



Date: 08/11/2023  
Ref.: F/378/2023

التاريخ: 2023/11/08  
الإشارة: 2023/378/م

To: Boursa Kuwait Co.  
Dear Sirs,

السادة / شركة بورصة الكويت  
المحترمين  
تحية طيبة وبعد ،،،

**Subject: Results of the BOD meeting of Salhia Real Estate Company to discuss and approve the Interim Condensed Consolidated Financial Information for the financial period ended 30/09/2023**

**الموضوع: نتائج اجتماع مجلس إدارة شركة الصالحية العقارية لمناقشة واعتماد المعلومات المالية المرحلية المجمعة عن الفترة المالية المنتهية في 2023/09/30**

With reference to the above subject, and pursuant to the provisions of Chapter No. 4 of the "Disclosure & Transparency" of the Executive Bylaws of Law No. 7/2010 and its amendments issued by the Capital Markets Authority regarding disclosure of Material Information, we are pleased to inform you that the Board of Directors of Salhia Real Estate Company convened its meeting on Wednesday 08/11/2023, at 1:00 PM and approved the Interim Condensed Consolidated Financial Information for the financial period ended 30/09/2023.

بالإشارة إلى الموضوع أعلاه، وعملاً بأحكام الفصل الرابع من كتاب "الإفصاح والشفافية" من اللائحة التنفيذية للقانون رقم (7) لسنة 2010 وتعديلاته الصادرة عن هيئة أسواق المال بشأن الإفصاح عن المعلومات الجوهرية، نود إفادتكم بأن مجلس إدارة شركة الصالحية العقارية قد اجتمع اليوم الأربعاء الموافق 2023/11/08 في تمام الساعة 1:00 ظهراً واعتمد المعلومات المالية المرحلية المجمعة للشركة عن الفترة المالية المنتهية في 2023/09/30.

Best regards,

مع خالص التحية ،،،

Ghazi F. Alnafisi  
Chairman

غازي فهد النفيسي  
رئيس مجلس الإدارة

Copy to the Capital Markets Authority.

نسخة للسادة / هيئة أسواق المال.

Attachments:-

المرفقات:-

- Financial Results Form.
- Approved Financial Statements.
- Approved Auditor's Report.

- نموذج نتائج البيانات المالية.
- نسخة من البيانات المالية المعتمدة.
- نسخة من تقرير مراقب الحسابات المعتمد.





# الصالحية

Financial Results Form  
Kuwaiti Company (KWD)

نموذج نتائج البيانات المالية  
الشركات الكويتية (د.ك.)

Company Name	اسم الشركة
Salhia Real Estate Company (K.S.C.P)	شركة الصالحية العقارية (ش.م.ك.ع)

Third quarter results Ended on	2023-09-30	نتائج الربع الثالث المنتهي في
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Board of Directors Meeting Date	2023-11-08	تاريخ اجتماع مجلس الإدارة
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Required Documents	المستندات الواجب إرفاقها بالنموذج
Approved financial statements. Approved auditor's report This form shall not be deemed to be complete unless the documents mentioned above are provided	نسخة من البيانات المالية المعتمدة نسخة من تقرير مراقب الحسابات المعتمد لا يعتبر هذا النموذج مكتملاً ما لم يتم وإرفاق هذه المستندات

التغيير (%)	فترة التسعة أشهر المقارنة	فترة التسعة أشهر الحالية	البيان
Change (%)	Nine Month Comparativ Period	Nine Month Current Period	Statement
	2022-09-30	2023-09-30	
%0.22	12,250,777	12,278,732	صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
%(1)	22.6	22.4	ربحية (خسارة) السهم الأساسية والمخفضة Basic & Diluted Earnings per Share
%35	8,053,356	10,844,490	الموجودات المتداولة Current Assets
%7	408,025,773	437,041,178	إجمالي الموجودات Total Assets
%(2)	25,887,714	25,466,767	المطلوبات المتداولة Current Liabilities
%6	247,004,108	261,033,249	إجمالي المطلوبات Total Liabilities
%9	160,930,397	175,864,447	إجمالي حقوق الملكية الخاصة بمساهمي الشركة الأم Total Equity attributable to the owners of the Parent Company
%16	26,232,591	30,336,954	إجمالي الإيرادات التشغيلية Total Operating Revenue
%18	19,534,068	22,962,452	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)
-	لا توجد خسائر متراكمة No Accumulated Losses	لا توجد خسائر متراكمة No Accumulated Losses	الخسائر المتراكمة / رأس المال المدفوع Accumulated Loss / Paid-Up Share Capital

Financial Results Form  
Kuwaiti Company (KWD)

نموذج نتائج البيانات المالية  
للشركات الكويتية (د.ك.)



