

**INFRACORP B.S.C (c)**  
**CONDENSED CONSOLIDATED**  
**INTERIM FINANCIAL INFORMATION**  
**31 MARCH 2024**

Commercial registration	:	75109-1
Registered office	:	Flat / Shop No. 11 Building 1436, Road 4626 Block 346, Manama/ Sea Front Kingdom of Bahrain
Directors	:	Hesham Ahmed Alrayes, Chairman Salah Abdulla Mohamed Sharif Majed Abdulla Mohamed Alkhan Ahmed Ali Ebrahim Saeed Osama Mohamed Muein Hassan Zeeba Askar Walid El Hindi Abdulla Noorudin Wael Sahawneh
Auditor	:	KPMG Fakhro, Bahrain

**INFRACORP B.S.C (c)**

**CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

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# Independent auditors' report on review of condensed consolidated interim financial information

## To the Board of Directors

*INFRACORP B.S.C (c)*  
*Manama, Kingdom of Bahrain*

### Introduction

We have reviewed the accompanying 31 March 2024 condensed consolidated interim financial information of Infracorp BSC (c) (the "Company") and its subsidiaries (together the "Group"), which comprises:

- the condensed consolidated statement of financial position as at 31 March 2024;
- the condensed consolidated statement of profit or loss for the three-month period ended 31 March 2024;
- the condensed consolidated statement of other comprehensive income for the three-month period ended 31 March 2024;
- the condensed consolidated statement of changes in equity for the three-month period ended 31 March 2024;
- the condensed consolidated statement of cash flows for the three-month period ended 31 March 2024; and
- notes to the condensed consolidated interim financial information.

The board of directors of the Company is responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with IAS 34 *Interim Financial Reporting*. Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review.

### Scope of Review

We conducted our review in accordance with the 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 31 March 2024 condensed consolidated interim financial information is not prepared, in all material respects, in accordance with IAS 34 *Interim Financial Reporting*.

20 May 2024

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**as at 31 March 2024**

US\$ 000's

	Note	31 March 2024 (Reviewed)	31 December 2023 (Audited)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment		55,020	55,270
Right of use asset		7,245	7,274
Investment property	8	191,649	192,043
Investment securities		132,081	102,777
Equity-accounted investees		66,919	21,563
Deferred tax asset		267	233
<b>Total non-current assets</b>		<b>453,181</b>	<b>379,160</b>
<b>Current assets</b>			
Inventories		5,239	5,706
Development properties	7	1,141,652	893,203
Due from related parties	15(a)	130,557	103,322
Other assets	9	57,313	38,166
Trade receivables		131,581	125,703
Cash and bank balances	6	112,637	107,188
<b>Total current assets</b>		<b>1,578,979</b>	<b>1,273,288</b>
<b>Total assets</b>		<b>2,032,160</b>	<b>1,652,448</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		102,525	102,525
Share premium		96,834	96,834
Subordinated perpetual mudaraba	16	1,000,000	900,000
Statutory reserve		7,847	7,847
Fair value reserve		(1,517)	(1,368)
Foreign currency translation reserve		(25,452)	(29,494)
Retained earnings		4,938	12,540
<b>Total equity attributable to shareholders of the Company</b>		<b>1,185,175</b>	<b>1,088,884</b>
Non-controlling interests	10	154,288	153,840
<b>Total equity</b>		<b>1,339,463</b>	<b>1,242,724</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Borrowings from banks	11	14,645	14,445
Trade payables and other payables	12	10,428	10,408
Lease liability		8,313	8,147
<b>Total non-current liabilities</b>		<b>33,386</b>	<b>33,000</b>
<b>Current liabilities</b>			
Borrowings from banks	11	32,164	31,877
Due to related parties	15(a)	429,485	195,983
Trade and other payables	12	197,611	148,679
Lease liability		51	185
<b>Total current liability</b>		<b>659,311</b>	<b>376,724</b>
<b>Total liabilities</b>		<b>692,697</b>	<b>409,724</b>
<b>Total equity and liability</b>		<b>2,032,160</b>	<b>1,652,448</b>

