	**(22,041,901)**

Net cash inflow on disposal:

	September 30, 2023
Net cash consideration after settling the current accounts	**4,027,555**
Less: Cash on hand and at banks balances of the subsidiary disposed off	**(108,754)**
Net cash inflow on disposal	**3,918,801**

5. Investment properties

The movement during the period / year is as follows:

	September 30, 2023	December 31, 2022 (Audited)	September 30, 2022
Balance at the beginning of the period / year	**159,901,075**	145,928,412	145,928,412
Additions (a)	**14,458,720**	26,370,305	26,166,668
Reclassification to assets classified as held for sale	**(4,630,178)**	-	-
Net transfer from / to property, plant and equipment	**-**	(62,115)	592,885
Disposals (a)	**(39,361,684)**	(2,144,286)	(1,293,732)
Changes in fair value	**(1,808,833)**	(11,754,651)	-
Effect of hyperinflation on a subsidiary	**-**	2,367,051	1,772,369
Foreign currency translation adjustments	**(1,228,234)**	(803,641)	(293,673)
Balance at the end of the period / year	**127,330,866**	159,901,075	172,872,929

a) During the period ended September 30, 2023, the Group had executed a swap deal for its land plots in the United Arab Emirates with the master developer of those plots that amounted to KD 16,600,732 which is included in the "Disposals" caption in exchange for new land plots amounting to KD 8,610,901 which is included in the "Additions" caption and rights to purchase other land plots amounting to KD 8,260,020 that is recognized as Advances to Purchase Properties. Also, the "Additions" include an amount of KD 5,437,161 related to the right to use new real estate assets that had been recorded against their related lease liabilities.

The Group had complied with the Executive Regulations of Capital Markets Authority with respect to guidelines for valuation of investment properties. The fair value of investment properties is based on valuations performed by independent valuers using recognized valuation techniques and principles.

6. Treasury shares

	September 30, 2023	December 31, 2022 (Audited)	September 30, 2022
Number of shares	**12,855,998**	5,600	5,600
Percentage of issued shares (%)	**2.042**	0.001	0.001
Market value (KD)	**719,936**	267	241
Cost (KD)	**593,366**	1,777	1,777

The Parent Company's management has allotted an amount equal to treasury shares balance from statutory reserve as at September 30, 2023. Such amount will not be available for distribution during treasury shares holding period.

7. Net other (expenses) income

This caption includes allowance for expected credit losses for trade receivable amounting to KD 397,269 (September 30, 2022 - KD 138,947) in addition to provisions no longer required amounting to KD 131,481 (September 30, 2022 - KD 287,712). This caption also includes net tax expenses for the Parent Company's subsidiaries amounting to KD 183,249 (September 30, 2022 - KD 139,811). This caption also includes provisions for legal claims amounting to KD 888,721 (September 30, 2022 - KD Nil) that was recognized during the ended September 30, 2023.

8. Basic and diluted earnings (loss) per share

The information necessary to calculate basic and diluted earnings (loss) per share based on the weighted average number of shares outstanding during the period is as follows:

	For the three months ended September 30,		For the nine months ended September 30,	
	2023	2022 (Restate)	**2023**	2022 (Restated)
Profit (loss) for the period attributable to equity holders of the Parent Company from continuing operations	**1,623,159**	126,541	**(658,200)**	375,818
Profit (loss) for the period attributable to equity holders of the Parent Company from discontinued operations	**102,080**	97,921	**(22,441,317)**	263,325
Profit (loss) for the period attributable to equity holders of the Parent Company	**1,725,239**	224,462	**(23,099,517)**	639,143
Number of shares outstanding:				
Number of issued shares at beginning of the period	**629,559,816**	629,559,816	**629,559,816**	629,559,816
Less: Weighted average number of treasury shares	**(15,187,293)**	(5,600)	**(8,920,488)**	(5,600)
Weighted average number of shares outstanding	**614,372,523**	629,554,216	**620,639,328**	629,554,216
Basic and diluted earnings (loss) per share attributable to equity holders of the Parent Company from continuing operations (Fils)	**2.64**	0.20	**(1.06)**	0.60
Basic and diluted earnings (loss) per share attributable to equity holders of the Parent Company from discontinued operations (Fils)	**0.17**	0.16	**(36.16)**	0.42
Total basic and diluted earnings (loss) per share attributable to equity holders of the Parent Company (Fils)	**2.81**	0.36	**(37.22)**	1.02

As there is no diluted instruments outstanding, earnings (loss) per share from basic and diluted are matching.