البيان	الربع الثالث الحالي	الربع الثالث المقارن	التغيير (%)
Statement	Third quarter Current Period	Third quarter Comparative Period	Change (%)
	2023-09-30	2022-09-30	
صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company	5,069,822	6,116,833	%(17)
ربحية (خسارة) السهم الأساسية والمخفضة Basic & Diluted Earnings per Share	9.3	11.2	%(17)
إجمالي الإيرادات التشغيلية Total Operating Revenue	10,282,269	9,072,953	%13
صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)	8,409,476	7,056,072	%19

• Not Applicable for first Quarter

• لا ينطبق على الربع الأول

سبب ارتفاع/انخفاض صافي الربح (الخسارة)	Increase/Decrease in Net Profit (Loss) is due to
• ارتفاع في الإيرادات التشغيلية.	• Increase in operating revenue.

بلغ إجمالي الإيرادات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)	0	Total Revenue realized from dealing with related parties (value, KWD)
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بلغ إجمالي المصروفات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)	383,221	Total Expenditures incurred from dealing with related parties (value, KWD)
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Auditor Opinion		رأي مراقب الحسابات
1. Unqualified Opinion	<input checked="" type="checkbox"/>	1. رأي غير متحفظ
2. Qualified Opinion	<input type="checkbox"/>	2. رأي متحفظ
3. Disclaimer of Opinion	<input type="checkbox"/>	3. عدم إبداء الرأي
4. Adverse Opinion	<input type="checkbox"/>	4. رأي معاكس

In the event of selecting item No. 2, 3 or 4,  
the following table must be filled out, and this form is not  
considered complete unless it is filled.

بحال اختيار بند رقم 2 أو 3 أو 4 يجب تعبئة  
الجدول التالي، ولا يعتبر هذا النموذج مكتملاً ما لم يتم تعبئته

لا يوجد None	نص رأي مراقب الحسابات كما ورد في التقرير
لا يوجد None	شرح تفصيلي بالحالة التي استدعت مراقب الحسابات لإبداء الرأي
لا يوجد None	الخطوات التي ستقوم بها الشركة لمعالجة ما ورد في رأي مراقب الحسابات
لا يوجد None	الجدول الزمني لتنفيذ الخطوات لمعالجة ما ورد في رأي مراقب الحسابات





Corporate Actions		استحقاقات الأسهم (الإجراءات المؤسسية)	
النسبة	القيمة		
-	لا يوجد None	توزيعات نقدية Cash Dividends	
-	لا يوجد None	توزيعات أسهم منحة Bonus Share	
-	لا يوجد None	توزيعات أخرى Other Dividend	
-	لا يوجد None	عدم توزيع أرباح No Dividends	
-	لا يوجد None	علاوة الإصدار Issue Premium	لا يوجد None
-	لا يوجد None	زيادة رأس المال Capital Increase	
-	لا يوجد None	تخفيض رأس المال Capital Decrease	

ختم الشركة Company Seal	التوقيع Signature	المسمى الوظيفي Title	الاسم Name
		رئيس مجلس الإدارة	غازي فهد النفيسي



## **REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF SALHIA REAL ESTATE COMPANY K.S.C.P.**

### **Report on the Interim Condensed Consolidated Financial Information**

#### ***Introduction***

We have reviewed the accompanying interim condensed consolidated statement of financial position of Salhia Real Estate Company K.S.C.P. (the “Parent Company”) and its subsidiaries (collectively the “Group”) as at 30 September 2023, and the related interim condensed consolidated statement of profit or loss and interim condensed consolidated statement of comprehensive income for the three months and nine months periods then ended, and the related interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the nine months 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 Financial Reporting 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, it 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***

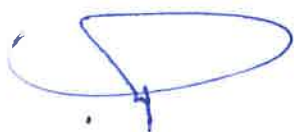
Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with IAS 34.