The Board of Directors approved the condensed consolidated interim financial information on 20 May 2024 and signed on its behalf by:

  
Hesham Ahmed Alrayes  
Chairman

  
Majed Abdulla Alkhan  
Board Member & CEO

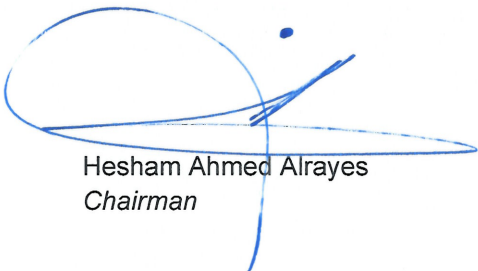
The accompanying notes 1 to 21 form an integral part of the condensed consolidated interim financial information.

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**  
**for the three months ended 31 March 2024**

US\$ 000's

	Note	Three months ended	
		31 March 2024 (Reviewed)	31 March 2023 (Reviewed)
<b>Income</b>			
Development and management income	13(i)	23,331	19,107
Operational income	13(ii)	2,445	2,581
Investment income	13(iii)	4,766	1,290
<b>Total income</b>		<b>30,542</b>	<b>22,978</b>
<b>Expenses</b>			
Direct cost of materials		11,062	8,262
Staff cost		1,474	1,608
Finance expenses		411	441
Other operating expenses	14	7,782	5,027
<b>Total expenses</b>		<b>20,729</b>	<b>15,338</b>
<b>Profit before tax</b>		<b>9,813</b>	<b>7,640</b>
Income tax credit		<b>34</b>	-
<b>Profit for the period</b>		<b>9,847</b>	<b>7,640</b>
<b>Profit / (loss) attributable to</b>			
Owners of the Company		10,398	8,496
Non-controlling interests		(551)	(856)
		<b>9,847</b>	<b>7,640</b>

The Board of Directors approved the condensed consolidated interim financial information on 20 May 2024 and signed on its behalf by:



Hesham Ahmed Alrayes  
*Chairman*



Majed Abdulla Alkhan  
*Board Member & CEO*

The accompanying notes 1 to 21 form an integral part of the condensed consolidated interim financial information.

**CONDENSED CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME**  
**for the three months ended 31 March 2024**

US\$ 000's

	<b>Three months ended</b>	
	<b>31 March 2024 (Reviewed)</b>	<b>31 March 2023 (Reviewed)</b>
<b>Profit for the period</b>	<b>9,847</b>	7,640
<b>Other comprehensive income</b>		
<b>Item that are or may be reclassified subsequently to profit or loss</b>		
Foreign currency translation differences	5,041	5,382
Debt instruments at FVOCI- net change in fair value	(149)	219
<b>Total comprehensive income for the period</b>	<b>14,739</b>	13,241
<b>Total comprehensive income attributable to</b>		
Owners of the Company	14,291	13,143
Non-controlling interests	448	98
	<b>14,739</b>	13,241

The accompanying notes 1 to 21 form an integral part of the condensed consolidated interim financial information.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
for the three months ended 31 March 2024