9. Related party disclosures

The Group has entered into various transactions with related parties, i.e. key management personnel and other related parties. Prices and terms of payment are to be approved by the Group's management. Significant related party transactions and balances are as follows:

Interim condensed consolidated statement of financial position:

	Key management personnel	**September 30, 2023**	December 31, 2022 (Audited)	September 30, 2022
Accounts payable and other credit balances	39,023	**39,023**	2,073	5,688
Lease liabilities (a)	6,539,100	**6,539,100**	3,244,238	3,294,359

Balances due from / to related parties are interest free and are payable on demand.

Transactions included in the interim condensed consolidated statement of profit or loss:

	Key management personnel	For the nine months ended September 30,	
		2023	2022
Rental income	6,462	**6,462**	6,462
Amortization of finance costs related to lease liabilities	(245,051)	**(245,051)**	(126,501)

a) During the period ended September 30, 2023, a property leased by the Group which is accounted for under IFRS 16 has been acquired by a board member from its previous owner. Based on that, the Group's lease liability towards that property had been reassigned towards the new owner under the same terms and conditions of the original contractual lease terms with the old owner for the remaining lease term which ends on October 2037.

The amounts related to above total lease liabilities as of September 30,2023 reported under lease liabilities of the Group can be presented as follows

	For the nine months ended September 30	
	2023	2022
Lease liability within one year	**909,000**	540,000
Remaining liability till end of lease term	**7,515,000**	3,348,000
Total lease liability	**8,424,000**	3,888,000
Less: Unamortized future finance charge	**(1,884,900)**	(593,641)
Present value of minimum lease payments	**6,539,100**	3,294,359

Compensation to key management personnel:

	For the three months ended September 30,		For the nine months ended September 30,	
	2023	2022	**2023**	2022
Short term benefits	**126,090**	143,698	**378,269**	431,093
End of service indemnity	**11,832**	15,225	**35,496**	45,675
	137,922	158,923	**413,765**	476,768

10. Segment information

For management purposes, the Group is divided into geographical segments that are: State of Kuwait, United Arab Emirates (UAE), Kingdom of Saudi Arabia (KSA), Turkey and others, where the Group performs its main activities in the real estate segment. There is no income generating transactions between the Group's segments.

	Nine months period ended September 30, 2023						Nine months period ended September 30, 2022					
	Kuwait	**UAE**	**KSA**	**Turkey**	**Others**	**Total**	Kuwait	UAE	KSA	Turkey	Others	Total
Segment revenue from continuing operations	**9,388,438**	**1,467,297**	**-**	**-**	**406,547**	**11,262,282**	7,554,301	2,344,770	-	-	366,419	10,265,490
Segment revenue from discontinued operations	**-**	**-**	**596,288**	**135,477**	**-**	**731,765**	-	-	590,826	164,575	-	755,401
Segment (loss) profit from continuing operations	**(127,376)**	**(470,014)**	**-**	**-**	**344,283**	**(253,107)**	412,612	335,365	-	-	7,687	755,664
Segment profit (loss) from discontinued operations	**-**	**-**	**162,173**	**(22,585,383)**	**-**	**(22,423,210)**	-	-	430,691	(119,277)	-	311,414

	As at September 30, 2023						As at September 30, 2022					
	Kuwait	**UAE**	**KSA**	**Turkey**	**Others**	**Total**	Kuwait	UAE	KSA	Turkey	Others	Total
Total segment assets	**122,663,659**	**34,281,263**	**15,517,211**	**-**	**12,925,936**	**185,388,069**	111,364,249	70,647,844	15,853,030	6,670,024	15,646,254	220,181,401
Total segment liabilities	**116,858,726**	**5,277,962**	**294,956**	**-**	**4,685,290**	**127,116,934**	131,285,533	5,172,931	238,530	583,341	4,848,827	142,129,162

	As at December 31, 2022 (Audited)					
	Kuwait	UAE	KSA	Turkey	Others	Total
Total segment assets	108,887,134	59,660,541	15,154,762	5,328,013	14,081,767	203,112,217
Total segment liabilities	130,076,346	4,515,178	248,285	352,012	4,783,885	139,975,706

11. Contingent liabilities

As at September 30, 2023, the Group is contingently liable in respect of letters of guarantee amounting to KD 265,691 (December 31, 2022 - KD Nil, September 30, 2022 - KD Nil).

