SAUDI REAL ESTATE COMPANY AND ITS SUBSIDIARIES

(A SAUDI JOINT STOCK COMPANY)

CONSOLIDATED FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Consolidated financial statements for the year ended 31 December 2024

MOORE

El Sayed El Ayouty & Co.
Certified Public Accountants

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INDEPENDENT AUDITORS' REPORT

TO THE SHAREHOLDERS
SAUDI REAL ESTATE COMPANY
(A SAUDI JOINT STOCK COMPANY)
RIYADH – KINGDOM OF SAUDI ARABIA

Opinion

We have audited the consolidated financial statements of **Saudi Real Estate Company** (A Saudi Joint Stock Company) (the "Company") and its subsidiaries (the "Group"), which comprise of the consolidated statement of financial position as at December 31, 2024, and the consolidated statement of income, 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 these consolidated financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2024, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs") endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by Saudi Organization for Chartered Professional Accountants ("SOCPA").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) endorsed in the Kingdom of Saudi Arabia. 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 Code of Conduct and Ethics adopted in the Kingdom of Saudi Arabia. Also fulfilled the requirements of the conduct of other ethics in accordance with those rules. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matters

1. We draw attention to note (9) to the consolidated financial statements which state that certain land parcels owned by the Company are currently not available for use or development due to various reasons, of which certain reasons relate to the areas where these lands are located and other related to the fact that they are under study by specialized committees to resolve these matters. The management is currently communicating with the related government agencies to address these reasons to allow the use of these lands. The impact of this matter on the recoverable amount of these lands is still uncertain and depends on the final results of the study by the assigned committees. The carrying amount of these lands amounted to SR 437.7 million as at 31 December 2024 (2023: SR 437.7 million).

2. We draw attention to note (9) to the consolidated financial statements, it has come to management's attention that one of the subsidiaries' land which was designated for the Al Widyan project is located within an area that is currently under study with the aim of developing it by the government agencies, which may result into a material change to the original project's plan and the land's recoverable value. The impact of this matter is uncertain and depends on the completion of the study by the government agencies and future developments in the area. The carrying amount of the land and capital work-in-progress amounted to SR 2.9 billion as at December 31, 2024 (2023: SR 2.9 billion).

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE SHAREHOLDERS
SAUDI REAL ESTATE COMPANY
(A SAUDI JOINT STOCK COMPANY)
RIYADH – KINGDOM OF SAUDI ARABIA

Key Audit Matter

The key audit matter is that matter that, in our professional judgment, was of most significance in our audit of the consolidated financial statements of the current year. This matter was addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not express a separate opinion on these. The following describes the key audit matter and how it should be addressed:

Key audit matter	How the matter was addressed in our audit
Investment Properties The Group has investment properties of lands and buildings amounted to SR 5.5 billion which represents 59% of the Group's total assets. Investment properties are stated at cost in the statement of financial position less accumulated depreciation and impairment, if any. For the purposes of assessing impairment and disclosing the fair value in the consolidated financial statements, investment properties are valued by an external, independent, accredited valuer ("Valuer"). This matter was considered as a key audit matter as the assessment of impairment of investment properties requires a significant judgment by the management. Also, include key estimates may that the impairment of investment properties is material in the consolidated financial statements. Please refer to (Note 9) to the consolidated financial statements regarding the accounting policy related to investment properties and (Note 4) regarding related disclosures.	We performed the following procedures: - Evaluate the objectivity of valuer and its independence and experience and qualification who has been appointed by the management. - Comparing the fair value of investment properties based on the real estate valuer's report with the book balance of investment properties as at December 31, 2024. - Ensuring that the appropriateness of evaluation method and methodology approved by the valuer. - Review on a sample basis, to evaluate the investment properties executed by the valuer to ensure the reasonableness of the key assumptions that were used to determine the fair values of the investment properties. - Obtaining title deeds for investment properties and discussing their legal status with management and the internal legal department. - Ensuring that the consolidated financial statements include sufficient and appropriate disclosures of accounting policies and disclosure related to investment properties.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE SHAREHOLDERS
SAUDI REAL ESTATE COMPANY
(A SAUDI JOINT STOCK COMPANY)
RIYADH – KINGDOM OF SAUDI ARABIA

Other information

The other information comprises the information included in the Group's 2024 Annual Report, other than the consolidated financial statements and our auditor's report thereon. Management is responsible for the other information contained in its annual report.

Our opinion on the consolidated financial statements does not cover the other information and 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, 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 Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by SOCPA and Regulations for Companies and the Company's Bylaws and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is 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 management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, i.e. the Board of Directors, 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 ISAs 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 International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, 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 control 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 management.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE SHAREHOLDERS
SAUDI REAL ESTATE COMPANY
(A SAUDI JOINT STOCK COMPANY)
RIYADH – KINGDOM OF SAUDI ARABIA

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

- Conclude on the appropriateness of management's 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 within 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, including any significant deficiencies in internal control that we identify during our audit.

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 to 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.

FOR EL SAYED EL AYOUTY & CO.

السيد العيوطي وشركاه
محاسبون ومراجعون قانونيون
س.ت رقم ٤٠٣٠٢٩١٢٤٥
CERTIFIED PUBLIC ACCOUNTANTS
C.R. No. 4030291245
EL SAYED EL AYOUTY & CO.

A. Balamesh

Riyahd: March 18, 2025
Ramadan 18, 1446H

Abdullah A. Balamesh
Certified Public Accountant
License No. (345)

Consolidated Statement of financial position as of 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

	Notes	2024	2023
ASSETS			
NON-CURRENT ASSETS			
Property and equipment, net	8	**28,602**	30,004
Investments properties, net	9	**5,538,691**	5,434,166
Intangible assets, net		**7,370**	10,437
Investment in an associate and joint venture	11	**312,273**	295,349
Investments in equity instruments designated at FVOCI	13	**415,322**	366,397
Right-of-use assets	25	**210,708**	136,855
Developed properties, non-current portion	10	**381,269**	426,134
TOTAL NON-CURRENT ASSETS		**6,894,235**	6,699,342
CURRENT ASSETS			
Developed properties	10	**267,327**	975,744
Trade receivables	14	**530,684**	138,050
Prepaid expenses and other receivables	15	**348,432**	239,793
Short-term bank deposits		**300,000**	-
Inventories		**11,638**	20,446
Cash and cash equivalents	16	**1,076,758**	837,669
TOTAL CURRENT ASSETS		**2,534,839**	2,211,702
TOTAL ASSETS		**9,429,074**	8,911,044
EQUITY AND LIABILITIES			
EQUITY			
Share capital	17	**3,750,000**	3,750,000
Statutory reserve	18	**720,000**	720,000
Contractual reserve	19	**10,051**	10,051
Share premium		**222,700**	222,700
Retained earnings / (accumulated losses)		**147,815**	(67,248)
Other reserves	20	**128,477**	113,276
Equity attributable to equity holders of the parent company		**4,979,043**	4,748,779
Non-controlling interests	21	**203,733**	134,016
TOTAL EQUITY		**5,182,776**	4,882,795
NON-CURRENT LIABILITIES			
Term loan	22	**2,068,462**	2,068,462
Loan from Ministry of Finance, non - current portion	23	**758,051**	914,889
Employees' defined benefit obligations	24	**42,250**	31,748
Lease liabilities, non - current portion	25	**226,548**	147,033
TOTAL NON-CURRENT LIABILITIES		**3,095,311**	3,162,132
CURRENT LIABILITIES			
Trade payables	26	**188,435**	128,879
Accrued expenses and other payables	27	**525,877**	399,991
Unearned revenue	28	**87,781**	101,668
Loan from Ministry of Finance, current portion	23	**156,838**	143,768
Short-term bank loan		**100,000**	-
Lease liabilities, current portion	25	**13,701**	5,852
Zakat provision	30	**78,355**	85,959
TOTAL CURRENT LIABILITIES		**1,150,987**	866,117
TOTAL LIABILITIES		**4,246,298**	4,028,249
TOTAL LIABILITIES AND EQUITY		**9,429,074**	8,911,044

Chief Financial Officer	Acting Chief Executive Officer	Chairman

The accompanying notes from (1) to (43) form an integral part of these consolidated financial statements.

SAUDI REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI JOINT STOCK COMPANY)

Consolidated statement of profit or loss for the year ended 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

	Note	**2024**	2023
Revenue	31	**1,987,668**	1,814,225
Cost of revenue	32	**(1,278,335)**	(1,253,091)
GROSS PROFIT		**709,333**	561,134
General and administration expenses	33	**(207,541)**	(187,118)
Selling and marketing expenses	34	**(20,772)**	(36,801)
OPERATING PROFIT		**481,020**	337,215
Financial charges	35	**(242,686)**	(245,592)
Gains on disposal of investments designated at FVOCI		**786**	-
Share of profit of an associate and joint venture	11	**55,614**	19,759
Dividends of investments designated at FVOCI		**3,846**	4,729
Other income	36	**25,246**	41,806
PROFIT BEFORE ZAKAT		**323,826**	157,917
Zakat	30	**(17,818)**	(29,342)
NET PROFIT FOR THE YEAR		**306,008**	128,575
ATTTIBUTABLE TO:			
Shareholders of the parent company		**215,063**	67,634
Non-controlling interest	21	**90,945**	60,941
		306,008	128,575
Earnings per share (Saudi Riyals)			
Basic and diluted earnings per share for the year attributable to the shareholders of the parent company	37	**0.57**	0.18

Chief Financial Officer	Acting Chief Executive Officer	Chairman

The accompanying notes from (1) to (43) form an integral part of these consolidated financial statements.

Consolidated statement of other comprehensive income for the year ended 31 December 2024

(In Saudi Riyals Thousands, unless otherwise indicated)

	Notes	2024	2023
Net profit for the year		**306,008**	128,575
Other comprehensive income:			
Other comprehensive income to be reclassified to profit or loss in subsequent periods:			
Net change in fair value of investments in equity instruments designated at FVOCI	13	**49,880**	68,944
Share of other comprehensive (loss) / income of an associate	11	**(31,666)**	7,550
Net other comprehensive income / (loss) to be reclassified to profit or loss in subsequent periods		**18,214**	76,494
Other comprehensive loss not to be reclassified to profit or loss in subsequent periods:			
Remeasurement loss on defined benefit plan	24	**(4,037)**	(3,552)
Other comprehensive net loss that will not be reclassified to profit or loss in subsequent periods		**(4,037)**	(3,552)
Other comprehensive income for the year		**14,177**	72,942
Total comprehensive income for the year		**320,185**	201,517
Attributable to:			
Shareholders of the parent company		**230,468**	141,064
Non-controlling interest		**89,717**	60,453
		320,185	201,517

Chief Financial Officer	Acting Chief Executive Officer	Chairman

Consolidated statement of changes in equity for the year ended 31 December 2024

(In Saudi Riyals Thousands, unless otherwise indicated)