US\$ 000's

31 March 2024 (Reviewed)	Attributable to shareholders of the Company							Non-controlling interest	Total equity	
	Share capital	Share Premium	Subordinated perpetual mudaraba	Statutory reserve	Fair value reserve	Foreign Currency translation reserve	Retained earnings			Total
Balance at 1 January 2024	102,525	96,834	900,000	7,847	(1,368)	(29,494)	12,540	1,088,884	153,840	1,242,724
Sukuk issuance (note 16)	-	-	100,000	-	-	-	-	100,000	-	100,000
Profit for the period	-	-	-	-	-	-	10,398	10,398	(551)	9,847
Foreign currency translation differences	-	-	-	-	-	4,042	-	4,042	999	5,041
Change in fair value reserve	-	-	-	-	(149)	-	-	(149)	-	(149)
Payment of Coupon on Subordinated Perpetual Mudaraba	-	-	-	-	-	-	(18,000)	(18,000)	-	(18,000)
<b>Balance at 31 March 2024</b>	<b>102,525</b>	<b>96,834</b>	<b>1,000,000</b>	<b>7,847</b>	<b>(1,517)</b>	<b>(25,452)</b>	<b>4,938</b>	<b>1,185,175</b>	<b>154,288</b>	<b>1,339,463</b>

31 March 2023 (Reviewed)	Attributable to shareholders of the Company							Non-controlling interest	Total equity	
	Share capital	Share Premium	Subordinated perpetual mudaraba	Statutory reserve	Fair value reserve	Foreign Currency translation reserve	Retained earnings/ (Accumulated losses)			Total
Balance at 1 January 2023	102,525	96,834	900,000	3,300	(1,803)	(34,149)	10,905	1,077,612	161,178	1,238,790
Profit for the period	-	-	-	-	-	-	8,496	8,496	(856)	7,640
Acquisition of NCI without change in control	-	-	-	-	-	-	(3,284)	(3,284)	(6,797)	(10,081)
Foreign currency translation differences	-	-	-	-	-	4,428	-	4,428	954	5,382
Change in fair value reserve	-	-	-	-	219	-	-	219	-	219
Payment of Coupon on Subordinated Perpetual Mudaraba	-	-	-	-	-	-	(18,000)	(18,000)	-	(18,000)
<b>Balance at 31 March 2023</b>	<b>102,525</b>	<b>96,834</b>	<b>900,000</b>	<b>3,300</b>	<b>(1,584)</b>	<b>(29,721)</b>	<b>(1,883)</b>	<b>1,069,471</b>	<b>154,479</b>	<b>1,223,950</b>

The accompanying notes 1 to 21 form an integral part of the condensed consolidated interim financial information.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**for the three months ended 31 March 2024**

US\$ 000's

	<b>31 March 2024 (Reviewed)</b>	31 March 2023 (Reviewed)
<b>OPERATING ACTIVITIES</b>		
<b>Profit for the period</b>	<b>9,847</b>	7,640
<i>Adjustments for:</i>		
Finance income	(787)	(869)
Depreciation	1,821	1,145
Share of loss from equity accounted investees	(416)	49
Gain on acquisition of equity accounted investees (note 17)	(3,149)	-
	<b>7,316</b>	7,965
<b>Changes in operating activities:</b>		
Development properties	5,264	(14,164)
Bank balances - escrow accounts	(1,675)	2,622
Trade receivables	(20,009)	1,760
Due from related parties	47,523	6,335
Inventory	467	509
Payables and other liabilities	4,458	5,164
Due to related parties	(11,016)	18,952
Other assets	(19,147)	(8,179)
<b>Net cash from operating activities</b>	<b>13,181</b>	20,964
<b>INVESTING ACTIVITIES</b>		
Acquisition of property and equipment, net	(573)	(76)
Cash acquired from acquisition, net	8,898	-
Sale of Investment property, net	-	3,748
Finance income received	787	869
<b>Net cash from investing activities</b>	<b>9,112</b>	4,541
<b>FINANCING ACTIVITIES</b>		
Repayment of borrowings from banks, net	(487)	(1,478)
Coupon on subordinated perpetual mudaraba	(18,000)	(18,000)
Additions to lease liability, net	(32)	8
<b>Net cash used in financing activities</b>	<b>(18,519)</b>	(19,470)
<b>Net increase in cash and cash equivalents</b>	<b>3,774</b>	6,035
Cash and cash equivalents at period beginning	25,148	14,286
<b>Cash and cash equivalents at period end and note (i)</b>	<b>28,922</b>	20,321

(i) Cash and cash equivalents comprises of cash in hand and current account (refer note 6).