During the year ended December 31, 2020, two subsidiaries of the group had filed lawsuits before the courts of the Emirate of Dubai in the United Arab Emirates against some investors regarding the development of real estate projects in the Emirate of Dubai in the United Arab Emirates. During the year ended December 31, 2021, the Court of Cassation upheld the judgment issued by the Court of Appeal, which had previously upheld the judgment of the Court of First Instance issued in favor of the two subsidiaries of the group about their entitlement to a total amount of AED 19,780,852, in addition to the legal interest of 9% from the date of the judicial claim till full settlement, whereby the entitlement of those subsidiaries including the legal interest until December 31, 2021 had amounted to AED 25,968,142 (equivalent to KD 2,172,715) according to the latest calculations for that entitlement by the court, and hence, the management of those subsidiaries had decided to reverse the provisions recorded in their books against their full entitled amount according to the Court's verdict including the legal interest up till December 31, 2021 which is reported as provisions no longer required in the consolidated statement of profit or loss for the year ended December 31, 2021. The subsidiaries of the group initiated legal execution procedures against those investors for the fulfillment of that verdict along with its legal interest, which resulted in the collection of almost 82% from the total amount due to the two subsidiaries till September 30, 2023, whereas the remaining amount is currently under collection by the Group's two subsidiaries in the United Arab Emirates. As a result of those lawsuits, the defendants filed a counter-lawsuit against the Parent Company, the two subsidiaries and others demanding for the payment of AED 261,026,454 (equivalent to KD 21,839,692) in addition to the legal interest of 5% from the date of the judicial claim till full settlement, in addition to demanding payment of AED 50,000,000 (equivalent to KD 4,183,425) as compensation for lost profits. Subsequent to the date of the accompanying interim consolidated financial information, a court verdict was issued by the Court of First Instance in favor of the defendants (Parent Company, the two subsidiaries, and others) not to consider this case and obligating the plaintiffs to pay the deferred fees in that case. Accordingly, the Group's independent legal counsel believes that the Group has a solid standing in those cases in light of the ruling issued in its favor, and hence, the Group's management decided that there is no need to book any provisions against those cases as of the date of the accompanying interim consolidated financial information.

During the financial period ended September 30, 2023, a final court verdict by Court of Cassation of United Arab Emirates was issued to affirm the previously issued verdict against a subsidiary of the Group in United Arab Emirates with an amount of AED 5,000,000 (equivalent to KD 418,343). The Group is currently in process of completing the settlement procedures to the opponent against the related provisions that were previously booked in prior years for that legal case.

During the period ended September 30, 2023, some buyers of real estate units in one of the Group's projects in the Emirate of Dubai filed a lawsuit demanding to terminate the booking forms of the subject real estate units and to refund an amount of AED 5,530,321 (equivalent to KD 462,714) in addition to legal interest of 9% till full settlement date. The Group had recognized provision of KD 462,714 on conservatism basis against that legal case during the fiscal period ended September 30, 2023. This case is currently under hearing in front of the legal courts as of accompanying interim consolidated financial information date.

A subsidiary to the Parent Company in the Emirate of Dubai had filed a lawsuit (as a precautionary measure in order to avoid the statute of limitation related to the date of filing that lawsuit) against several parties demanding them to be bear the costs of rectifying the defects and repairing some buildings in the Emirate of Dubai that they had previously developed for the benefit of the subsidiary during the period from 2007 to 2015, due to their responsibility for the implementation work and supervising the implementation of those buildings for the benefit of the subsidiary as some defects that require repairs had appeared according to the reports of relevant authorities in the Emirate of Dubai, where the Company demands to oblige the defendants with a total amount of AED 82,022,600 (equivalent to KD 6,862,708) in addition to the legal interest of 5% from the date of the judicial claim till full settlement date, in addition to demanding that some of the other defendants be obligated to an amount of AED 23,200,000 in solidarity with the first defendant parties (equivalent to the amount of KD 1,941,109) in addition to the legal interest of 5% from the date of the judicial claim till full settlement date, which represents the estimated budget of the repair costs for the subject buildings that resulted from implementation defects by the main contractor and subcontractors in addition to reserving the right to request compensation after assessing the damages and losses as well as obliging the defendants to pay the related fees, expenses, and attorney's fees. This case was referred to the Department of Experts, as it is still currently under hearing in front of the legal courts as of the accompanying interim consolidated financial information date.