	Equity attributable to equity holders of the parent company								
	Share capital	Statutory reserve	Contractual reserve	Share Premium	Accumulated losses	Other reserves	Total equity attributable to shareholders of the parent company	Non - controlling interests	Total equity
As of 1 January 2023	3,750,000	720,000	10,051	222,700	(134،882)	39,846	4,607,715	85,563	4,693,278
Net profit for the year	-	-	-	-	67,634	-	67,634	60,941	128,575
Other comprehensive income for the year	-	-	-	-	-	73,430	73,430	(488)	72,942
Total other comprehensive income	-	-	-	-	67,634	73,430	141,064	60,453	201,517
Dividends issued by a subsidiary	-	-	-	-	-	-	-	(12,000)	(12,000)
Balance as of 31 December 2023	**3,750,000**	**720,000**	**10,051**	**222,700**	**(67,248)**	**113,276**	**4,748,779**	**134,016**	**4,882,795**
Net profit for the year	**-**	**-**	**-**	**-**	**215,063**	**-**	**215,063**	**90,945**	**306,008**
Other comprehensive income for the year	**-**	**-**	**-**	**-**	**-**	**15,405**	**15,405**	**(1,228)**	**14,177**
Total other comprehensive income	**-**	**-**	**-**	**-**	**215,063**	**15,405**	**230,468**	**89,717**	**320,185**
Disposal of investments at FVOCI		**-**	**-**	**-**	**-**	**(204)**	**(204)**	**-**	**(204)**
Dividends Paid by a subsidiary	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(20,000)**	**(20,000)**
Balance as of 31 December 2024	**3,750,000**	**720,000**	**10,051**	**222,700**	**147,815**	**128,477**	**4,979,043**	**203,733**	**5,182,776**

Chief Financial Officer

Acting Chief Executive Officer

Chairman

Consolidated statement of cash flows for the year ended 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

	2024	2023
Cash flows from operating activities:		
Profit for the year before zakat	**323,826**	157,917
Adjustments to reconcile the profit for the year before zakat to the net flow cash generated from operating activities:		
Depreciation of property and equipment and investments properties	**63,359**	66,167
Amortisation of intangibles assets	**3,445**	4,505
Deprecation of right-of-use assets	**2,738**	4,004
Share in profit of an associate and joint venture	**(55,614)**	(19,759)
Gains on disposal of investments designated at FVOCI	**(786)**	-
Gains on sales of Property and equipment and investments properties	**(28,049)**	(19,690)
Financial charges	**242,686**	245,592
Provision of employees' defined benefit obligations	**12,324**	9,193
	563,929	447,929
Working capital increase / (decrease):		
Trade receivables	**(392,634)**	39,111
Prepayment and other debit balance	**(108,639)**	(16,242)
Inventories	**8,808**	33,668
Trade payables	**59,556**	55,697
Accrual expenses and other liabilities	**57,655**	10,830
Developed properties	**753,282**	(409,843)
Unearned revenue	**(13,887)**	4,210
	928,070	165,360
Employees' defined benefit obligations paid	**(5,859)**	(3,314)
Financial charges paid	**(161,091)**	(232,519)
Zakat paid	**(25,422)**	(17,396)
Cash flows generated from / (used in) operating activities	**735,698**	(87,869)
Cash flows from investing activities:		
Additions to property and equipment and investments properties	**(172,934)**	(130,711)
Dividends received from an associate	**9,999**	9,999
Proceeds from disposal of investments designated at FVOCI	**1,537**	-
Amounts paid against short-term deposits	**(300,000)**	-
Additions to intangible assets	**(378)**	(2,130)
Proceeds from sales of Property and equipment and investments properties	**34,046**	20,680
Amounts paid to obtain share of joint venture	**(2,975)**	(25)
cash flows used in investing activities	**(430,705)**	(102,187)
Cash flows from financing activities:		
Proceeds from short-term loans	**100,000**	-
Repayment of term loan and loan from the Ministry of Finance	**(143,768)**	(130,698)
Dividends issued by a subsidiary to non-controlling interests	**(20,000)**	(12,000)
Lease liabilities contracts paid	**(2,136)**	(118)
cash flows used in financing activities	**(65,904)**	(142,816)
Net change in cash and cash equivalents during the period	**239,089**	(332,872)
Cash and cash equivalents at the beginning of the year	**837,669**	1,170,541
Cash and cash equivalents at the end of the year	**1,076,758**	837,669

Chief Financial Officer	Acting Chief Executive Officer	Chairman

The accompanying notes from (1) to (43) form an integral part of these consolidated financial statements.

Consolidated statement of cash flows for the year ended 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

1. GROUP INFORMATION

Saudi Real Estate Company (the "Company" or the "Parent Company") is a Saudi Joint Stock Company, whose shares are publicly traded on the Saudi Stock Exchange. The Company was established pursuant to Royal Decree number M/58 dated 17 Rajab 1396H (corresponding to 15 July 1976), registered in Riyadh, Kingdom of Saudi Arabia under commercial registration No. 1010012539 dated 17 Jumada al-Akhir 1397H (corresponding to 4 June 1977). The Company's head office address is Olaya Road, P.O. Box 3572, Riyadh 11481, Kingdom of Saudi Arabia.

The company is licensed to engage in the activities of buying and selling land and real estate, subdividing them, conducting off-plan sales, as well as managing and leasing residential and non-residential properties, whether owned or rented.

The major shareholder of the Parent Company is the Public Investments Fund (PIF) which owns 64.58% of the Company's shares, while the remaining shares, which represent 35.42%, are owned by several shareholders with less than 5% ownership.

The Company has invested in the following subsidiaries which are included in these consolidated financial statements:

Name	Country of incorporation	Principal activities	Year of incorporation	Ownership percentage (Directly or indirectly) 2024	2023
Saudi Real Estate Construction Company (A)	Saudi Arabia	Constructions & maintenance	2016	**100%**	**100%**
Saudi Real Estate Infrastructure Company (B)	Saudi Arabia	Constructions & maintenance	2017	**60%**	**60%**
Saudi Korean Company for Maintenance and Properties Management (C)	Saudi Arabia	Maintenance and operation	2017	**60%**	**60%**
Al Widyan Saudi Real State Company (D)	Saudi Arabia	Developing Al Widyan project	2018	**100%**	**100%**
Alinma Alakaria Real Estate Fund (E)	Saudi Arabia	Development of real estate	2019	**100%**	**100%**
Hodood Real Estate Investment Company (F)	Saudi Arabia	Not commenced its activities	2022	**100%**	**100%**

(A) Saudi Real Estate Construction Company is a closed joint stock company registered in the Kingdom of Saudi Arabia under commercial registration number 1010466367 dated 15 Rabi Al Awal 1438H (corresponding to 14 December 2016). The Company is engaged in buildings construction and maintenance, construction projects management, detailed engineering designing, purchasing materials and executing the projects.

(B) Saudi Real Estate Infrastructure Company is a closed joint stock company registered in the Kingdom of Saudi Arabia under commercial registration number 1010469561 dated 6 Rajab 1438H (corresponding to 3 April 2017). The Company is engaged in road, bridge, and tunnel works, earthworks, and construction, extension, cleaning, maintenance and operation of water, sewerage and drainage networks. Also, construction, extension, and maintenance of distribution networks and stations for electrical power and gas, and telecommunication networks and communication towers, construction and maintenance of public parks and irrigation systems, dam construction and maintenance and sale of ready-mix concrete.

(C) Saudi Korean Company for Maintenance and Properties Management is a mixed liability company registered in the Kingdom of Saudi Arabia under commercial registration number 1010612687 dated 11 Safar 1439H (corresponding to 31 October 2017). The Company is engaged in operation and maintenance of buildings in accordance with the license issued from the General Investment Authority number (10214381076997) dated 29 Shawwal 1438 (corresponding to 23 July 2017).

1. GROUP INFORMATION (CONTINUED)

(D) Al Widyan Saudi Real Estate Company is a closed joint stock company sole owner registered in the Kingdom of Saudi Arabia under commercial registration number 1010455071 dated 16 Dhul Qi'dah 1439H (corresponding to 29 July 2018). The company is licensed to engage in general construction activities for residential and non-residential buildings, renovation of residential and non-residential buildings, buying and selling land and real estate, subdividing them, conducting off-plan sales, and managing and leasing owned or rented residential and non-residential properties. The company did not engage in any operational activities throughout the current fiscal year.

(E) Alinma Alakaria Real Estate Fund is a private fund created by an agreement between Inma for Investment (the "Fund Manager") a subsidiary of Alinma Bank and investors ("unit holder") in the Fund according to Shariah standards and controls approved by the Shariah Board of the Fund Manager. The principal investment objective of the Fund is to provide investors with capital growth over the medium and long-term by investing primarily in the real estate and related sectors in the Kingdom of Saudi Arabia. The Fund has appointed Al Inma Bank to act as its custodian, administrator and registrar of the Fund. The Fund was established on 25 Jumada Al-Ula 1440H (corresponding to 31 January 2019) as per approval from the Capital Market Authority (CMA). The terms and conditions of the Fund were issued on 25 Jumada Al-Ula 1438H (corresponding to 31 January 2019). During 2020, the Group has signed an agreement to terminate and liquidate the Fund. During 2022, all major assets of Fund has been transferred to the group. The Group's management is in the process of completing all the legal procedures for liquidating the Fund.

(F) Hodood Real Estate Investment Company (sole owner limited liability company wholly owned by the Parent Company) with a capital of 10,000 Saudi Riyals. It was established during October 2022 under commercial registration number 101836057 dated on 24 October 2022 (corresponding to 28 Rabi' Al-Awwal 1444H) issued in Riyadh. The objective of the Company is transferring the title deeds of Alinma Alakaria Real Estate Fund to Hodood Real Estate which is fully owned by Parent Company.

2. BASIS OF PREPARATION

2.1 Statement of compliance

The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards ("IFRS"), and its interpretations as issued by the International Accounting Standards Board ("IASB") as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by Saudi Organization for Chartered and Professional Accountants (collectively referred to as "IFRS" as endorsed in Kingdom of Saudi Arabia").

2.2 Basis of measurement

The consolidated financial statements have been prepared using the accrual basis of accounting, going concern concept under the historical cost basis, except for investment in equity instruments designated at FVOCI, in addition to Employee defined benefit obligations measured using the Projected Unit Credit Method.

2.3 Functional and presentation currency

The consolidated financial statements are presented in Saudi Riyals which is also the functional currency of the Group. All values are rounded to the nearest thousand, unless otherwise indicated.

3. BASIS OF CONSOLIDATION FINANCIAL STATEMENTS

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries and are collectively referred as (the "Group") as stated in note (1).

Subsidiaries are entities controlled by the group. Control exists when the Group is exposed to risk, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Specifically, the Group controls an investee if, and only if, the Group has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee),Risk exposure, or rights, to variable returns from its involvement with the investee

3. BASIS OF CONSOLIDATION FINANCIAL STATEMENTS (CONTINUED)

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to the three elements of control. Consolidation of subsidiaries begins when the Group obtains control over the subsidiaries and ceases when the Group loses control of the subsidiaries. Assets, liabilities, revenue and expenses of subsidiaries acquired or disposed during the period are included in the interim condensed consolidated financial statements from the date the Group gains control until the date the Group ceases to control the investee.

Profit or loss and each component of Other Comprehensive Income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets, liabilities, equity, revenue, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation of the interim condensed consolidated financial statements.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognised in the interim condensed statement of profit or loss. Any investment retained is recognised at fair value.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies applied by the Group in preparing its consolidated financial statements:

Investment in an associate and investment in a joint venture

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control over those policies. The considerations made in determining significant influence are similar to those necessary to determine control over subsidiaries. The Group's investments in associate and joint venture are accounted for using the equity method. Under the equity method, the investment in an associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the investee since the acquisition date. The consolidated statement of profit or loss reflects the Group's share of the results of operations of the investee. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the inestee, the Group recognises its share of any changes, when applicable, in the statement of changes in equity.

The financial statements of the associate and joint venture are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its 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 and its carrying value for associate and then recognises the loss within "Impairment of investments in the associate and joint venture" in the consolidated statement of profit or loss.

