

**DAR AL-THURAYA REAL ESTATE COMPANY
K.S.C.P. AND ITS SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL
INFORMATION (UNAUDITED)**

30 JUNE 2023





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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF DAR AL-THURAYA REAL ESTATE COMPANY K.S.C.P.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Dar Al-Thuraya Real Estate Company K.S.C.P. (the “Parent Company”) and its subsidiaries (collectively, the “Group”) as at 30 June 2023, and the related interim condensed consolidated statement of comprehensive income for the three-month and six-month periods then ended, and the related interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the six-month period then ended. The management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard IAS 34 *Interim Financial Reporting* (“IAS 34”). Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

Scope of Review

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

Conclusion

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

Emphasis of Matter

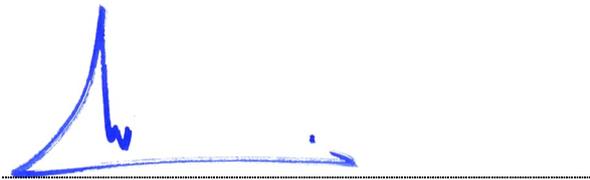
We draw attention to Note 6 in the interim condensed consolidated financial information which states that the Group is the ultimate beneficiary of certain investment properties with a carrying value of KD 1,603,000 (31 December 2022: KD 1,603,000 and 30 June 2022: KD1,700,000) registered in the name of a related party on behalf of the Group. Our conclusion is not modified in respect of this matter.

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF DAR AL-THURAYA REAL ESTATE COMPANY K.S.C.P. (continued)

Report on Other Legal and Regulatory Matters

Furthermore, based on our review, the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016, as amended, and its executive regulations, as amended, nor of the Parent Company's Articles of Association and Memorandum of Incorporation, as amended, during the six-month period ended 30 June 2023 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, during the course of our review, to the best of our knowledge and belief, we have not become aware of any violations of the provisions of Law No. 7 of 2010, concerning the Capital Markets Authority and its related regulations during the six-month period ended 30 June 2023 that might have had a material effect on the business of the Parent Company or on its financial position.



BADER A. AL-ABDULJADER
LICENCE NO. 207 A
EY
AL AIBAN, AL OSAIMI & PARTNERS

9 August 2023
Kuwait

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

For the period ended 30 June 2023

	Notes	Three months ended 30 June		Six months ended 30 June	
		2023 KD	2022 KD	2023 KD	2022 KD
INCOME					
Net real estate income	3	119,017	107,932	226,444	187,905
Net gain on investments securities	4	97,891	6,773	42,034	32,794
Consultation service income		12,775	-	12,775	-
Other income		-	1,485	-	1,485
		229,683	116,190	281,253	222,184
EXPENSES					
Administrative expenses		(36,274)	(34,947)	(75,220)	(67,546)
Finance costs	9	(11,536)	(9,807)	(22,381)	(19,391)
		(47,810)	(44,754)	(97,601)	(86,937)
		181,873	71,436	183,652	135,247
PROFIT BEFORE TAX					
Contribution to Kuwait Foundation for Advancement of Sciences (KFAS)		(1,637)	(643)	(1,653)	(1,217)
National Labour Support Tax (NLST)		(4,578)	(1,787)	(4,613)	(3,405)
		175,658	69,006	177,386	130,625
PROFIT FOR THE PERIOD					
Other comprehensive income		-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD					
		175,658	69,006	177,386	130,625
BASIC AND DILUTED EARNINGS PER SHARE					
	5	1.199 Fils	0.471 Fils	1.211 Fils	0.892 Fils

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

As at 30 June 2023

	<i>Notes</i>	<i>30 June 2023 KD</i>	<i>(Audited) 31 December 2022 KD</i>	<i>30 June 2022 KD</i>
ASSETS				
Non-current assets				
Investment properties	6	19,914,000	19,914,000	12,451,812
Current assets				
Trade and other receivables	7	105,411	39,031	6,426,261
Financial assets at fair value through profit or loss	11	868,360	891,594	926,576
Bank balances and cash		121,729	121,111	81,726
		<u>1,095,500</u>	<u>1,051,736</u>	<u>7,434,563</u>
TOTAL ASSETS		<u><u>21,009,500</u></u>	<u><u>20,965,736</u></u>	<u><u>19,886,375</u></u>
EQUITY AND LIABILITIES				
Equity				
Share capital		14,650,000	14,650,000	14,650,000
Statutory reserve		959,442	959,442	917,748
Voluntary reserve		866,845	866,845	866,845
Retained earnings		969,192	791,806	561,419
Total equity		<u>17,445,479</u>	<u>17,268,093</u>	<u>16,996,012</u>
Liabilities				
Non-current liabilities				
Employees' end of service benefits		25,204	24,332	22,049
Current liabilities				
Other liabilities		3,538,817	3,673,311	2,868,314
Total liabilities		<u>3,564,021</u>	<u>3,697,643</u>	<u>2,890,363</u>
TOTAL EQUITY AND LIABILITIES		<u><u>21,009,500</u></u>	<u><u>20,965,736</u></u>	<u><u>19,886,375</u></u>