12. General Assembly of the Parent Company's Shareholders

The Annual General Meeting of the Shareholders held on March 16, 2023, has approved the consolidated financial statements of the Group for the year ended December 31, 2022 and approved the following items:

- Not to distribute cash dividends or bonus shares for the year ended December 31, 2022.
- Not to pay Board of Directors remuneration for the year ended December 31, 2022.
- To offset the entire accumulated loss balance amounted to KD 9,095,362 as at December 31, 2022 against reducing the balance of the share premium from KD 17,921,560 to KD 8,826,198.

The Parent Company's Shareholders' Extraordinary General Assembly meeting, held on June 13, 2023, had approved the amendment of Article (57) of the Memorandum of Incorporation, and added a new Article (61) to the Memorandum of Incorporation of the Parent Company regarding the mechanism of distributing interim dividends to shareholders, which was notarized in the commercial registry on June 25, 2023.

The Shareholders' General Assembly of the Parent Company, held on August 3, 2023, had approved distributing dividends as free bonus shares from the treasury shares at the rate of 2% to be distributed among the Shareholders registered in the Parent Company's shares' registry as of the entitlement date, each according to his ownership interest. During the period ended September 30, 2023, the effect of this distribution was recorded by reducing the Statutory reserve by an amount of KD 508,405 based on the approval of the Capital Markets Authority, without any increase in either the Company's share capital or its issued shares on the entitlement date of such distributions.

Subsequent to the date of the accompanying interim consolidated financial information, The Parent Company's Shareholders' Ordinary and Extraordinary General Assembly meeting, held on October 5, 2023, approved the reduction of the Parent Company's authorized, issued and paid up capital from KD 62,955,982 to KD 48,474,817, with total reduction of KD 14,481,165, to set-off the full balance of the accumulated losses amounting to KD 24,245,118 as per the audited consolidated financial statements for the period ended June 30, 2023, as follows:

- Reducing the balance of statutory reserve by KD 937,755.
- Reducing the full balance of share premium by KD 8,826,198.
- Reducing the share capital by KD 14,481,165 through cancelling 144,811,650 shares with a par value of 100 fils per share to set-off the remaining portion of the accumulated losses balance.

Subsequent to the date of the accompanying interim consolidated financial information, those amendments were notarized in the commercial registry on October 16, 2023 and their effect was recorded in the group's consolidated financial statements at that date.

The Annual General Meeting of the Shareholders held on March 17, 2022, has approved the consolidated financial statements of the Group for the year ended December 31, 2021, and not to distribute cash dividends or bonus shares and not to pay Board of Directors remuneration for the year ended December 31, 2021.

13. Fair value measurement

The Group measures financial assets such as financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, and non-financial assets such as investment properties at fair value at the end of the financial period.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

The details of fair value measurement hierarchy are as follows:

Level 1: Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The following table shows an analysis of captions recorded at fair value by level of the fair value hierarchy:

	September 30, 2023			
	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss	**-**	**-**	**590**	**590**
Financial assets at fair value through other comprehensive income	**-**	**1,468,874**	**4,984,932**	**6,453,806**
Investment properties (a)	**-**	**35,596,150**	**106,449,660**	**142,045,810**
	-	**37,065,024**	**111,435,182**	**148,500,206**

	December 31, 2022 (Audited)			
	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss	79,616	-	155,971	235,587
Financial assets at fair value through other comprehensive income	-	1,225,648	7,787,909	9,013,557
Investment properties (a)	-	65,432,532	109,349,804	174,782,336
	79,616	66,658,180	117,293,684	184,031,480

	September 30, 2022			
	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss	-	-	351,866	351,866
Financial assets at fair value through other comprehensive income	-	1,252,956	7,958,810	9,211,766
Investment properties (a)	-	45,046,418	143,343,969	188,390,387
	-	46,299,374	151,654,645	197,954,019

a) Investment properties include all properties listed under assets classified as held for sale.

There were no transfers between Level 2 and Level 3 during the period.