The accompanying notes 1 to 21 form an integral part of the condensed consolidated interim financial information.

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

US\$ 000's

**1 REPORTING ENTITY**

The condensed consolidated interim financial information for the three months ended 31 March 2024 comprise the financial information of INFRACORP B.S.C (c) ("Infracorp" or the "Company") and its subsidiaries (together referred to as "the Group").

The following are the principal subsidiaries consolidated in the condensed consolidated interim financial information.

Investee name	Country of incorporation	Effective ownership interests as at 31 December 2023	Effective ownership interests as at 31 December 2022	Activities	
Harbour Row 2 Real Estate W.L.L.	Kingdom of Bahrain	100%	100%	Development, sale and management of real estate assets in Bahrain Financial Harbour.	
Harbour Row 3 Real Estate W.L.L.		100%	100%		
Residential South Real Estate Development Co. WLL ("RSRED")		100%	-		
Falcon Cement Company BSC (c) ("FCC")			51.72%	51.72%	Manufacturing and packaging of cement
N.S.12 W.L.L. ("N.S. 12")			79.69%	79.69%	Mixed-use development and sale of real estate assets
Bahrain Harbour Marines W.L.L.			100%	100%	Operation of recreational water transportation facilities
Bahrain Harbour Events W.L.L.			100%	100%	Organization of conventions, events, and trade shows
LS Real Estate Company W.L.L.			60%	-	Leasing of properties
Energy City Navi Mumbai Investment Company & Mumbai IT & Telecom Technology Investment Company (together "India Projects")	Cayman Islands	78.66%	78.66%	Owning land banks for mixed-used development projects in India, Morocco, and Tunisia.	
Tunis Bay Investment Company ("TBIC")		86.22%	82.97%		
Morocco Gateway Investment Company ("MGIC")		90.27%	90.27%		
US Data Center Portfolio ("US Data")		85.90%	59.18%	Portfolio of data center facilities located in high technology business parks in Virginia, USA	
Infinity 7		100%	-	Development, sale and management of real estate assets	
Villamar Nest	100%	-			
GFH Real Estate LLC	United Arab Emirates	100%	100%	Mixed-use development and sale of real estate assets in Dubai, based in UAE	

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

US\$ 000's

**1 REPORTING ENTITY (continued)**

*The Company has other investment holding companies, SPV's and subsidiaries, which are set up to supplement the activities of the Company and its principal subsidiaries.*

INFRACORP B.S.C (c) is a closely held Bahraini shareholding Company incorporated in the Kingdom of Bahrain under commercial registration number 75109-1, on 23 May 2010. The registered address of the Company is Shop 11, Building 1436, Road 4626, Block 346, Manama / Sea Front, Bahrain.

The Group is principally engaged in business of real estate and infrastructure development, asset management, investment and product development, fund raising and sourcing opportunities and development rights of infrastructure assets

The shareholders who have subscribed to paid up share capital as at the reporting were as follows:

**Name of shareholder**

GFH Financial Group BSC  
Nash'at Farhan Awad Sahawneh  
Other shareholders

<b>Shareholding</b>	
<b>31 March 2024</b>	<b>31 December 2023</b>
39%	39%
47.5%	47.5%
13.5%	13.5%
<b>100.00%</b>	<b>100.00%</b>

**2 BASIS OF PREPERATION**

**a) Statement of compliance**

This condensed consolidated interim financial information has been prepared in accordance with IAS 34 *Interim Financial Reporting* and should be read in connection with the Group's last financial statements as at and for the year ended 31 December 2023. They do not include all the information required for a complete set of IFRS financial statements. However, selected explanatory notes are included to explain events in transactions that are significant to an understanding of the changes in the Groups financial position and performance since the last annual financial statements. This condensed consolidated interim financial information are reviewed and not audited.