Upon loss of significant influence over the investee, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in the consolidated statement of profit or loss.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Current versus non-current classification of assets and liabilities
The Group presents assets and liabilities in the consolidated statement of financial position based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle.
- Expected to be realised within twelve months after the reporting period; Or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle.
- It is due to be settled within twelve months after the reporting period; Or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Group classifies all other liabilities as non-current.
Fair value measurement

The Group measures financial instruments such as derivatives, investment in equity instruments designated at FVOCI and investments designated at FVPL, at fair value at each consolidated financial statements reporting date.

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.

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised 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:

- 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.

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition

The Group recognizes revenues for contracts with customer according to a form of 5 steps as per IFRS 15:
Step 1- Identify the contract with customers: define as an approved agreement between two parties that incurred committed to fulfilling the terms of the contract and each party's right regarding the goods/services to be transferred can be identified.

Step 2 – Identify the separate performance and obligations: define as a written promise with customers while customer can benefit from the goods/services; entity's promise to transfer goods/services is separately identifiable from other promises in the contract.

Step 3 – Determine the transaction price: is the amount that the company expects to obtain from customer in exchange for transferring goods/services. Unless payments collection on behalf of third parties.

Step 4 – Allocate the transaction price to the performance obligation: contract contains more than distinct obligation a company allocates the transaction price to all separate performance obligation in proportion to the stand-alone selling price of the goods/services underlying each performance obligation. If good or service separately, the company would have to estimate its stand-alone selling price.

Step 5 – Recognise revenue when (or as) a performance obligation is satisfied.

Regarding to the contracted contracts with customers the company uses percentage of completion method once distinct obligation is satisfied when:

A) The business simultaneously receiving and consuming the benefits resulting from the company's performance.
B) The Group's performance generates create or improve assets that controlled by the customer while asset' creation or improvements.
C) The Group's performance of the obligation does not create an alternative use, and the company has an enforceable right to collect for performance completed up to date.

Regarding performance obligations where one of the three conditions above is not met, revenue is recognized when all conditions of the performance obligations are satisfied by the Group.

Revenue from Selling Ready-to-use Properties.

The sale of completed properties constitutes an individual performance obligation which the Group has decided to fulfil at the time of transfer of control. For unconditional exchanges, this is generally when legal ownership passes to the customer. For a conditional exchange, it generally occurs when all significant conditions have been satisfied.

Revenue from Selling Properties Under Development

Sales of property under development are recognised over time. The Group evaluates contracts with customers to determine whether the performance obligation is satisfied over time or at a specific point in time. The Group has assessed that the performance obligation does not create an alternative use for the asset as it is contractually restricted from diverting properties under development to another use during its development based on revenue agreements with customers.

In addition, the Group has an enforceable right to receive payments for work completed to date and is entitled to receive at least an amount to compensate it for work completed to date, usually costs incurred plus a reasonable profit margin (by having enforceable rights to compensation for work completed to date in the event of a dispute and termination of the contract with the customer).

Revenue from Rental of Investment Properties

The Group is the lessor in operating leases. Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease terms and is included in revenue in the consolidated statement of profit or loss due to its operating nature, except for contingent rental income which is recognised when it arises. Initial direct costs incurred in negotiating and arranging an operating lease are recognised as an expense over the lease term on the same basis as the lease income.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition (Continued)

Revenue from Rental of Investment Properties (Continued)

Tenant lease incentives are recognised as a reduction of rental revenue on a straight-line basis over the term of the lease. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the management are reasonably certain that the tenant will exercise that option.

Amounts received from tenants to terminate leases or to compensate for dilapidations are recognised in the consolidated statement of profit or loss when the right to receive them arises.

Revenue Contracts

Revenue from fixed price contracts is recognised based on the percentage of completion method, which is determined using the proportion of costs incurred to date to the total costs for the completion of the contracts as estimated by the management. No profit is recognised on contract until the management believes the outcome of that contract can be assessed with reasonable certainty. In case of loss-making contract, full provision is made for estimated future losses. The value of work executed in excess of the amounts billed is included under current assets, net of provision for any losses incurred or foreseen in bringing contracts to completion, advances against work executed and progress billing received and receivable. Where progress amounts received, and receivable exceed the value of work executed the excess is included under current liabilities as billing in excess of the value of work executed.

Contract modifications, e.g. variation orders, are accounted for as part of the existing contract, with a cumulative catch-up adjustment to revenue. For material contract modifications a separate contract may be recognised, based on management's assessment of the following factors:

- the scope of the contract increases because of the addition of promised goods or services that are distinct; and
- the price of the contract increases by an amount of consideration that reflects the company's stand-alone selling prices of the additional promised goods or services and any appropriate adjustments to that price to reflect the circumstances of the particular contract.

Contract Balances

Value of work executed in excess of billings (Contract assets)

Value of work executed in excess of billings is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, value of work executed in excess of billings is recognised for the earned consideration that is conditional.

Contracts Receivables (Trade receivables)

Receivables constitute as an unconditional right for the group.

Work Claims in excess of work done (Contract liabilities)

Claims raised more than the value of the work performed represent the obligation to transfer goods or services to the customer, if group has submitted invoices to the customer. Amounts receivable in excess of the value of the work performed are recognised as revenue when the Group performs its obligation under the contract.

Detained receivables

Detained receivables are a part of restricted amounts by customers based on contractually contracts, and it can be recovered either when completing some phases of the contract or at the end of the contract.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition (Continued)

Dividends from Investments FVTOCI / FVPL

Regarding income from investments FVOCI and FVPL, Group has recognized gains from investment as income once dividends right is satisfied being approval or/ dividends cash received.

Revenue from bank Deposit

Income from deposits with banks is recognized on the basis of the effective interest rate.

Dividends

Revenue is recognised when the Group's right to receive the payment is established (If it is probable that the economic benefits will flow to the group, and revenues can be measured reliably).

Expenditures Analysis

During preparing the financial statements the Group provides expenditures analysis list of each account that has reliable information and more relevance, wherefore classification depends on a function of expense inside the group.

Cost of Revenue

Depreciation of properties and other direct expenses are classified as cost of revenues.

General and Administrative Expenses

General and administrative expenses include direct and indirect costs that are not specifically part of cost of revenue or the selling, and marketing activities of the Group.

Selling and Marketing Expenses

Selling and marketing expenses comprise of all costs for selling and marketing the Group's products and include expenses for advertising, marketing fees and other sales related expenses.

Zakat and Tax

Zakat is provided for the Company and its subsidiaries in accordance with Zakat, Tax and Customs Authority ("ZATCA") in the Kingdom of Saudi Arabia, and the provision is charged to the consolidated statement of profit or loss. Differences, if any, arising from the final assessment shall be settled during the period in which such assessment are issued.

Real-Estate Tax

Real-Estate tax is incurred when purchasing properties while ownership has been transferred and is not recoverable from the Zakat, Tax and Customs Authority. Real estate transfer tax is recognised as part of the cost of acquisition of real estate assets, as appropriate.

Value-Added Tax

Revenues, expenses and assets are recognized in net of value added tax, except in the following cases:

- If the value-added tax is due on the acquisition of assets or services that are not recovered from the Zakat, tax, and custom authority, in this case VAT is recognized as part of the cost of purchasing assets or part of the expense item.
- Trade receivables and payables are including VAT amounts.

Net VAT account which is recoverable from/to Zakat, tax, and custom authority is shown in the other receivables or payables within the consolidated statement of financial position.

Withholding Tax

The Group's companies deduct WHT based on the financial transactions with the non-resident parties in accordance with the regulations of the Zakat, Tax and Customs Authority, which is not recognised as an expense to be consideration for obligations on behalf of the opposite party.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments properties

Investments Properties are initially measured at cost. The fair value is determined on the basis of an annual valuation by an independent external valuer with recognized professional qualifications.

Capital work-in-progress are stated at cost, net of accumulated impairment losses, if any. Investments properties are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the investments properties and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of investments properties are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the investments properties as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in the consolidated statement of profit or loss as incurred. The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

- Buildings 40 years
- Furniture and decorations 5 years

An item of investments properties and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of profit or loss when the asset is derecognised. The residual values, useful lives and methods of depreciation of investments properties are reviewed at each financial year end and adjusted prospectively, if appropriate.

Developed properties

Properties that are being constructed or is under construction or development for the purpose of sale. Properties under developing are measured at cost or net realizable value, whichever is lower. The cost of properties under developing includes the cost of land, construction and other costs related to preparing the properties for sale. Net realizable value is the estimated selling price in the normal business course on basis of market rate at the date of the consolidated statement of financial position, net of any costs to complete the sale. The management review the carrying amounts of properties under developing annually. Properties under developing are classified as current assets or non-current assets based on the expected date realization.

Property and equipment

Property and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are not recognized in the carrying amount or recognized as a separate asset, as appropriate, except when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount is de-recognized for any item being calculated as a separate asset when replaced. Other repair and maintenance costs are charged during the financial period in which they are incurred. Major spare parts are eligible to be recognized in property and equipment when the company expects them to be used within more than one year. Spare parts are transferred to the relevant current assets when such spare parts are available for use in less than 12 months. Assets under construction or development are capitalized in the capital works-in-progress account. Assets under construction or development are transferred to the appropriate category of property and equipment when assets are delivered to their location and / or position for use as intended by management. The cost of any item from capital works-in-progress items includes the purchase price, development construction costs and any other costs directly attributable to the construction or acquisition of any item of property and equipment for use as intended by management.

Land and constructions in progress are not depreciated. Borrowing costs relating to qualified assets are capitalized as part of the cost of the qualifying asset. Depreciation expense for PPEs is calculated after deducting estimated residual values to allocate the cost of the assets on a straight-line basis over their estimated useful lives. The residual values and useful lives of assets are reviewed at the end of each financial year and adjusted where appropriate. If the carrying amount of an asset exceeds its estimated recoverable amount, the asset is written down immediately to its recoverable amount. Gains and losses on disposals of property, plant and equipment are determined by comparing the proceeds with the carrying amount of the disposed assets.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property and equipment (Continued)

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

• Buildings	40 years	• Computers	5 years
• Machinery and equipment	5 years	• Vehicles	5 years
• Furniture and decorations	5 years		

An item of property and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of profit or loss when the asset is derecognised. Residual value, useful lives and depreciation methods of property and equipment are reviewed at end of each financial period and are adjusted in future if necessary.

Foreign currency

The Group's consolidated financial statements are presented in Saudi Riyals, which is also the parent company's functional currency. For each entity, the Group determines the functional currency and items included in the consolidated financial statements of each entity are measured using that functional currency. The Group uses the direct method of consolidation and on disposal of operation, the gain or loss that is reclassified to the consolidated statement of profit or loss reflects the amount that arises from using this method.

Transactions and balances

Transactions in foreign currencies are initially recorded by the Group entities at their respective functional currency spot rate at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency spot rate of exchange ruling at the reporting date.

Differences arising on settlement or translation of monetary items are recognised in the consolidated statement of profit or loss, at which time, the cumulative amount is reclassified to the consolidated statement of profit or loss. Tax charges and tax exemptions attributable to exchange differences on those monetary items are also recorded in OCI.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as of the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary measured at fair value is treated in line with the recognition of gain or loss on change in fair value in the item (i.e., the translation differences on items whose fair value gain or loss is recognised in OCI, or the consolidated statement of profit or loss are also recognised in OCI or the consolidated statement of profit or loss, respectively).

In consolidating the financial statements, the assets and liabilities of foreign operations currencies are translated into Saudi riyals at the exchange rate prevailing at the date of the consolidated financial statements and their statements of profit or loss are translated at the exchange rates prevailing at the date of the transactions. Exchange differences arising on translation for consolidation purposes are recognised in other comprehensive income. On disposal of a foreign operation, the other comprehensive income relating to that foreign operation is included in the consolidated profit or loss statement.