Ahmad Abdulrazaq Al-Bahar
Chairman

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

For the period ended 30 June 2023

	<i>Share capital KD</i>	<i>Statutory reserve KD</i>	<i>Voluntary reserve KD</i>	<i>Retained earnings KD</i>	<i>Total equity KD</i>
As at 1 January 2023 (audited)	14,650,000	959,442	866,845	791,806	17,268,093
Profit for the period	-	-	-	177,386	177,386
Other comprehensive income for the period	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total comprehensive income for the period	-	-	-	177,386	177,386
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 30 June 2023	14,650,000	959,442	866,845	969,192	17,445,479
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
As at 1 January 2022 (audited)	14,650,000	917,748	866,845	430,794	16,865,387
Profit for the period	-	-	-	130,625	130,625
Other comprehensive income for the period	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total comprehensive income for the period	-	-	-	130,625	130,625
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 30 June 2022	14,650,000	917,748	866,845	561,419	16,996,012
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The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
(UNAUDITED)

For the period ended 30 June 2023

	Notes	Six months ended	
		30 June	
		2023	2022
		KD	KD
OPERATING ACTIVITIES			
Profit before tax		183,652	135,247
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Changes in fair value on financial assets at FVPL	4	(23,207)	119,841
Realised gain on sale of financial assets at FVPL	4	(747)	(137,635)
Dividend income		(18,080)	(15,000)
Provision for employees' end of service benefits		3,872	2,954
Finance costs	9	22,381	19,391
		<u>167,871</u>	<u>124,798</u>
<i>Working capital changes:</i>			
Trade and other receivables		(19,192)	63,956
Other liabilities		(28,171)	(342,977)
		<u>120,508</u>	<u>(154,223)</u>
Cash flow from (used in) operations		120,508	(154,223)
Employees' end of service benefits paid		(3,000)	(500)
KFAS, NLST and Zakat paid		(19,710)	(27,469)
		<u>97,798</u>	<u>(182,192)</u>
Net cash flows from (used in) operating activities			
INVESTING ACTIVITIES			
Dividend income received		18,080	15,000
Capital expenditure on investment properties	9	-	(1,812)
Proceeds from sale of financial assets at FVPL		-	2,724,798
Purchase of financial assets at FVPL		-	(3,102,142)
		<u>18,080</u>	<u>(364,156)</u>
Net cash flows from (used in) investing activities			
FINANCING ACTIVITIES			
Partial repayment of loan advanced by a related party	9	(71,400)	-
Finance costs paid	9	(43,860)	(38,760)
		<u>(115,260)</u>	<u>(38,760)</u>
Net cash flows used in financing activities			
NET INCREASE (DECREASE) IN BANK BALANCES AND CASH			
Bank balances and cash at 1 January		121,111	666,834
		<u>618</u>	<u>(585,108)</u>
BANK BALANCES AND CASH AT 30 JUNE			
		<u>121,729</u>	<u>81,726</u>
Non-cash transactions excluded from the consolidated statement of cash flows are as follows:			
Proceeds from sale of financial assets at FVPL (adjusted with trade and other receivables)	7	47,188	-
		<u>47,188</u>	<u>-</u>

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2023

1.1 CORPORATE INFORMATION

The interim condensed consolidated financial information of Dar Al-Thuraya Real Estate Co. K.S.C. P. (the “Parent Company”) and its subsidiaries (collectively, the “Group”) for the six months ended 30 June 2023 was authorised for issue in accordance with a resolution of the Board of Directors of the Parent Company on 9 August 2023.

The consolidated financial statements of the Group for the year ended 31 December 2022 were approved in the annual general assembly meeting (“AGM”) of the shareholders held on 29 May 2023. No dividends have been declared by the Parent Company.

The Parent Company is a public shareholding company, incorporated and domiciled in the State of Kuwait, and whose shares are publicly traded in Boursa Kuwait.

The Parent Company’s head office is located at Al Salam Tower, Fahad Al Salem Street, Al Salhia and its registered postal address is P.O. Box 1376, Safat 13014, State of Kuwait.