The interim financial information is reviewed, not audited. The comparatives for the condensed consolidated statement of financial position have been extracted from the Group's audited consolidated financial statements for the year ended 31 December 2023. The comparatives for the condensed consolidated statements of profit or loss and other comprehensive income, cash flows and changes in equity have been extracted Group's reviewed accounts for the three months ended 31 March 2023.

**b) Functional and presentation currency**

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates (the "functional currency"). The financial statements are presented in United States Dollar ("USD"), which is the Company's functional and presentation currency.

**c) New standards, amendments and interpretations effective as of 1 January 2024**

There are no new standards and interpretations for financial year beginning on or after 1 January 2024 that would be expected to have a material impact on the Group.

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

US\$ 000's

**2 BASIS OF PREPERATION (continued)**

**d) New standards and amendments issued but not yet effective**

A number of new standards and amendments to standards are effective for annual periods beginning after 1 January 2024 and earlier application is permitted; however; the Group does not expect the new or amended standards to have significant impact on its financial statements.

**e) Use of estimates and judgements**

Preparation of condensed consolidated interim financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The areas of significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were similar to those applied to the audited financial statements as at and for the year ended 31 December 2023.

**f) Basis of presentation**

The below paragraphs and tables describe the Group's significant lines of business and sources of revenue they are associated with.

Activities:

The Group's primary activities include: a) to undertake targeted development and sale of infrastructure and real estate projects for enhanced returns and managing real-estate projects and properties. b) to engaged in the manufacturing operations, holdings of real estate for rental yields and c) to manage its liquid assets and to investments in securities with the objective of earning higher returns from capital and money market opportunities.

Segments:

To undertake the above activities, the Group has organized itself in the following segment units:

Development and management	This business unit is primarily involved in origination and management of large-scale economic infrastructure projects. The business unit also covers the Group's investment in real estate and related assets.
Operational	This business unit represents the Group's involvement in operational business-like manufacturing units and fixed generating income from the real estate business.
Investment	All common costs and activities that are undertaken at the Group level, including liquidity and residual investment assets, is considered as part of the investment activities of the Group.

Sources of revenue:

The Group primarily earns its revenue from the following sources and presents its statement of profit or loss and other comprehensive income accordingly:

Activity/ Source	Products	Types of revenue
Development and management	- Development and sale of real estate and infrastructure projects	<i>Development and sale income</i> , from development and sale of real estate projects of the Group based on percentage of completion (POC) method.
	- Managing real-estate projects and properties	<i>Fee based income</i> , management fees, performance fee, acquisition fee and exit fee which are contractual in nature

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

US\$ 000's

**2 BASIS OF PREPARATION (continued)**

Activity/ Source	Products	Types of revenue
Operational	<ul style="list-style-type: none"> <li>- Revenue generated from manufacturing activities</li> <li>- Holdings of real estate for rental yields</li> </ul>	<p>Sale of units manufactured and its associated products</p> <p><i>Rental and operating income</i>, from rental and other ancillary income from investment in real estate.</p>
Investment	<ul style="list-style-type: none"> <li>- Fixed income generated from the Group's investments and surplus liquidity</li> <li>- Finance income from normal operational funds</li> </ul>	<p>Includes dividends, gain / (loss) on sale and remeasurement of investment securities and share of profit or (loss) of equity accounted investees</p> <p>Financing income, fees and other investment income</p>

### 3 MATERIAL ACCOUNTING POLICIES

The accounting policies and methods of computation applied by the Group in the preparation of the condensed consolidated interim financial information are the same as those used in the preparation of the Group's last audited financial statements as at and for the year ended 31 December 2023.

### 4 SEASONALITY

Due to the inherent nature of the Group's business, the three-month results reported in this condensed consolidated interim financial information may not represent a proportionate share of the overall annual results.

