



Directors' report

The Board of Directors is pleased to present their report and the audited financial statements for the year ended December 31, 2024.

Principal activities

The principal activities of the Company include real estate enterprise investment, development, institution and management, detection service for real estate, private fund investment, buildings maintenance, commercial enterprise investment, institution and management.

Financial review:

The table below summarizes the results of 2024 and 2023 denoted in '000s of Arab Emirates Dirham (AED).

| <u>Financial Review</u> | <u>2024</u> | <u>2023</u> |
|--|-------------|-------------|
| Revenue | 16,969 | 16,874 |
| Gross profit | 13,411 | 13,385 |
| (Decrease) / increase in fair value of investment properties | 159 | (838) |
| Net (loss) from investments carried at FVTPL | 3,738 | (8,240) |
| Net profit for the year | 11,273 | 1,906 |
| Basic earnings per share for the year | 0.11 | 0.02 |

| <u>Financial Position</u> | <u>2024</u> | <u>2023</u> |
|---------------------------|-------------|-------------|
| Total Assets | 301,618 | 280,570 |
| Total Liabilities | 16,817 | 5,313 |
| Total Equity | 284,801 | 275,257 |

| <u>Statement of Cash Flows</u> | <u>2024</u> | <u>2023</u> |
|--|-------------|-------------|
| Net cash generated from operating activities | (324) | 7,792 |
| Net cash generated from investing activities | 67,611 | 8,183 |
| Net cash used in financing activities | (642) | (17,813) |

Role of the Directors:

The Directors are the Company's principal decision-making forum. The Directors have the overall responsibility for leading and supervising the Company to deliver sustainable shareholder value through their guidance and supervision of the Company's business. The Directors set the strategies and policies of the Company. They monitor the performance of the Company's business, guide and supervise the management.



Projections:

With the expected recovery in economic activity and the anticipated price improvements, the positive effects of the economic reforms continue to support the recovery in economic activities and improve sector performance.

The Company seeks to increase its income by replacing assets and increasing income streams through diversification of revenue sources, including the financial portfolio and development of the real estate sector.

Implementation of projects and schemes:

The project to build and construct a property in Ras Al Khaimah has been completed, and the Company is expected to enter another real estate development phase during the coming period to grow its real estate portfolio.

For the investment portfolio, efforts are being made to diversify the sources of income through the investment policies implemented by the Company with the ultimate aim of achieving overall income growth.

Events after the end of the year:

In the opinion of the Board of Directors, no transactions or events of a material and unusual nature, favorable or unfavorable, has arisen in the interval between end of the financial year and the date of this report, which is likely to affect, substantially the results of operations or the financial position of the Company.

Statement of Directors' responsibilities.

The applicable requirements require the Directors to prepare the financial statements for each financial year which presents fairly in all material respects the financial position of the Company and its financial performance for the year then ended. The audited financial statements for the year under review have been prepared in conformity and in compliance with the relevant statutory requirements and other governing laws. The Directors confirm that sufficient care has been taken for the maintenance of proper and adequate accounting records that disclose with reasonable accuracy at any time, the financial position of the Company and enables them to ensure that the financial statements comply with the requirements of applicable statute. The Directors also confirm that appropriate accounting policies have been selected and applied consistently in order for the financial statements to reflect fairly, the form and substance of the transactions carried out during the year under review and reasonably present the Company's financial conditions and results of its operations.

These financial statements which have been prepared on the going concern basis were approved by the Board and signed on behalf, by the authorized representative of the Company.

H.E. Khalifa Yousif Alkhoori

Chairman

06 March 2025