The Group principally operates in Kuwait and engages in financial investments and properties as detailed in the Group’s annual consolidated financial statements for the year ended 31 December 2022. The principal activities of the Group are described in Note 10.

The Group carries out its activities in accordance with the principles of Islamic Shari’ah as approved by the Fatwa and Shari’ah board appointed by the Parent Company.

The Parent Company is a subsidiary of Al Madar Investment Company K.S.C.P. (the “Intermediate Parent Company”), a public shareholding company listed in Boursa Kuwait. The Intermediate Company is a subsidiary of Al Thekair General Trading and Contracting Company W.L.L. (the “Ultimate Parent Company”), a limited liability company incorporated and domiciled in the State of Kuwait.

1.2 GROUP INFORMATION

Subsidiaries

The consolidated financial statements of the Group include:

Name	Principal activities	Country of Incorporation	% equity interest		
			30 June 2023	31 December 2022 (Audited)	30 June 2022
Al Thuraya Star Company W.L.L.	General trading and contracting	Kuwait	100%	100%	100%
Kuwait Building Real Estate Company K.S.C. (Closed)*	Real estate	Kuwait	99%	99%	99%
Golden Madar Real Estate Company W.L.L.	Real estate	Kuwait	100%	100%	100%

* The remaining shares in this subsidiary is held by other parties on behalf of the Group. Therefore, the effective ownership of the Group in this subsidiary is 100%.

2 BASIS OF PREPARATION AND CHANGES TO THE GROUP’S ACCOUNTING POLICIES

2.1 Basis of preparation

The interim condensed consolidated financial information of the Group has been prepared in accordance with International Accounting Standard 34: “*Interim Financial Reporting*” (“IAS 34”). The Group has prepared the interim condensed consolidated financial information on the basis that it will continue to operate as a going concern. The management considers that there are no material uncertainties that may cast significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

The interim condensed consolidated financial information does not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group’s annual consolidated financial statements as at and for the year ended 31 December 2022.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2023

2 BASIS OF PREPARATION AND CHANGES TO THE GROUP'S ACCOUNTING POLICIES (continued)

2.2 New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of new standards effective as of 1 January 2023. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Several amendments and interpretations apply for the first time in 2023, but do not have an impact on the interim condensed consolidated financial information of the Group.

Definition of Accounting Estimates - Amendments to IAS 8

The amendments to IAS 8 clarify the distinction between changes in accounting estimates, and changes in accounting policies and the correction of errors. They also clarify how entities use measurement techniques and inputs to develop accounting estimates.

These amendments had no impact on the interim condensed consolidated financial information.

Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2

The amendments to IAS 1 and IFRS Practice Statement 2 *Making Materiality Judgements* provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments had no impact on the Group's interim condensed consolidated financial information, but are expected to affect the accounting policy disclosures in the Group's annual consolidated financial statements.

3 NET REAL ESTATE INCOME

	<i>Three months ended</i>		<i>Six months ended</i>	
	<i>30 June</i>		<i>30 June</i>	
	2023	2022	2023	2022
	KD	<i>KD</i>	KD	<i>KD</i>
Rental income arising from operating leases on investment properties	122,405	111,395	233,790	193,160
Property operating expenses	(3,388)	(3,463)	(7,346)	(5,255)
	119,017	107,932	226,444	187,905

4 NET (LOSS) GAIN ON INVESTMENTS SECURITIES

	<i>Three months ended</i>		<i>Six months ended</i>	
	<i>30 June</i>		<i>30 June</i>	
	2023	2022	2023	2022
	KD	<i>KD</i>	KD	<i>KD</i>
Changes in fair value of financial assets at FVPL	79,064	(104,823)	23,207	(119,841)
Realised gain on sale of financial assets at FVPL	747	96,596	747	137,635
Dividend income	18,080	15,000	18,080	15,000
	97,891	6,773	42,034	32,794

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2023

5 EARNINGS PER SHARE (EPS)

Basic EPS amounts are calculated by dividing the profit for the period by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is calculated by dividing the profit by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares. As there are no dilutive instruments outstanding, basic and diluted EPS are identical.

	<i>Three months ended</i>		<i>Six months ended</i>	
	<i>30 June</i>		<i>30 June</i>	
	2023	2022	2023	2022
Profit for the period (KD)	175,658	69,006	177,386	130,625
Weighted average number of ordinary shares outstanding during the period (shares)	146,500,000	146,500,000	146,500,000	146,500,000
Basic and diluted EPS (fils)	1.199	0.471	1.211	0.892

There have been no transactions involving ordinary shares between the reporting date and the date of authorisation of this interim condensed consolidated financial information which would require the restatement of EPS.