### 5 COMPARATIVES

The comparative figures have been regrouped in order to confirm with the presentation for current period. Such regrouping did not affect previously reported profit for the period or total equity.

### 6 CASH AND BANK BALANCES

	<b>31 March 2024 (Reviewed)</b>	31 December 2023 (Audited)
Cash in hand	1	1
Current account	28,921	25,147
Escrow account	38,715	37,040
Placements - call mudaraba account	45,000	45,000
	<b>112,637</b>	107,188

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

US\$ 000's

**7 DEVELOPMENT PROPERTIES**

This represents properties under development for sale in UAE, Bahrain, North Africa, and India.

	<b>31 March 2024 (Reviewed)</b>	<b>31 December 2023 (Audited)</b>
At 1 January	893,203	934,671
Acquisition through business combination	234,586	-
Additions during the period – net	17,571	38,449
Cost of sale	(8,749)	(84,689)
Foreign exchange translation differences	5,041	4,772
<b>Closing balance</b>	<b>1,141,652</b>	<b>893,203</b>

**8 INVESTMENT PROPERTY**

Investment property includes land plots and buildings in Bahrain, USA, UAE, Tunisia and Morocco.

	<b>31 March 2024 (Reviewed)</b>	<b>31 December 2023 (Audited)</b>
At 1 January	192,043	189,585
Additions through business combination	-	35,146
Sale of land	-	(4,351)
Acquisition of properties	-	26
Depreciation	(394)	(1,578)
Adjustment in cost of asset	-	(26,785)
<b>Closing balance</b>	<b>191,649</b>	<b>192,043</b>

**9 OTHER ASSETS**

	<b>31 March 2022 (Reviewed)</b>	<b>31 December 2023 (Audited)</b>
Duties and taxes receivable	23,155	22,600
Prepayment	15,581	6,046
Advance paid to contractors and suppliers	2,128	2,229
Others	16,449	7,291
	<b>57,313</b>	<b>38,166</b>

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

US\$ 000's

**10 NON-CONTROLLING INTERESTS**

The following table summarises the information relating to each of the Group's subsidiaries that has material non-controlling interests (NCI), before any intra-group eliminations:

<b>31 December 2023</b>	<b>India Projects</b>	<b>MGIC</b>	<b>TBIC</b>	<b>Others</b>	<b>Total</b>
<b>NCI Percentage</b>	<b>21.34%</b>	<b>9.73%</b>	<b>17.03%</b>		
Non-current assets	-	1,713	4,232	97,785	103,730
Current assets	414,233	282,122	293,058	108,753	1,098,166
Non-current liabilities	-	921	-	65,774	66,695
Current liabilities	89,017	76,627	78,656	27,643	271,943
<b>Net assets</b>	<b>325,216</b>	<b>206,287</b>	<b>218,634</b>	<b>113,121</b>	<b>863,258</b>
<b>Net assets attributable to NCI</b>	<b>69,386</b>	<b>20,072</b>	<b>30,127</b>	<b>34,703</b>	<b>154,288</b>
<b>NCI at acquisition</b>	<b>69,021</b>	<b>20,237</b>	<b>28,848</b>	<b>35,734</b>	<b>153,840</b>
Revenue	2,758	-	-	235	2,993
Profit/(loss) for the year	2,374	(162)	(81)	(3,233)	(1,102)
Other comprehensive income	(33,528)	6,414	(4,704)	-	(31,818)
<b>Total comprehensive income</b>	<b>(31,154)</b>	<b>6,252</b>	<b>(4,785)</b>	<b>(3,233)</b>	<b>(32,920)</b>
Profit/(loss) allocated to NCI	506	(15)	(11)	(1,031)	(551)
OCI allocated to NCI	(141)	(150)	1,290	-	999
<b>Total NCI</b>	<b>69,386</b>	<b>20,072</b>	<b>30,127</b>	<b>34,703</b>	<b>154,288</b>

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
**for the three months ended 31 March 2024**