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

**Report on Other Legal and Regulatory Requirements**

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, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, during the nine months period ended 30 September 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 nine months period ended 30 September 2023 that might have had a material effect on the business of the Parent Company or on its financial position.



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WALEED A. AL OSAIMI  
LICENCE NO. 68 A  
EY  
(AL AIBAN, AL OSAIMI & PARTNERS)

8 November 2023  
Kuwait

# Salhia Real Estate Company K.S.C.P. and Subsidiaries

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)

For the period ended 30 September 2023

	Note	Three months ended 30 September		Nine months ended 30 September	
		2023 KD	2022 KD	2023 KD	2022 KD
Revenue		10,282,269	9,072,953	30,336,934	26,232,591
Operating costs		(1,872,793)	(2,016,881)	(7,374,482)	(6,698,523)
<b>Gross profit</b>		<b>8,409,476</b>	<b>7,056,072</b>	<b>22,962,452</b>	<b>19,534,068</b>
Share of joint venture's results, net of tax		993,645	2,195,816	1,291,288	2,758,011
General and administrative expenses		(973,105)	(831,355)	(3,531,713)	(3,455,353)
Depreciation and amortization		(1,468,527)	(1,417,779)	(4,709,855)	(3,954,867)
Sales and marketing expenses		(67,394)	(1,161)	(375,936)	(250,114)
Investment (loss) income		(602)	263,515	57,813	344,253
Foreign exchange loss		(110,269)	(9,502)	(55,620)	(48,966)
Recovery of insurance claims		-	-	750,000	-
Gain from sale of investment property	6	539,598	-	539,598	-
Other income, net		15,590	19,568	183,572	139,546
Finance costs		(2,019,587)	(796,671)	(4,205,900)	(1,985,717)
<b>PROFIT BEFORE TAXATION</b>		<b>5,318,825</b>	<b>6,478,503</b>	<b>12,905,699</b>	<b>13,080,861</b>
Taxation on overseas subsidiaries		-	(84,543)	-	(253,631)
<b>PROFIT BEFORE PROVISION FOR CONTRIBUTION TO KUWAIT FOUNDATION FOR THE ADVANCEMENT OF SCIENCES ("KFAS"), NATIONAL LABOUR SUPPORT TAX ("NLST") AND ZAKAT</b>		<b>5,318,825</b>	<b>6,393,960</b>	<b>12,905,699</b>	<b>12,827,230</b>
KFAS		(53,087)	(64,050)	(128,573)	(128,280)
NLST		(132,718)	(160,127)	(321,433)	(320,701)
Zakat		(53,087)	(64,052)	(128,573)	(128,282)
<b>PROFIT FOR THE PERIOD</b>		<b>5,079,933</b>	<b>6,105,731</b>	<b>12,327,120</b>	<b>12,249,967</b>
<b>Attributable to:</b>					
Equity holders of the Parent Company		5,069,822	6,116,833	12,278,732	12,250,777
Non-controlling interests		10,111	(11,102)	48,388	(810)
		<b>5,079,933</b>	<b>6,105,731</b>	<b>12,327,120</b>	<b>12,249,967</b>
<b>BASIC AND DILUTED EARNINGS PER SHARE ATTRIBUTABLE TO THE EQUITY HOLDERS OF THE PARENT COMPANY</b>	3	<b>9.3 fils</b>	<b>11.2 fils</b>	<b>22.4 fils</b>	<b>22.6 fils</b>

The attached notes 1 to 13 form an integral part of the interim condensed consolidated financial information.