6 INVESTMENT PROPERTIES

	<i>30 June</i>	<i>(Audited)</i>	<i>30 June</i>
	2023	<i>31 December</i>	<i>30 June</i>
	KD	<i>2022</i>	<i>2022</i>
		<i>KD</i>	<i>KD</i>
As at the beginning of the period/ year	19,914,000	12,450,000	12,450,000
Additions	-	848,000	-
Reinstated properties upon revocation of sale contract (Refer to Note 7 for further details)	-	6,381,900	-
Capital expenditure on owned property	-	55,452	1,812
Change in fair value in investment properties	-	178,648	-
As at the end of the period/ year	19,914,000	19,914,000	12,451,812

Included within investment properties an income generating developed property in the State of Kuwait with a carrying value of KD 1,603,000 (31 December 2022: KD 1,603,000 and 30 June 2022: KD 1,700,000) which is financed through an Islamic profit-bearing loan payable to a related party amounting to KD 951,220 as at 30 June 2023 (31 December 2022: KD 1,044,099 and 30 June 2022: KD 1,021,928) included under other liabilities in the interim condensed consolidated statement of financial position. The property is registered in the name of a related party (shareholder of the Ultimate Parent Company) who has confirmed in writing through an irrevocable power of attorney that the risks and rewards associated with the property lies with the Group (Note 9).

The Group's investment property portfolio consists of the following:

	<i>30 June</i>	<i>(Audited)</i>	<i>30 June</i>
	2023	<i>31 December</i>	<i>30 June</i>
	KD	<i>2022</i>	<i>2022</i>
		<i>KD</i>	<i>KD</i>
Properties under development	10,805,000	10,805,000	10,751,812
Developed properties	9,109,000	9,109,000	1,700,000
	19,914,000	19,914,000	12,451,812

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2023

6 INVESTMENT PROPERTIES (continued)

The valuations of investment properties were performed at 31 December by two accredited independent valuers with recognised and relevant professional qualification and experience in the locations and categories of the investment properties being valued. As required by the Capital Market Authority (CMA), the Group has selected the lower of these valuations. The valuation models applied are consistent with the principles in IFRS 13 and fair value is determined using a mix of the income capitalisation method and the market comparison approach considering the nature and usage of each property. Valuation of the Group's investment property portfolio is performed on an annual basis as management believes that there are no significant circumstances that have arisen during the interim reporting period, which may have a material impact on fair value.

7 PREPAYMENTS AND OTHER RECEIVABLES

	<i>30 June</i>	<i>(Audited)</i>	<i>30 June</i>
	<i>2023</i>	<i>31 December</i>	<i>2022</i>
	<i>KD</i>	<i>2022</i>	<i>2022</i>
		<i>KD</i>	<i>KD</i>
Tenant receivables	6,900	3,425	5,703
Receivables from sale of investment properties	-	-	6,381,900
Prepaid expenses	15,948	3,031	10,458
Refundable deposits	31,375	31,375	27,000
Receivables from sale of investment securities	47,188	-	-
Other receivables	4,000	1,200	1,200
	105,411	39,031	6,426,261

8 COMMITMENTS AND CONTINGENCIES

8.1 Capital commitments

The Group had no contractual commitments in respect of completed investment property as at 30 June 2023, 31 December 2022 and 30 June 2022.

8.2 Contingent liabilities

The Group had no material contingent liabilities as at 30 June 2023, 31 December 2022 and 30 June 2022.

9 RELATED PARTY DISCLOSURES

These represent transactions with certain parties (associates, major shareholders, directors and executive officers of the Group, close members of their families and entities of which they are principal owners or over which they are able to exercise control or significant influence) entered into by the group in the ordinary course of business. Pricing policies and terms of these transactions are approved by the Parent Company's management.