Leases

The Group assess whether a contract contains a lease, at inception of the contract. If it contains a right to control the use of an identified asset for a period in exchange for consideration. For the purposes of assessing whether a contract contains the right to control the use of an identified asset, group assesses whether:

- The contract involves the use of a specific asset, this may be specified explicitly or implicitly;
- The group is entitled to obtain substantially all the economic benefits from using the asset during the period;
- The group has the right to direct the use and operate the asset, or the group designs the asset in a way that predetermines how and for what purpose the asset will be used.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Leases (Continued)

The Company as lessee

The company applies a model that complies with International Financial Reporting Standard No. (16) “Lease contracts” when recognizing and measuring all lease contracts entered by the company as a tenant. The administration uses the exemption allowed in some of the lease contracts that it concluded (such as car rental) either because it is short-term (less than 12 months without an option to renew the contract) or it relates to low-value assets (less than 20,000 Saudi riyals), and then the payments are charged under leases as an expense to the statement of profit or loss on a straight-line basis over the lease term. Otherwise, management recognizes a liability to pay lease payments for the right to use the leased assets.

Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any re-measurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Group is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

Lease Liabilities

At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of the lease payments to be made over the lease term. Lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be payable under residual value guarantees. Lease payments also include the exercise price of a purchase option that the Group is reasonably certain to exercise, and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the termination option. Variable lease payments that do not depend on an index or a rate are recognized as an expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date if the implicit interest rate in the lease is not readily determinable. After the commencement date, the lease liability is increased to reflect interest on the lease liability and reduced by lease payments made. In addition, the carrying amount of the lease liability is remeasured if there is a modification or a change in the lease term, a change in in-substance fixed lease payments, or a change in the assessment of a purchase option relating to the underlying asset.

The Company as lessor

Leases in which substantially all the risks and rewards of ownership are not transferred from the Company to the lessee are classified as operating leases. The Company enters into leases on its investment property portfolio. Management has determined, based on an evaluation of the terms and conditions of the lease arrangements, that the Company retains substantially all the risks and rewards of ownership of the properties and therefore these are considered operating leases. Lease income is recognised in the statement of profit or loss in accordance with the terms of the leases over the contract period on a regular basis.

Financial charges

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in consolidated statement of profit or loss in the period in which the expenditure is incurred.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Intangible assets (Continued)

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least once at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates.

The amortisation expense on intangible assets with finite lives is recognised in the consolidated statement of profit or loss in the expense category that is consistent with the function of the intangible assets.

The Group amortizes the accounting system ERP with a finite useful life using the straight-line method over 5 years. As of the reporting date, some parts of the system are still under implementation phase and are not available for use.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the consolidated statement of profit or loss when the asset is derecognised.

Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i) Financial assets

Classification of financial assets depends on the Group's business model for managing its financial assets and the contractual terms of the cash flows. The Group classifies its financial assets as:

- Financial assets measured at amortised cost; or
- Financial assets measured at fair value

Gains or losses of assets measured at fair value will be recognised either through the consolidated statement of profit or loss or through the consolidated statement of OCI.

Initial measurement

Financial assets are initially measured at their fair value plus transaction costs. Transaction costs of financial assets carried at fair value through profit or loss are recognised in the consolidated statement of profit or loss, when incurred.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows meet the requirements as solely payment of principal and interest.

Subsequent measurement

Debt instruments

The Group recognizes three classifications to subsequently measure its debt instruments:

- Amortised cost

Financial assets held for collection of contractual cash flows, where those cash flows represent Solely Payments of Principal and Interest ("SPPI"), are measured at amortised cost. A gain or loss on an investment in debt instruments subsequently measured at amortised cost, and not part of a hedging relationship, is recognised in the consolidated statement of profit or loss when the asset is de-recognised or impaired. Interest income from these financial assets is included in finance income using the Effective Interest Rate ("EIR") method.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Instruments (Continued)

i) Financial assets (Continued)

- FVOCI

Financial assets held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses, which are recognised in the consolidated statement of profit or loss. When the financial asset is de-recognised, the cumulative gain or loss previously recognised in OCI, is reclassified from equity to the consolidated statement of profit or loss and recognised in other income/expense. Interest income from these financial assets is included in finance income using the EIR method. Foreign exchange gains and losses are presented in other income/expense.

- FVPL

Financial assets at fair value through profit or loss statement include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit and loss, or financial assets mandatorily required to be measured at fair value. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit and loss, irrespective of the business model.

Financial assets at fair value through profit and loss are carried in the consolidated statement of financial position at fair value with net changes in fair value recognised in the consolidated statement of profit or loss. This category includes derivative instruments.

Equity instruments

The Group measures all investments in equity instruments at fair value and presents changes in fair value of investments in equity instruments in OCI. Dividends from such investments continue to be recognised in the consolidated statement of profit or loss as other income when the Group's right to receive payments is established. There shall be no subsequent reclassification of changes in fair value through the consolidated statement of profit or loss.

De-recognition

A financial asset or a part of a financial asset is de-recognised when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement, and either:
  a) The Group has transferred substantially all the risks and rewards of the asset; or
  b) The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment

At each reporting date, the Group applies a three-stage approach to measuring expected credit losses ("ECL") on financial assets accounted for at amortized cost and FVOCI. Assets migrate through the following three stages based on the change in credit quality since initial recognition:

a) Stage 1: 12-Months ECL

For exposures where there has not been a significant increase in credit risk since initial recognition and that are not credit impaired upon origination, the portion of the lifetime ECL associated with the probability of default events occurring within the next 12 months is recognized.

b) Stage 2: Lifetime ECL - Not Credit Impaired

For credit exposures where there has been a significant increase in credit risk since initial recognition but that are not credit impaired, a lifetime ECL is recognized.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Instruments (Continued)

i) financial assets (Continued)

Impairment (Continued)

c) Stage 3: Lifetime ECL - Credit Impaired

Financial assets are assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred. For financial assets that have become credit impaired, a lifetime ECL is recognized, and interest revenue is calculated by applying the effective interest rate to the amortized cost (net of provision) rather than the gross carrying amount.

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk the Group compares the risk of a default occurring on the asset as of the reporting date with the risk of default as of the date of initial recognition. It considers available reasonable and supportive forwarding-looking information.

For equity instruments measured at FVOCI, impairment losses (and reversal of impairment losses) are not reported separately from other changes in fair value and for debt instruments measured at FVOCI, impairment gains or losses are recognized in the consolidated statement of profit or loss and other comprehensive income.

For trade receivables only, the Group recognizes expected credit losses for trade receivables based on the simplified approach under IFRS 9. The simplified approach to the recognition of expected losses does not require the Group to track the changes in credit risk; rather, the Group recognizes a loss allowance based on lifetime expected credit losses at each reporting date from the date of the trade receivable.

Objective evidence that financial assets are impaired includes indications that a debtor or a group of debtors is experiencing significant financial difficulty, default or delinquency in profit or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicates that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Expected credit losses are measured as the difference in the present value of the contractual cash flows that are due to the Group under the contract, and the cash flows that the Group expects to receive. The Group assesses all information available, including past due status, credit ratings, the existence of third-party insurance, and forward looking macro-economic factors in the measurement of the expected credit losses associated with its assets carried at amortized cost.

The Group measures expected credit loss by considering the risk of default over the contract period and incorporates forward-looking information into its measurement.

ii) financial liabilities

Initial recognition and measurement

Financial liabilities are classified under either of the below two classes:

- Financial liabilities at FVPL; and
- Other financial liabilities measured at amortised cost using the EIR method.

All financial liabilities are recognised initially when the Group becomes party to contractual provisions and obligations under the financial instrument. The liabilities are recorded at fair value, and in the case of loans and borrowings and payables, the proceeds received net of directly attributable transaction costs.

Subsequent measurement

Financial liabilities at FVPL continue to be recorded at fair value with changes being recorded in the consolidated statement of profit or loss.

For other financial liabilities, including loans and borrowings, after initial recognition, these are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in consolidated statement of profit or loss when the liabilities are de-recognised as well as through the EIR amortisation process.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Instruments (Continued)

ii) financial liabilities (Continued)

Subsequent measurement (Continued)

Amortised cost is calculated by considering any discount or premium on acquisition and fees or costs that are an integral part of the EIR method. The EIR amortisation is included as finance costs in the consolidated statement of profit or loss.

Trade and other payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of financial period which are unpaid. They are recognised initially at their fair value and subsequently measured at amortised cost using the EIR method.

De-recognition

A financial liability is de-recognised when the obligation under the liability is settled or discharged. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Cash and cash equivalents

For the purpose of preparing the consolidated statement of cash flows, Cash and cash equivalents include cash at banks and on hand, cash in funds and short-term deposits with a maturity of three months or less, which are subject to an insignificant risk of changes in value. The consolidated statement of cash flows is prepared using the indirect method.

Inventory

Inventory is shown in the cost or NRV (which lower), cost determines on base of weighted-average method.

Cost consists of direct costs and related expenses. Net realizable value is the selling price at which inventory can be sold in the normal business cycle after allowing for selling costs.

Provision is made for obsolete, slow moving, and damaged inventories when necessary.

Earnings Per Share

Group determines basic earnings per share by dividing the profit or loss attributable to ordinary shares (the numerator) by the weighted average number of ordinary shares outstanding (the denominator) during the year. The weighted average number of ordinary shares outstanding during the year is the number of ordinary shares outstanding at the beginning of the year, adjusted by the number of ordinary shares purchased or issued during the year multiplied by the time weight factor. The time weight is the number of days the shares are due as a proportion of the total number of days in the year; A reasonable approximation of the weighted average is sufficient in many circumstances.

Group calculates net profit per share is by dividing the return on profit for the equity of the shareholders of the parent company by the weighted average number of outstanding shares during the year in addition to the weighted average number of shares that will be issued upon conversion of all potential equity shares into equity shares.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash dividends to stockholders

Group recognizes cash dividends to shareholders as liabilities upon approval of the distribution and that distribution is no longer dependent on the Group's desire. According to the Companies' Law in the Kingdom of Saudi Arabia, dividends are approved when they are approved by the shareholders or when the interim distributions are approved by the board of directors. The corresponding amount is recognized directly in equity.

Tenant's Deposits

Tenant deposits are initially recognised at fair value and subsequently measured at amortised cost where material. Any difference between the initial fair value and the nominal amount is included as a component of operating lease income and recognised on a straight-line basis over the lease term.

Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) because of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.
The provision is recognised as a liability in the statement of the financial position and the amount of the provision is expensed. The Group measures a provision at the best estimate of the amount required to settle the obligation at the in the statement of the financial position date. The best estimate is the expenditure that the company could reasonably be expected to pay to settle the obligation at financial position date or to transfer it to a third party at that date.

Management reviews provisions at each financial position date and adjusts them to reflect the current best estimate of the amount that may require to settle the obligation at that date. Any adjustments to amounts previously recognized are recognized in the statement of profit or loss.

If the effect of the time value of money is material, provisions are discounted using a current pre-zakat rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Accrued expenses and other payables

Liabilities are recognised for amounts to be paid in the future for services and materials received, whether invoiced or not, provided that a reliable estimate of the amount of the liability can be made.

Employees' defined benefits obligations

The liability recognized in the consolidated statement of financial position in respect of the employees' defined benefits obligations, is the present value of the employees' defined benefits obligations at the end of the reporting period. The employees' defined benefits obligations are calculated annually by independent actuaries using the projected unit credit method.