14. Significant events

During the period ended September 30, 2023, an agreement was reached between Al Mazaya Holding Company - K.S.C.P. (Parent Company) and First Dubai Real Estate Development Company - K.S.C.P. (Subsidiary) on entering into a Merger by Amalgamation, where Al Mazaya Holding Company - K.S.C.P. will be the “Merging” company and First Dubai Real Estate Development Company - K.S.C.P. will be the “Merged” company. The merger contract has been approved by the Capital Markets Authority on September 24,2023. The remaining merger procedures are currently under execution by both parties in accordance with the relevant legal and regulatory requirements.

Subsequent to the date of the interim consolidated financial information, and after the approval of the Capital Markets Authority, the Board of Directors of Al Mazaya Holding Company - K.S.C.P. (Parent Company) has convened on October 18, 2023, and approved the following items:

a) The recommendation to the Extraordinary General Assembly to discuss the ratification of the merger contract through amalgamation between Al Mazaya Holding Company K.S.C.P. (Parent Company) and First Dubai Real Estate Development Company K.S.C.P (Subsidiary) dated September 19, 2023, and to ratify all its annexes including the independent Investment Consultant report, the Assets Valuation report prepared by the independent asset valuator, and the Share Swap Rate representing the consideration to be received by First Dubai Real Estate Development Company K.S.C, which is (0.497 shares) of Al Mazaya Holding Company K.S.C.P shares in exchange for (1) share of First Dubai Real Estate Development Company K.S.C.P., after obtaining all required approvals from the relevant regulatory authorities.

b) The recommendation to the Extraordinary General Assembly to discuss the approval of the merger through amalgamation between Al Mazaya Holding Company K.S.C.P. (Parent Company) and between First Dubai Real Estate Development Company K.S.C.P. (Subsidiary) through the dissolution of First Dubai Real Estate Development Company K.S.C.P. and transferring its entire financial records including assets and liabilities through amalgamation, which includes all its assets, rights, and obligations, to Al Mazaya Holding Company K.S.C.P., and the cancellation of the legal personality of First Dubai Real Estate Development Company K.S.C.P. after completing the merger procedures, canceling its license, and removing it from the records of the Department of Joint Stock Companies at the Ministry of Commerce and Industry, all of which shall be after completing all approvals of the relevant regulatory authorities.

c) The recommendation to the Extraordinary General Assembly to discuss the approval for the continuation of trading the shares of Al Mazaya Holding Company K.S.C.P on Boursa Kuwait and the Dubai Financial Market after the merger process and announcing the merger process by publishing on the website of Boursa Kuwait, Dubai Financial Market and in the Official Gazette and registering the merger process in the company’s commercial registry.

d) The recommendation to the Extraordinary General Assembly to discuss the approval of increasing the capital of Al Mazaya Holding Company K.S.C.P. from KD 48,474,817 to KD 52,556,117 distributed over 525,561,174 ordinary shares, through in-kind increase amounting to KD 4,081,300, equivalent to an increase of approximately 8.4% of the company's total authorized, issued and paid up capital by issuing and allocating 40,813,008 new ordinary shares with a par value of 100 fils per share and without a share premium, while having the current shareholders of Al Mazaya Holding Company K.S.C.P. (the merging company) waiving their priority right in subscribing to the capital increase shares, provided that the entire shares related to the capital increase will be allocated to the shareholders of First Dubai Real Estate Development Company K.S.C.P. (the merged company) – apart from the shares owned by Al Mazaya Holding Company K.S.C.P in First Dubai Real Estate Development Company K.S.C..P. - which are registered in the register of shareholders of First Dubai Real Estate Development Company K.S.C.P. as on the record date, with a Share Swap Rate of (0.497 shares) of Al Mazaya Holding Company K.S.C.P. (Holding) in exchange for (1) share of First Dubai Real Estate Development Company K.S.C.P., in addition to authorizing the Board of Directors and/or Executive Management to determine the timetable for stock entitlements to execute the resolution of increasing the company's capital allocated to the shareholders of First Dubai Real Estate Development Company K.S.C.P. and to amend the timetable for stock entitlements, as well as taking the necessary actions regarding shares fractions.

e) The recommendation to the Extraordinary General Assembly to discuss the amendment of Article (5) of the Memorandum of Incorporation and Article (6) of the Articles of Association regarding the increase of the company's capital as a result of the merger from KD 48,474,817 distributed over 484,748,166 shares to KD 52,556,117 distributed over 525,561,174 shares.

These recommendations are subject to the approval of the Parent Company's Extraordinary General Assembly and the relevant regulatory authorities.