The following table provides the total amount of transactions that have been entered into with related parties during the three months ended 30 June 2023 and 2022, as well as balances with related parties as at 30 June 2023, 31 December 2022 and 30 June 2022:

	<i>Other related</i>	<i>Intermediate</i>	<i>30 June</i>	<i>(Audited)</i>	<i>30 June</i>
	<i>party ¹</i>	<i>Parent</i>	<i>2023</i>	<i>31 December</i>	<i>2022</i>
	<i>KD</i>	<i>Company ²</i>	<i>2023</i>	<i>2022</i>	<i>2022</i>
		<i>KD</i>	<i>KD</i>	<i>KD</i>	<i>KD</i>
<i>Statement of financial position</i>					
Other liabilities	951,220	2,473,021	3,424,241	3,550,049	3,001,191

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2023

9 RELATED PARTY DISCLOSURES (continued)

- ¹ Other related party includes an amount of KD 951,220 due to a major shareholder of the Ultimate Parent Company (31 December 2022: KD 1,044,099 and 30 June 2022: KD 1,021,928), bearing a fixed interest rate of 6.28% (30 June 2022: 4.3%). The amount represents financing the purchase of an investment property. The amount is repayable on maturity on 30 June 2024 and is therefore classified as a current liability. The Group has partially repaid an amount of KD 71,400 and KD 43,860 towards the principal loan balance and related accrued finance costs respectively during the current interim period ended 30 June 2023. The Group incurred finance costs of KD 22,381 for the six-month period then ended (30 June 2022: KD 19,391).
- ² Amounts due to the Intermediate Parent Company are unsecured, interest free and have no fixed repayment schedule. There have been no guarantees provided or received for related party payables.

Transactions with key management personnel

Key management personnel comprise of the Board of Directors and key members of management having authority and responsibility for planning, directing and controlling the activities of the Group. The aggregate value of transactions and outstanding balances related to key management personnel were as follows.

	<i>Transaction values for the six months ended</i>		<i>Balance outstanding as at</i>		
	<i>30 June 2023</i>	<i>30 June 2022</i>	<i>30 June 2023</i>	<i>31 December 2022</i>	<i>30 June 2022</i>
	<i>KD</i>	<i>KD</i>	<i>KD</i>	<i>KD</i>	<i>KD</i>
Salaries and other short-term benefits	17,347	17,132	19,766	16,368	15,799
Employees end of service benefits	2,632	2,613	13,268	16,604	14,273
	19,979	19,745	33,034	32,972	30,072

10 SEGMENT INFORMATION

For management purposes, the Group is organised into three major business segments. The principal activities and services under these segments are as follows:

- ▶ **Real estate:** Buying, selling, capital appreciation and investing in real estate
- ▶ **Investment:** investment in subsidiaries, associates and equity securities
- ▶ **Other unallocated items:** assets, liabilities, revenues and expenses that are not allocated to the above segments

	<i>30 June 2023</i>			
	<i>Real estate</i>	<i>Investment</i>	<i>Other unallocated items</i>	<i>Total</i>
	<i>KD</i>	<i>KD</i>	<i>KD</i>	<i>KD</i>
Assets	19,920,900	875,489	213,111	21,009,500
Liabilities	1,004,220	338	2,559,463	3,564,021
Income	226,444	42,034	12,775	281,253
Segment results	226,444	42,034	(84,826)	183,652

Dar Al-Thuraya Real Estate Company K.S.C. P. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2023

10 SEGMENT INFORMATION (continued)

	<i>30 June 2022</i>			
	<i>Real estate KD</i>	<i>Investment KD</i>	<i>Other unallocated items KD</i>	<i>Total KD</i>
Assets	18,839,106	926,576	120,693	19,886,375
Liabilities	1,024,928	352	1,865,083	2,890,363
Income	187,905	32,794	1,485	222,184
Segment results	187,905	32,794	(85,452)	135,247
Capital expenditure	1,812	-	-	1,812

	<i>31 December 2022 (Audited)</i>			
	<i>Real estate KD</i>	<i>Investment KD</i>	<i>Other unallocated items KD</i>	<i>Total KD</i>
Assets	19,917,425	891,594	156,717	20,965,736
Liabilities	1,099,724	338	2,597,581	3,697,643

11 FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole, as follows:

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

For financial assets and liabilities that are recognised 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.

There were no transfers between Level 1 and Level 2 fair value measurements during the period, and no transfers into or out of Level 3 fair value measurements during the three months ended 30 June 2023.

There were no changes in the Group's valuation processes, valuation techniques, and types of inputs used in the fair value measurements during the period.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL
INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2023

11 FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

Valuation methods and assumptions

The following methods and assumptions were used to estimate the fair values:

Listed investment in equity securities

Fair values of publicly traded equity securities are based on quoted market prices in an active market for identical assets without any adjustments. The Group classifies the fair value of these investments as Level 1 of the hierarchy.

Other financial assets and liabilities at amortised cost

Fair value of other financial instruments is not materially different from their carrying values, at the reporting date, as these instruments are of short-term maturities or repriced immediately based on market movements in interest rates. The fair value of financial assets and financial liabilities with a demand feature is not less than its face value.

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