The net finance cost is calculated by applying the discount rate to the net balance of the employees' defined benefits obligations. This cost is included in employee benefit expense in the consolidated statement of profit or loss.

Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in the consolidated statement of comprehensive income. They are included in retained earnings in the consolidated statement of changes in equity and in the consolidated statement of financial position.

Changes in the present value of the employees' end of service termination benefits obligation resulting from plan amendments or curtailments are recognized immediately in the consolidated statement of profit or loss as past service costs.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related parties

Related party transactions include the transfer of resources, services, other liabilities, or financing between the inter-companies, whether these transactions are conducted on terms that are equivalent to those that would prevail in an arm's length transaction.

Group considers the related party with the company if the person near to the family are as follows:

A) A member of top management in the company or parent company; or
B) Has control or mutual control on the company; or
C) Has an important significant influence on the company's decision and direction.

Tops management of the company are those who have the power, planning responsibility, direct or indirect control of the company's business activity. Including any Manager even executives or no.

Group considers the related party with the company if the company:

A) The entity and the company are members of the same group or are owned by common shareholders; or
B) The entity is an associate or owned by common shareholder; or
C) The entity has control or mutual control on the company.

Contingent Liabilities and Assets

Contingent assets are not recognized in the consolidated financial statements but are disclosed when it is probable that the economic benefits will be realized. Contingent liabilities are not recognized in the consolidated financial statements but are disclosed unless an outflow of economic benefits is remote.

Operation Segments

The operating segment is the one of most important part of the company:

A) Participates in business activities that may guarantee revenues for him and incur expenses because of them.
B) Its operating results are continuously analysed by the operating decision-maker in order to take decisions related to resource allocation and performance evaluation. Group's management presents 4 operating segments in its consolidated lists in accordance with Note No. (6).
C) Which financial statements are available separately.

The geographical segment provides products or services within a specific economic environment that are exposed to risks and returns that differ from operating segments in other economic environments. Since the company operates exclusively in the Kingdom of Saudi Arabia, no geographical sectors are presented.

5. NEW AND AMENDED STANDARDS AND INTERPRETATIONS

a) New and revised standards with no material effect on the financial statements.

Following are the recent changes to IFRS that are required to be adopted in annual periods beginning on 1 January 2024:

- Non-current Liabilities with Covenants and classification of liabilities as current or non-current General requirements for sustainability disclosure (Amendments to IAS 1).
- IFRS S2 — Climate-related Disclosures.
- Lease liability in a sale and leaseback: amendments to IFRS 16.
- Sale or Contribution of Assets between Investor and Associate or Joint Venture (Amendments to IFRS 10 and IAS 28).
- Disclosure requirements relating to supplier financing arrangements (IAS 7 and IFRS 7).

The application of the revised IFRSs did not have any material impact on the amounts reported for current and prior periods.

b) Standards issued and effective on or after January 1, 2025

The standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

- Classification and measurement of financial instruments (IAS 7 and IFRS 9).
- Presentation and disclosure requirements in financial statements (IFRS 18).

5. NEW AND AMENDED STANDARDS AND INTERPRETATIONS (Continued)

b) Standards issued and effective on or after January 1, 2025 (Continued)

- Accounting for the Effects of Changes in Foreign Exchange Rates (IAS 27).

The above-mentioned standards are not expected to have a significant impact on the Company's financial statements.

6. USE OF ESTIMATES AND JUDGMENTS

The preparation of the Group's consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared.

Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Use of estimates and assumption

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. Following are the estimates and assumptions exposed to significant risks that could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities during the next fiscal year.

Going-concern Concept

Group's management has assessed its ability to continue as a going-concern and concluded that it has the necessary resources to continue its activities normally for the foreseeable future. In addition, Group's management is not aware of the existence of a material uncertainty that may cast doubt on the Group's ability to continue in business. Accordingly, the financial statements have been prepared on the going concern basis.

Allowance for expected credit losses

For accounts receivables, the Group applies the simplified approach. To measure the expected credit losses, receivables have been grouped based on shared credit risk characteristics and the days past due. Expected loss rates were derived from historical information of the Group and are adjusted to reflect the expected future outcome which also incorporates forward looking information for macroeconomic factors such as inflation and gross domestic product growth rate. Management periodically reviews these factors and checks them on a regular basis in an attempt to reduce differences between expected credit losses estimates and actual conditions that will occur in the future. The amount of expected credit losses is sensitive to changes in circumstances and forecast economic conditions. The Group's historical credit loss experience and forecasts of economic conditions may not be an accurate representative of the likelihood of customers defaulting in the future.
Contract costs to complete estimates

Group estimates the cost to complete the projects in order to determine the cost attributable to revenue being recognised. These estimates include, among other items, the construction costs, variation orders and the cost of meeting other contractual obligations to the customers. Such estimates are reviewed at regular intervals. Any subsequent changes in the estimated cost to complete the project may affect the results of the subsequent periods.

Useful lives of investment properties and equipment

Management determines the estimated useful lives of property, plant and equipment investments for the purpose of calculating depreciation. This estimate is determined after taking into account the expected usage of the assets or physical wear and tear. Management reviews the residual value and useful lives annually and future depreciation charges are adjusted when management believes the useful lives differ from previous estimates.

Impairment of property, equipment and investment properties

Management obtains the services of independent certified valuers to obtain fair value estimates of property, equipment and investment properties using recognized valuation techniques for the purpose of reviewing impairment and disclosing fair value in the consolidated financial statements.

6. USE OF ESTIMATES AND JUDGMENTS (Continued)

Classification of investments properties

Management exercises judgment when classifying real estate as property and equipment, investment property or development property. Management takes evidence standards in accordance with management's intention and effective plan and in accordance with relevant accounting standards.

Determining the lease term for contracts with renewal and termination options, Group as a lessee

Group determines lease contracts as a non-cancellable term in relation to the contract, with any periods including an option to extend the contract if the Group is certain to exercise an extension option, or any periods including an option to terminate the lease if management is certain, it will not exercise an option to terminate the contract reasonably.

Group's management as a lessee has signed several lease contracts that include extension and termination options. Management exercises judgment in assessing whether it is reasonably certain whether to exercise the option to renew or cancel the contract. Thus, the management considers all relevant factors that would create an economic incentive to exercise either the renewal or cancellation option. After the lease commencement date, management recalibrates the lease term if a significant event or change in circumstances occurs that is within its control and affects its ability to exercise or not exercise the option to renew or terminate (for example, constructing significant improvements to leasehold premises or allocating the important thing is according to the demand of the leased asset).

Impairment of the non-financial assets

Group assesses at each financial position date whether there are indications of impairment in the value of non-financial assets. Non-financial assets are tested for impairment when there are indications that the carrying values may not be recoverable. An impairment loss is recognized when the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell or value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted based on spot price in an arm's length transaction, for similar assets or observable market prices less incremental costs of disposing of the asset. The value in use is calculated based on the discounted cash flow model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the performance of the CGU being tested for impairment. The recoverable amount is sensitive to the discount rate used in the discounted cash flow method as well as the expected future net cash inflows and the growth rate used in the projections.

Zakat

The Company and its subsidiaries are subject to zakat in accordance with Zakat, Tax and Customs Authority (the “ZATCA”) in the Kingdom of Saudi Arabia, and the provision is charged to the consolidated statement of profit or loss. Additional zakat liabilities, if any, resulting from the final assessments raised by (the “ZATCA”) for previous years are accounted for in the year in which these final assessments are issued.

Provisions

Provisions measure by their nature, depend on estimates and valuations of whether the recognition criteria have been met, including estimates of the likelihood of an outflow of cash. Management's estimates of litigation provisions, for example, are based on an estimate of the expected costs to be incurred considering legal advice and other information available to management at the date. As for provisions for employee termination benefits and exit costs, if any, they also involve management's judgment in estimating expected cash outflows for termination and site closure or other exit costs. Provisions for uncertain liabilities are based on management's best estimate of whether an outflow of cash is likely.

Employees’ end-of-service benefits

The cost of employees’ defined benefit obligation and other post-employment benefits are determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, and mortality rates. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

6. USE OF ESTIMATES AND JUDGMENTS (Continued)

Transactions price

Group determines the transactions price in respect of each of its contracts with customers. In doing so, it evaluates the effect of any variable consideration in the contract because of discounts or penalties, the existence of any significant financing component in the contract, and any non-monetary consideration in the contract. In determining the effect of a variable price, management uses the most likely amount method mentioned in IFRS 15 Revenue from Contracts with Customers so that the transaction price is determined by reference to the single most likely amount among a few possible prices.

Performance obligation fulfilment

The Group evaluates each of its contracts with customers to determine whether performance obligations have been satisfied over time or at a specific point in time to determine the appropriate method of recognizing revenue based on sales agreements with customers and related provisions, regulations, and laws. In the case of contracts concluded with customers for the sale of real estate, the management believes that the revenue must be recognized over a period if the real estate has no alternative use and that the Group has a valid right to receive the compensation upon the Group's completion of the obligations arising from it in the contract. Otherwise, revenue is recognized at a point in time. Management considers that the use of the input’s method provides the best reference for the revenue earned. The inputs method requires revenue to be recognized based on the Group's efforts to satisfy the performance obligation. Management while applying the input method estimates the costs of completing projects to determine the amount of revenue to be recognized. Estimates of costs to complete projects include, among other items, the cost of construction, change orders, and the cost of fulfilling other contractual obligations to customers. Estimates of the costs of completing projects are checked at regular intervals. Any subsequent changes in the estimated cost to complete may affect the results of subsequent periods.

Fair value measurement for financial instruments

When it is not possible to measure the fair values of the financial assets and financial liabilities recorded in the statement of financial position based on prices traded in active markets, then the fair value is determined using other appropriate valuation methods, including the discounted cash flow model. The inputs to these models are taken from observable markets where possible, and where this is not feasible, a degree of judgment is required in determining fair value. The judgments include considerations of inputs such as liquidity risk, credit risk and volatility risk. Changes in assumptions about these factors could affect the fair value of financial instruments. Contingent consideration, arising in a business combination, is assessed at fair value at the acquisition date as part of the business combination. When the price meets the definition of a financial liability, it is subsequently remeasured to fair value at each reporting date. The fair value determination is based on discounted cash flows. Key assumptions consider the probability of meeting each performance objective and the discount factor.

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities may be available at the measurement date.
- Level 2 – inputs other than quoted prices included in level 1 that are observable for the assets or liabilities either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 - inputs for assets or liability that are not based on observable market data (unobservable input)

(In Saudi Riyals Thousands, unless otherwise indicated)

7. SEGMENT INFORMATION

For management purposes, the Group consists of business units based on its products and services and has six reportable segments, as follows:

A) Rental Sector

B) Property sales sector

C) Infrastructure projects sector

D) Construction projects sector

E) Facility management sector

F) Head Office

Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements. However, the Group's financing (including finance costs) is managed on a Group basis and are not allocated to operating and revenue segments.