Salhia Real Estate Company K.S.C.P. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
(UNAUDITED)

For the period ended 30 September 2023

	<i>Three months ended</i> <i>30 September</i>		<i>Nine months ended</i> <i>30 September</i>	
	<i>2023</i>	<i>2022</i>	<i>2023</i>	<i>2022</i>
	<i>KD</i>	<i>KD</i>	<i>KD</i>	<i>KD</i>
<b>Profit for the period</b>	<b>5,079,933</b>	<b>6,105,731</b>	<b>12,327,120</b>	<b>12,249,967</b>
<b>Other comprehensive income (loss)</b>				
<i>Items that are or may be reclassified to interim condensed consolidated statement of profit or loss in subsequent periods:</i>				
Exchange differences arising on translation of foreign operations	302,025	(206,439)	88,027	(4,027,109)
	<b>302,025</b>	<b>(206,439)</b>	<b>88,027</b>	<b>(4,027,109)</b>
<i>Items that will not be reclassified to interim condensed consolidated statement of profit or loss in subsequent periods:</i>				
Changes in the fair value of equity instruments at fair value through other comprehensive income	622,919	(168,645)	318,661	122,433
	<b>622,919</b>	<b>(168,645)</b>	<b>318,661</b>	<b>122,433</b>
<b>Other comprehensive income (loss) for the period</b>	<b>924,944</b>	<b>(375,084)</b>	<b>406,688</b>	<b>(3,904,676)</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b>6,004,877</b>	<b>5,730,647</b>	<b>12,733,808</b>	<b>8,345,291</b>
<b>Attributable to:</b>				
Equity holders of the Parent Company	6,015,718	5,727,636	12,643,734	8,316,502
Non-controlling interests	(10,841)	3,011	90,074	28,789
	<b>6,004,877</b>	<b>5,730,647</b>	<b>12,733,808</b>	<b>8,345,291</b>

The attached notes 1 to 13 form an integral part of the interim condensed consolidated financial information.

# Salhia Real Estate Company K.S.C.P. and Subsidiaries

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

As at 30 September 2023

		30 September 2023	(Audited) 31 December 2022	30 September 2022
	Notes	KD	KD	KD
<b>ASSETS</b>				
Cash on hand and at banks	4	9,591,153	5,391,474	2,599,174
Inventories		209,705	201,414	220,169
Accounts receivable and other assets		7,350,416	8,120,301	8,009,806
Financial assets at fair value through other comprehensive income	5	6,803,325	6,484,664	7,251,790
Investment in a joint venture		8,797,274	12,933,568	11,415,244
Investment properties	6	357,550,012	349,158,841	346,174,631
Property and equipment		46,739,293	36,500,938	32,252,848
Right-of-use assets		-	49,569	102,111
<b>TOTAL ASSETS</b>		<b>437,041,178</b>	<b>418,840,769</b>	<b>408,025,773</b>
<b>LIABILITIES AND EQUITY</b>				
<b>LIABILITIES</b>				
Due to banks and financial institution		5,581,181	5,718,292	4,423,604
Accounts payable and other liabilities		39,163,783	36,933,052	37,298,768
Commercial financing	7	14,563,040	11,785,104	8,552,864
Islamic financing	7	201,725,245	196,133,555	196,377,678
Lease liabilities		-	205,127	351,194
<b>TOTAL LIABILITIES</b>		<b>261,033,249</b>	<b>250,775,130</b>	<b>247,004,108</b>
<b>EQUITY</b>				
Share capital	8	56,527,756	53,835,958	53,835,958
Share premium		35,055,163	35,055,163	35,055,163
Treasury shares	9	(6,679,975)	(8,518,594)	(9,159,241)
Treasury shares reserve		5,848,303	4,670,487	4,454,134
Statutory reserve		30,280,511	30,280,511	30,280,511
Voluntary reserve		20,489,290	20,489,290	20,489,290
Retained earnings		47,738,288	45,959,307	43,648,661
Fair value reserve		(105,256)	(423,917)	422,659
Foreign currency translation reserve		(13,289,633)	(13,335,974)	(18,096,738)
<b>EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY</b>		<b>175,864,447</b>	<b>168,012,231</b>	<b>160,930,397</b>
Non-controlling interests		143,482	53,408	91,268
<b>TOTAL EQUITY</b>		<b>176,007,929</b>	<b>168,065,639</b>	<b>161,021,665</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>437,041,178</b>	<b>418,840,769</b>	<b>408,025,773</b>

Ghazi Fahad Alnafisi  
Chairman

Faisal Abdulmohsen Al-Khatrash  
Vice Chairman

The attached notes 1 to 13 form an integral part of the interim condensed consolidated financial information.