The activities of the Group and its subsidiaries are primarily conducted in the Kingdom of Saudi Arabia. Below is a breakdown of the segment information:

2024	Rental	Property sales	Infrastructure projects	Construction projects	Facility management	Total
Revenue	337,995	565,802	974,421	47,701	61,749	1,987,668
Cost of revenue	(145,791)	(297,267)	(729,771)	(56,702)	(48,804)	(1,278,335)
Gross profit	192,204	268,535	244,650	(9,001)	12,945	709,333
Net expenses	(88,435)	(242,486)	(19,153)	(22,150)	(13,283)	(385,507)
Segment profit / loss before zakat	103,769	26,049	255,497	(31,151)	(338)	353,826
Total assets	3,555,099	4,782,681	916,720	138,517	36,058	9,429,074
Total liabilities	1,564,997	2,105,391	439,252	132,469	4,190	4,246,298

Consolidated statement of cash flows for the year ended 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

7. SEGMENT INFORMATION (Continued)

2023	Rental	Property sales	Infrastructure projects	Construction projects	Facility management	Total
Revenue	300,572	490,837	896,103	81,672	45,041	1,814,225
Cost of revenue	(146,309)	(230,078)	(713,954)	(127,693)	(35,057)	(1,253,091)
Gross profit	154,263	260,758	182,149	(46,021)	9,984	561,134
Net expenses	(92,764)	(225,278)	(32,720)	(40,297)	(12,158)	(403,217)
Segment profit / loss before zakat	61,499	35,481	149,429	(86,318)	(2,174)	157,917
Total assets	3,930,738	4,272,892	593,314	70,375	43,725	8,911,044
Total liabilities	1,741,861	1,893,483	276,085	90,907	25,913	4,028,249

(In Saudi Riyals Thousands, unless otherwise indicated)

8. PROPERTY AND EQUIPMENT

	Buildings	Machinery & equipment	Furniture & decorations	Computers	Vehicles	Capital work-in--progress	Total 2024	Total 2023
Cost:								
As of 1 January 2024	**9,469**	**112,586**	**24,409**	**17,650**	**16,710**	**1,816**	**182,640**	161,904
Additions during the year	-	-	7,369	83	164	312	7,928	22,503
Disposals during the year	-	(5,467)	-	-	(1,140)	-	(6,607)	(1,767)
As of 31 December 2024	**9,469**	**107,119**	**31,778**	**17,733**	**15,734**	**2,130**	**183,961**	182,640
Depreciation:								
As of 1 January 2024	**8,182**	**103,849**	**15,778**	**13,206**	**11,621**	-	**152,636**	142,369
Charge for the year	235	-	5,067	869	1,516	-	7,687	11,959
Disposal during the year	-	(3,824)	-	-	(1,410)	-	(4,964)	(1,692)
As of 31 December 2024	**8,417**	**100,025**	**20,845**	**14,075**	**11,997**	-	**155,359**	152,636
Net book value:								
As of 31 December 2024	**1,052**	**7,094**	**10,933**	**3,658**	**3,737**	**2,128**	**28,602**	
As of 31 December 2023	1,287	8,737	8,631	4,444	5,089	1,816		30,004

(In Saudi Riyals Thousands, unless otherwise indicated)

9. INVESTMENT PROPERTIES

	Lands	Buildings	Fittings and decorations	Capital work-in-progress	Total 2024	Total 2023
Cost:						
As of 1 January 2024	**3,840,906**	**1,488,298**	**573,285**	**550,313**	**6,452,802**	6,405,009
Additions	-	-	-	165,006	165,006	108,208
Disposal	(4,809)	-	-	-	(4,809)	(60,415)
As of 31 December 2024	**3,836,097**	**1,488,298**	**573,285**	**715,319**	**6,612,999**	6,452,802
Depreciation:						
As of 1 January 2024	-	**641,927**	**376,709**	-	**1,018,636**	1,023,853
Charge for the year	-	32,227	23,445	-	55,672	54,208
Disposals	-	-	-	-	-	(59,425)
As of 31 December 2024	-	**674,154**	**400,154**	-	**1,074,308**	1,018,636
Net book value:						
As of 31 December 2024	**3,836,097**	**814,144**	**173,131**	**715,319**	**5,538,691**	
As of 31 December 2023	3,840,906	846,371	196,576	550,313		5,434,166

As set out in the significant accounting policies, the investment properties are stated at cost less accumulated depreciation and accumulated impairment. The fair value of investments properties amounted to SR 16 billion as of 31 December 2024 (31 December 2023: SR 13 billion) based on valuation performed by qualified valuers Barcode Firm (independent valuer accredited by Saudi Authority for Accredited Valuers), who are specialist in valuing these types of investments properties.
Certain lands with a book value of SR 2.9 billion were mortgaged against a Shariah-compliant loan with a local bank (Note 22). Moreover, other assets owned by the group with a book value of SR 326 million were mortgaged against a loan from Ministry of Finance (Note 23).
Investment properties include constructed buildings and works in progress with net book value amounting SR 691 million as of December 31, 2024 constructed on a leased land from the High Commission for the Development of Al-Riyadh under contracts between 28 years and 99 years.

A) Lands not available for used

Certain land parcels owned by the Company are currently not available for use or development due to various reasons, of which certain reasons relate to the areas where these lands are located and other related to the fact that they are under study from specialised committees to resolve these matters. The management is currently communicating with the related government agencies and committees to address these reasons to allow the use of these lands. The impact on the net realisable value of these lands is still uncertain and depend on the results of the study by the assigned committees. The management believes that there will be no losses to be incurred related to this matter. The carrying value of these lands amounted to SR 437.7 million as of 31 December 2024 (2023: SR 437.7 million) while the fair value has exceeded SR 1.7 billion as of 31 December 2024 (2023: SR 1.7 billion) as per the above-mentioned valuators.

(In Saudi Riyals Thousands, unless otherwise indicated)

9. INVESTMENT PROPERTIES (Continued)

B) Al Widyan project

During 2021, it came to management's attention that the land included in the Company's Al Widyan project is located within an area that is currently under study by the relevant government agencies with the aim of developing it, which may result into a fundamental change to the original project's plan and may impact the land's realisable value. The effect of the extent of this study remains uncertain and dependent on future developments by the relevant government agencies' plan. The management believes that there will be no losses to be incurred related to this matter. The carrying value of the related land and capital works-in-progress as of 31 December 2024 amounted to SR 2,9 billion (2023: SR 2,9 billion) while the fair value has exceeded SR 8 billion as of 31 December 2024 (2023: SR 6 billion) as per the above-mentioned valuators.

10. DEVELOPED PROPERTIES

The table below shows the classification of the developed properties between current and non-current:

	2024	2023
Current	**267,327**	975,744
Non-current	**381,269**	426,134
	648,596	1,401,878

Below is a breakdown of the developed properties and ready-to-sale for customers as of 31 December:

	2024	2023
Cost of ready-to-sale units	**17,942**	26,837
Cost of land related to developed properties	**579,996**	1,050,842
Cost of capital works in-progress	**50,658**	324,199
	648,596	1,401,878

11. INVESTMENT IN AN ASSOCIATE AND INVESTMENT IN A JOINT VENTURE

The investment in the associate and investment in the joint venture as of December 31 consists of the following:

	2024	2023
Riyadh Holding Company (Associate) (Note 11.1)	**298,792**	295,024
InfraRoad Contracting Company Ltd. (Joint venture) (Note 11.2)	**13,481**	325
At the end of the year	**312,273**	295,349

Consolidated statement of cash flows for the year ended 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

11. INVESTMENT IN AN ASSOCIATE AND INVESTMENT IN A JOINT VENTURE (Continued)

The following is the Group's share in results of the associate and joint venture as of December 31:

	2024	2023
At the beginning of the year	**295,349**	278,014
Additions	**2,975**	25
Share of profits	**55,614**	19,759
Dividends received	**(9,999)**	(9,999)
Share of other comprehensive income	**(31,666)**	7,550
At the end of the year	**312,273**	295,349

11.1. Riyadh Holding Company

As of December 31, 2024, the Group owns 16.67% interest in Riyadh Holding Company, a limited liability company registered in the Kingdom of Saudi Arabia. The Group's interest in the associate is accounted for using the equity method in these consolidated financial statements, as the Group has significant influence on the associate.

The following table illustrates the summarised financial information of the Group's investment in Riyadh Holding Company:

	2024	2023
At the beginning of the year	**295,024**	278,014
Share of profits	**45,433**	19,459
Dividends received	**(9,999)**	(9,999)
Share of other comprehensive income	**(31,666)**	7,550
At the end of the year	**298,792**	295,024

Summarised statement of financial position of Riyadh Holding Company as following:

	2024	2023
Current assets	**861,126**	369,809
Non-current assets	**1,975,527**	1,540,374
Current liabilities	**(135,527)**	(100,189)
Non-current liabilities	**(908,369)**	(39,843)
Equity	**1,792,756**	1,770,151
Group's share in equity – 16.67%	**298,792**	295,024

(In Saudi Riyals Thousands, unless otherwise indicated)

11. INVESTMENT IN AN ASSOCIATE AND JOINT VENTURE (CONTINUED)

11.1. Riyadh Holding Company (Continued)

Summarised statement of comprehensive income of Riyadh Holding Company:

	2024	2023
Revenue	**249,434**	204,130
Cost of revenue	**(80,314)**	(75,336)
General and administrative and selling expenses	**(65,818)**	(52,828)
Other income	**190,692**	40,786
Net profit for the year	**272,599**	116,752
Group's share of profit for the year - 16.67%	**45,433**	19,459
Other comprehensive income for the year	**(189,997)**	45,300
Group's share of other comprehensive income for the year - 16.67%	**(31,666)**	7,550

11.2. Joint Venture

During year ended December 31, 2023, the Group entered into, through one of its subsidiaries, joint venture agreement with InfraRoad Contracting Company Ltd. to acquire 50% of equity amounting to SR 25 thousand which represents the carrying amount of the investment. Joint venture activity is represented performing infrastructure works for Qiddiya project located in Riyadh, Kingdom of Saudi Arabia. Joint venture started its operations during last quarter for the year 2023.

The following table illustrates the summarised financial information of the Group's investment in Joint venture:

	2024	2023
At the beginning of the year	**325**	-
Additions	**2,975**	25
Share of profits	**10,181**	300
At the end of the year	**13,481**	325

12. DEBT INSTRUMENTS AT AMORTIZED COST

In the year 2016, the Group entered into an agreement with Al Bayan Holding Group Company to invest in debt instruments at amortized cost. The Group claimed Al Bayan Holding Group Company to pay its financial liabilities that exceed the amount of SR 206 million, but the latter did not respond to that. During the year 2021, the Group has filed a lawsuit against the Company and a final ruling was issued to dismissing the lawsuit because it has been filed prematurely. Accordingly, during the year 2022, the Group has filed a lawsuit against the investment guarantor, and a preliminary verdict was issued to dismiss the lawsuit for submitting it prematurely. The Group has objected the verdict, and a verdict was issued by the Appeal Court overruling the initial verdict and obliging the Commercial Court to hear the case, during the financial year 2024, the Court of Appeal issued a final ruling obligating the investment guarantor to pay the amount of SR. 187.5 million to the group. The group submitted a request to implement the ruling to the Enforcement Court, and the implementation request is still pending.

(In Saudi Riyals Thousands, unless otherwise indicated)

13. INVESTMENT IN EQUITY INSTRUMENTS DESIGNATED AT FVOCI:

	Ownership	2024	2023
Economic Knowledge City Developers	**9.48%**	**117,189**	110,110
Um Al Qura Company for Development and Reconstruction	**0.76%**	**173,143**	145,030
Dar Al Tamleek Company	**9.18%**	**56,401**	48,590
Kinan International Real Estate Development Company	**2.11%**	**42,078**	48,988
United Arabian Flat Glass Company	**4.1%**	**26,461**	13,646
Taiba Investment Company	**0.001%**	**50**	33
		415,322	366,397

The movement of investments in equity instruments designated at FVOCI was as follows:

	2024	2023
At the beginning of the year	**366,397**	297,453
Change in fair value of investments	**49,880**	68,944
Disposals during the year	**(955)**	-
At the end of the year	**415,322**	366,397

14. TRADE RECEIVABLES

	2024	2023
Trade receivables	**664,887**	263,962
Less: allowance for expected credit losses	**(134,203)**	(125,912)
	530,684	138,050

Movement in the allowance for expected credit losses is as follows:

	2024	2023
At the beginning of the year	**125,912**	113,394
Allowance for expected credit losses (note 34)	**8,291**	12,518
At the end of the year	**134,203**	125,912

As of 31 December, the analysis of receivables aging is set out below:

	Total	1-90 days	91-180 days	181–270 days	271– 365days	> 365 days
Trade receivables						
2024	**664,887**	**506,647**	**22,892**	**12,772**	**13,281**	**109,295**
2023	263,962	74,363	29,298	11,381	36,941	111,979

(In Saudi Riyals Thousands, unless otherwise indicated)

15. PREPAID EXPENSES AND OTHER RECEIVABLES

	2024	2023
Advanced payments to suppliers	**65,059**	66,760
VAT receivables	**30,842**	10,821
Bank guarantees	**34,997**	1,729
Due from related parties (Note 29)	**157,293**	129,842
Contract assets	**64,151**	10,574
Prepaid expenses	**3,802**	1,297
Others	**13,637**	35,335
	369,782	256,358
Less: impairment provision for prepayments and other debit balance	**(21,350)**	(16,565)
	348,432	239,793

The movement in the provision for impairment losses on prepaid expenses and other receivables is as follows:

	2024	2023
At the beginning of the year	**16,565**	10,541
Charged for the year	**4,785**	6,024
	21,350	16,565

16. CASH AND CASH EQUIVALENTS

	2024	2023
Cash at banks and on hand (note a)	**796,758**	337,669
Short-term deposit (note b)	**280,000**	500,000
	1,076,758	837,669

a. The Company is required to maintain certain deposits/balances amounting to SR 595 million as of December 31, 2024 (2023: SR 122.2 million) with banks for advances received from customers against sale of developed properties which are deposited into escrow accounts. These deposits/balances are not under lien.

b. Deposits as of 31 December 2024 consist of short-term deposits with local banks with original maturity period of less than three months. Short-term deposits with maturity period exceeding three months are presented as a separate item in the statement of financial position within current assets.

17. SHARE CAPITAL

The Company’s share capital amounting to SR 3,750 million as of December 31, 2024 (2023: SR 3,750 million) is divided into 375 million shares (2023: 375 million shares) of SR 10 each.

18. STATUTORY RESERVE

In accordance with the previous ccompanies law and the company’s article of association before amendment, the Company must transfer 10% of its net income in each year to establish statutory reserve. The Ordinary General Assembly may discontinue this transfer whenever the reserve is amounted to 30% of the capital. No such transfer has been made to the statutory reserve as the company's article of association was aligned pursuant to the approval of the Extraordinary General Assembly held in November 2024.

Consolidated statement of cash flows for the year ended 31 December 2024

(In Saudi Riyals Thousands, unless otherwise indicated)

19. CONTRACTUAL RESERVE

In accordance with the company's article of association before amendment, the Ordinary General Assembly decides the need to form a contractual reserve and defines its purposes. No transfer was requested during this year by the Ordinary General Assembly.

20. OTHER RESERVES

	2024	2023
Investments in equity instruments	**124,868**	112,937
Actuarial gains on employees' defined benefit obligations	**3,609**	339
	128,477	113,276

21. NON-CONTROLLING INTERESTS

	Saudi Real Estate Infrastructure Company	Saudi Korean Company for Maintenance and Properties Management	Total
December 31, 2024			
Non-controlling interests	**40%**	**40%**	
Non-Current Assets	**34,764**	**632**	**35,396**
Current Assets	**881,955**	**54,297**	**936,252**
Non-Current Liabilities	**(26,410)**	**(6,141)**	**(32,551)**
Current Liabilities	**(412,841)**	**(16,920)**	**(429,761)**
Net Assets	**477,468**	**31,868**	**509,336**
Net assets attributable to non-controlling interest	**190,987**	**12,746**	**203,733**
Revenues	**974,421**	**128,366**	**1,102,787**
Net income for the year	**213,244**	**14,122**	**227,365**
Net income attributable to non-controlling interests	**85,297**	**5,648**	**90,945**

	Saudi Real Estate Infrastructure Company	Saudi Korean Company for Maintenance and Properties Management	Total
December 31, 2023			
Non-controlling interests	40%	40%	
Non-Current Assets	13,050	725	13,775
Current Assets	580,264	43,000	623,264
Non-Current Liabilities	(129,438)	(5,353)	(134,791)
Current Liabilities	(146,647)	(20,561)	(167,208)
Net Assets	317,229	17,811	335,040
Net assets attributable to non-controlling interest	126,892	7,124	134,016
Revenues	896,103	99,862	995,965
Net income for the year	141,072	11,282	152,354
Net income attributable to non-controlling interests	56,429	4,512	60,941

(In Saudi Riyals Thousands, unless otherwise indicated)

22. TERM LOAN

During 2016, the Company obtained loan from a local bank. In June 2022, the Company rescheduled the loan for the second time, provided that the loan principal amounting to 2.068 million Saudi riyals will be repaid in equal semi-annual instalments over eight years after a four-year grace period from the date of the rescheduling agreement, so that the first instalment will be paid on December 2026 and the last instalment is paid on June 2034, provided that the loan is subject to prevailing commission rates among Saudi banks (SIBOR) plus an agreed profit margin, and the company has mortgaged a piece of land in exchange for the long-term loan granted to it.

Term bank loans have been classified within non-current liabilities according to the loan repayment dates based on the agreements signed with the lending banks as follows:

23. LOAN FROM MINISTRY OF FINANCE

	2024	2023
Non- current portion	**758,051**	914,889
Current portion	**156,838**	143,768
	914,889	1,058,657

The following is a summary of the movement during the period / year:

	2024	2023
At the beginning of the year	**1,058,657**	1,189,355
Paid during the year	**(143,768)**	(130,698)
At the end of the year	**914,889**	1,058,657

The loan agreement is subject to the financial and non-financial covenants as follow:

- Debt-to-equity ratio.
- Current assets-to-current liabilities (liquidity ratio).
- Debt coverage ratio.
- Mortgaged property contract on plots of land owned by Saudi Real Estate Company in favour of the Ministry of Finance.

The management of the Company believes that all of these financial and non-financial covenants do not affect the current classification of the loans in the financial statements for year ended December 31, 2024.

24. EMPLOYEES' DEFINED BENEFIT OBLIGATIONS

The Group grants end of service benefits to its employees taking into consideration the Saudi Arabian labour law. This benefit is an unfunded defined benefit plan ("DBO").

The benefits provided by this end of service plan is based primarily on years of service and employees' compensation. The obligations are subject to demographic, legal and economic risks. Economic risks are primarily due to unforeseen developments in goods and capital markets and changes to the discount rate used to calculate the DBO.

(In Saudi Riyals Thousands, unless otherwise indicated)

24. EMPLOYEES' DEFINED BENEFIT OBLIGATIONS (CONTINUED)

Principal actuarial assumptions:

	Value per annum (%)	
	2024	2023
Financial assumptions:		
- Net discount rate	**5.25**	4.60
- Salary growth rate	**7.00**	5.60
Demographic assumptions:		
- Retirement age	**65 years**	60 years
- Mortality rates	**WHO GHO Saudi Arabia life table**	WHO GHO Saudi Arabia life table

Movement in present value of defined benefit obligation

	2024	**2023**
Opening balance - present value of defined benefit obligation	**31,748**	22,317
Current service cost	**10,741**	7,242
Interest cost	**1,583**	1,951
Actuarial loss on obligation	**4,037**	3,552
Benefits paid	**(5,859)**	(3,314)
Closing balance - present value of defined benefit obligation	**42,250**	31,748

25. RIGHT-OF-USE ASSETS AND LEASE LIBILITIES

The Group has lease contracts for various land used in its operations with lease terms of 28-99 years.

Set out below are the carrying amounts of right-of-use assets recognized and the changes during the year:

	2024	**2023**
Balance at the beginning of the year	**136,855**	139,875
Addition during the year	**76,591**	984
Deprecation for the year	**(2,738)**	(4,004)
At the end of the year	**210,708**	136,855

Set out below are the carrying amounts of lease liabilities and the changes during the year:

	2024	**2023**
Balance at the beginning of the year	**152,885**	139,021
Addition during the year	**76,136**	984
Paid during the year	**(2,136)**	(118)
Accretion interest (note 35)	**13,364**	12,998
At the end of the year	**240,249**	152,885

(In Saudi Riyals Thousands, unless otherwise indicated)

25. RIGHT-OF-USE ASSETS AND LEASE LIBILITIES (Continued)

The following are the current and non-current lease liabilities:

	2024	2023
Non-current lease liabilities	**226,548**	147,033
Current lease liabilities	**13,701**	5,852
	240,249	152,885

The following are the amounts recognised in profit or loss:

	2024	2023
Depreciation expense of right-of-use assets	**2,738**	4,004
Interest expense on lease liabilities	**13,364**	12,998
	16,102	17,002

26. TRADE PAYABLES

	2024	2023
Payable to suppliers and contractors	**96,280**	63,792
Retentions payable to contractors	**92,155**	65,087
	188,435	128,879

27. ACCRUED EXPENSES AND OTHER PAYABLES

	2024	2023
Advance from customers	**3,478**	4,676
Accrued expenses	**129,356**	87,807
Contract liabilities	**266,383**	118,792
Refundable deposits	**42,313**	42,186
Employees payable	**47,976**	48,790
Dividends payable	**8,602**	8,602
Due to related parties	**616**	5,027
Others	**27,153**	84,111
	525,877	399,991

Consolidated statement of cash flows for the year ended 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

28. UNEARNED REVENUE

	2024	2023
Opening balance	**101,668**	97,458
Amounts invoiced during the year	**324,108**	304,782
Rental revenue recognized during the year (note 31)	**(337,995)**	(300,572)
	87,781	101,668

29. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties represent major shareholders of the Group and entities controlled or significantly influenced by such parties. Key management personnel are those individuals who have the authority and responsibility for planning and exercising power to control the activities of the Group and its employees directly or indirectly. The Group considers the members of the Board of Directors (and its sub-committees) and Executive Committee to be key management personnel for the purposes of IAS 24 Related Party Disclosures.

Following table shows due from related parties as of December 31,

	2024	2023
Diriyah Gate Company	**136,694**	69,206
Red Sea Global Company	**-**	44,736
InfraRoad Binyah Company	**8,861**	5,706
Tatweer Education Holding Company	**-**	1,405
Boutique Group for Hospitality	**-**	249
Roshn Real Estate Development Company	**6,931**	8,540
New Murabba Development Company	**4,807**	-
	157,293	129,842

Following table shows due to related parties as of December 31,

	2024	2023
Red Sea Global Company	**616**	-
New Murabba Development Company	**-**	5,027
	616	5,027

Following table shows the significant related party transactions during the year:

	2024	2023
Executive salaries and allowances*	**36,869**	16,312
Attendance allowance for Board and Committees' remuneration (Note 33)	**8,653**	7,187
The value of contracts for the sale of real estate units from the developed properties (without preferential benefits)	**1,589**	-
	47,111	23,499

* The amounts disclosed in the table above represent the amounts recognized as an expense relating to senior management personnel during the financial period.

(In Saudi Riyals Thousands, unless otherwise indicated)

29. RELATED PARTY TRANSACTIONS AND BALANCES (Continued)

Revenues relating to transactions with government entities for the year ended 31 December 2024 amounted to SR 47.4 million (31 December 2023: SR 47.6 million).
In 2024, the company signed a contract with the Royal Commission for Al-Ula and Al-Ula Development Company to implement the development management agreement for the Sidrat Al-Ula project. No material transactions resulted from this contract during the 2024 fiscal year.

The company entered into a partnership agreement to establish a special purpose vehicle (SPV) with both Riyadh Development Company and Riyadh Holding Company, to develop an educational complex on allocated plots located within the Tilal Al Riyadh master plan in the Al-Malqa district. The company will own a 25% equity stake in the newly established entity, which is expected to commence operations in 2025.

30. ZAKAT

The movement in provision for Zakat for the year ended December 31 is as follows:

r	2024	2023
At the beginning of the year	**85,959**	74,013
Charge for the year	**17,818**	29,342
Paid during the year	**(25,422)**	(17,396)
At the end of the year	**78,355**	85,959

Zakat assessments

Saudi Real Estate Company

The Group submitted its Zakat assessments for all years up to 2023 and paid the obligations accordingly and obtained a zakat certificate valid until April 30, 2025. The Company finalized its zakat status with ZATCA until 2015.

ZATCA has issued a zakat assessment for the years from 2016 to 2020 and claimed the Company to pay the differences amounting to SR 54 million. The Company submitted its objection to these differences to ZATCA within the statutory period. ZATCA has rejected the Company's objections for those years, and the objection has been raised to Tax Violations and Disputes Resolution Committee "TVDRC". The TVDRC issued a resolution accepting the company’s point of view and reducing the zakat assessments to SR. 31 million, which the Company paid on a subsequent date to the financial position statement.

Saudi Real Estate Construction Company

The Company submitted copies of the necessary zakat returns for the years ended until December 31, 2023, to ZATCA. The Company finalized its zakat status until 2019. The Company submits information declare for the year 2022 for the purposes of the disclosure as the Company became paying its zakat obligations within consolidated declaration of Saudi Real Estate Company.

Saudi Real Estate Infrastructure Company

The Company submitted zakat and income tax returns for all the years until year ended December 31, 2023. And based on that, the amounts due has been paid according to those returns and invoices issued by ZATCA. The Company have not received the final assessments of these returns yet.

Saudi Korean Company for Maintenance and Properties Management

The Company submitted zakat and income tax returns for all the years until year ended December 31, 2023. And based on that, the amounts due has been paid according to those returns and invoices issued by ZATCA. The Company have not received the final assessments of these returns yet.

(In Saudi Riyals Thousands, unless otherwise indicated)

30. ZAKAT (Continued)

Al Widyan Saudi Real Estate Company

The Company has submitted its zakat returns for disclosure purposes as it has fulfilled its zakat obligations within the consolidated return of the Saudi Real Estate Company.

Hudood Real Estate Investment Company

The Company has submitted its zakat returns for disclosure purposes as it has fulfilled its zakat obligations within the consolidated return of the Saudi Real Estate Company.

31. REVENUE

	2024	2023
Infrastructure projects revenue	**974,421**	896,103
Rental revenues (note 28)	**337,995**	300,572
Revenue from sold units	**191,926**	10,751
Revenue from sold lands	**373,876**	480,086
Revenue from Facility management	**61,749**	45,041
Construction projects revenue	**47,701**	81,672
	1,987,668	1,814,225

32. COST OF REVENUE

	2024	2023
Cost of sold units	**160,453**	9,952
Sub-contract	**426,302**	432,472
Employees' salaries, wages, and other related benefits	**234,511**	191,036
Materials cost	**118,145**	144,430
Depreciation	**62,991**	65,283
Maintenance expenses	**74,752**	85,797
Cost of sold lands	**136,814**	220,126
Others	**64,367**	103,995
	1,278,335	1,253,091

Consolidated statement of cash flows for the year ended 31 December 2024
(In Saudi Riyals Thousands, unless otherwise indicated)

33. GENERAL AND ADMINISTRATIVE EXPENSES

	2024	2023
Employees' salaries, wages, and other related benefits	**140,167**	117,608
Professional, consulting, and governmental fees*	**29,363**	17,280
IT expenses	**5,279**	10,986
Attendance allowance for Board and Committee’s remuneration (note 29)	**8,653**	7,187
Depreciation	**3,106**	4,888
Amortization of intangible assets	**3,445**	4,505
Others	**17,528**	24,664
	207,541	187,118

*The audit fees for the financial statements of the parent company amounted to SAR 545 thousand (2023: SAR 495 thousand), while fees for other services amounted to SAR 133 thousand (2023: SAR 20 thousand).

34. SELLING AND MARKETING EXPENSES

	2024	2023
Expected credit losses (note 14)	**8,291**	12,518
Employees' salaries, wages, and other related benefits	**3,989**	3,279
Promotions and advertisement	**8,215**	20,188
Others	**277**	816
	20,772	36,801

35. FINANCIAL CHARGES

	2024	2023
Bank loans	**229,322**	232,594
Finance cost on lease liabilities (note 25)	**13,364**	12,998
	242,686	245,592

36. OTHER INCOME

	2024	2023
Financial income	**24,084**	39,086
Others	**1,162**	2,720
	25,246	41,806

(In Saudi Riyals Thousands, unless otherwise indicated)

37. EARNING PER SHARE

Basic and diluted earnings per share is calculated by dividing the loss for the year attributable to ordinary equity holders of the parent company by the weighted average number of ordinary shares outstanding during the year.

The following table reflects the income and share data used in the basic and diluted loss per share computations:

	2024	2023
Income attributable to:		
Equity holders of the Parent Company	**215,063**	67,634
Weighted average number of ordinary shares (share)	**375,000**	375,000
Basic and diluted earnings per share (SR)	**0.57**	0.18

38. COMMITMENTS AND CONTINGENCIES

Letters of guarantee

The Group's banks issued letters of guarantee on their behalf amounting to SR 744 million as of 31 December 2024 (31 December 2023: SR. 42 million) in the normal course of business.

White idle lands claims

During the year ended 31 December 2024, white idle land fees that were received by the Group from the Ministry of Municipal and Rural Affairs and Housing (MOMRAH) amounted to SR 17 million (31 December 2023: SR. 4 million).

Based on the opinion of the legal counsel, it is highly certain that all legal cases pending with the Board of Grievances, will be in the favour of the Group. Accordingly, management does not consider the need to make any further provisions for such claims or related charges.

Legal issues

There are also some cases filed against the Group during the normal course of business and are currently being discussed. These cases have no material impact on the consolidated financial statements.

39. FAIR VALUE MEASUREMENT

Following table provides the fair value measurement hierarchy of the Group's investments in equity instruments carried at fair value through other comprehensive income as of 31 December 2024 and 31 December 2023:

	Carrying Amount	(level 1)	(level 2)	(level 3)	Fair value
As of 31 December 2024	**415,322**	**26,511**	**117,189**	**271,622**	**415,322**
As of 31 December 2023	366,397	33	110,110	256,254	366,397

The management assessed that the fair values of cash and cash equivalents, trade receivables, investments at fair value, trade payables and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

Management assessed that the carrying amount of fixed and variable rate term loans approximates their fair values due to the fact that they bear interest rates that reflect current market interest rates for similar financing and loans. As a result, the values of the future discounted cash flows on those financing and loans are not significantly different from their current carrying amount.

40. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial liabilities include loans, trade payable, amounts payable and other liabilities. The main purpose of these financial liabilities is to finance the Group's operations and to provide guarantees to support its operations. The Group's principal financial assets include trade receivables and other receivables and cash and cash equivalents and investments at fair value though other comprehensive income that derive directly from its operations. The Group also holds investment in equity instruments designated at FVOCI.

The Group has exposure to the following risks arising from financial instruments:

- Market risk
- Profit rate risk
- Foreign currency risk
- Equity price risk
- Credit risk
- Liquidity risk

The Group's overall risk management program focuses on robust liquidity management as well as monitoring of various relevant market variables, thereby constantly seeking to minimize potential adverse effects on the Group's financial performance. The Board of Directors reviews and agrees policies for managing each of these risks which are summarised below:

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits, AFS financial assets.

The sensitivity analyses in the following sections relate to the position as of 31 December in 2024 and 2023.

Sensitivity analysis has been prepared on the basis that the net debt value, fixed-to-floating debt commission rate ratio, derivatives and the ratio of financial instruments in foreign currencies are all fixed and based on the hedge allocations identified as of December 31, 2024. The analyses exclude the impact of movements in market variables on the carrying values of pension and other post-retirement obligations and provisions.

The following assumptions have been made in calculating the sensitivity analyses:

The sensitivity of the relevant consolidated statement of profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held on 31 December 2024 and 2023.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market profit rates.

The Group's exposure to the risk of changes in market interest rates relates primarily to the loans. The loans bearing variable profit rate expose the Group to fluctuation in cash flows due to changes in interest rate.

Foreign currency risk

Currency risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group's functional and reporting currency is the Saudi Riyal. The Group's transactions are principally in Saudi Riyals, US Dollars. Management monitors the fluctuations in currency exchange rates and believes that the currency risk is not significant. The bulk of the exposure is in USD and the Saudi Riyal is pegged at SAR 3.75: USD 1 therefore, the Group is not exposed to any risk from USD denominated financial instruments.

(In Saudi Riyals Thousands, unless otherwise indicated)

40. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

Equity price risk

The Group's listed and unlisted equity securities are susceptible to market price risk arising from uncertainties about future values of the financial instrument. The Group manages the equity price risk through diversification and by placing limits on individual and total equity instruments. Reports on the equity portfolio are submitted to the Group's senior management on a regular basis. The Group's Board of Directors reviews and approves all equity investment decisions.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

To reduce exposure to credit risk, the Group has an approval process whereby credit limits are applied to its customers. The management also continuously monitors the credit exposure towards the customers and makes provision against expected credit losses which is based on customer profile and payments history. Outstanding customer receivables are regularly monitored. The Company assesses that the concentration of credit risk related to customers is low as its customers are concentrated in different industries and operate in largely independent markets.

Financial instruments and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments.

Liquidity risk

Liquidity risk is the risk that Group will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at an amount close to its fair value. Liquidity risk is managed by monitoring on a regular basis that sufficient funds are available through committed credit facilities to meet any future commitments.

The Group's approach to managing liquidity is to ensure, as far as possible that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation. For this purpose, the Group has maintained credit lines with commercial banks in order to meet its liquidity requirements.

The table below shows the remaining contractual maturity dates of the Group's financial liabilities and agreed upon repayment terms. This table has been prepared based on the discounted cash flows of the Group's financial liabilities and as per the nearest date on which the Group is required to repay.

	Book value	Year	More than 1 to 5 years	More than 5 years
31 December 2024				
Trade payables (note 26)	**188,435**	**188,435**	-	-
Loans (note 22 & 23)	**3,083,351**	**256,838**	**1,663,003**	**1,163,510**
	3,271,786	**445,273**	**1,663,003**	**1,163,510**
31 December 2023				
Trade payables (note 26)	128,879	128,879	-	-
Loans (note 22 & 23)	3,127,119	143,768	1,208,398	1,774,953
	3,255,998	272,647	1,208,398	1,774,953

40. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry.

41. SUBSEQUENT EVENTS

The management believes that there are no material subsequent events as of date of the statement of financial position until the date of preparation of these consolidated financial statements.

42. COMPARATIVE NUMBERS

Certain of the prior year amounts have been reclassified to conform to the presentation in the current year.

43. APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

These consolidated financial statements were approved and authorised to issue by the Board of Directors on 18 Ramadan 1446H (corresponding to 18 March 2025).