US\$ 000's

**11 BORROWINGS**

	<b>31 March 2024 (Reviewed)</b>	<b>31 December 2023 (Audited)</b>
Non-Current	14,645	14,445
Current	32,164	31,877
	<b>46,809</b>	<b>46,322</b>

The borrowings from bank comprises of financing availed by FCC to fund project development and working capital requirements. The financing is secured against plant and machinery. These financing have been availed at rates varying between 2.5%-6.5% per annum. The Company is not a party to these financing contracts and has not guaranteed repayment in any form. These balances are reported in the consolidated financial statements as a result of consolidation of subsidiaries.

**12 TRADE AND OTHER PAYABLES****NON-CURRENT LIABILITIES**

	<b>31 March 2024 (Reviewed)</b>	<b>31 December 2023 (Audited)</b>
Advances	9,259	9,259
Trade and other payables	731	731
Employee benefits	438	418
	<b>10,428</b>	<b>10,408</b>

**CURRENT LIABILITIES**

	<b>31 March 2024 (Reviewed)</b>	<b>31 December 2023 (Audited)</b>
Trade payables	90,723	46,615
Accrual for expenses	31,141	31,514
Advances received from customers	71,031	65,150
Taxes and duties payable	2,940	2,859
Dividend payable	943	943
Others	833	1,598
	<b>197,611</b>	<b>148,679</b>

**13 REVENUE****(i) DEVELOPMENT AND MANAGEMENT INCOME**

	<b>Three months ended</b>	
	<b>31 March 2024 (Reviewed)</b>	<b>31 March 2023 (Reviewed)</b>
Management fee	7,672	7,822
Development and sale of properties	15,659	11,285
	<b>23,331</b>	<b>19,107</b>

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## 13 REVENUE (continued)

**(ii) OPERATIONAL INCOME**

	<b>Three months ended</b>	
	<b>31 March 2024 (Reviewed)</b>	31 March 2023 (Reviewed)
Rental income	-	-
Revenue from cement operations	2,445	2,581
	<b>2,445</b>	<b>2,581</b>

**(iii) INVESTMENT INCOME**

	<b>Three months ended</b>	
	<b>31 March 2024 (Reviewed)</b>	31 March 2023 (Reviewed)
Share of profit / (loss) from equity accounted investee	416	(49)
Gain on bargain purchase of shares in equity accounted investees (note 17)	3,149	-
Income from investment securities	204	239
Finance income	787	869
Other income	210	231
	<b>4,766</b>	<b>1,290</b>

**14 OTHER OPERATING EXPENSES**

	<b>Three months ended</b>	
	<b>31 March 2024 (Reviewed)</b>	31 March 2023 (Reviewed)
Marketing and brokerage	2,315	654
Rent and utilities	1,984	2,194
Depreciation	1,821	1,145
Operational and other miscellaneous expenses	1,662	1,034
	<b>7,782</b>	<b>5,027</b>

**15 RELATED PARTIES**

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties include entities over which the Group exercises significant influence, major shareholders, directors and executive management of the Group. A significant portion of the Group's management fees are from entities over which the Group exercises influence (assets under management). Although these entities are considered related parties, the Group administers and manages these entities on behalf of its clients, who are by and large third parties and are the economic beneficiaries of the underlying investments. The transactions with these entities are based on agreed terms.

The significant transactions during the period and balances as at period end included in these consolidated financial statements are as follows:

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## 15 RELATED PARTIES (continued)

## a) Balances with related parties

**31 March 2024**

	<b>Significant Shareholders/ entities in which directors are interested</b>	<b>Subsidiary of Significant shareholder</b>	<b>Total</b>
<b>Assets</b>			
Due from related parties	119,112	11,445	<b>130,557</b>
Cash at banks – call mudaraba account	-	10,782	<b>10,782</b>
<b>Liabilities</b>			
Due to related party	382,677	46,808	<b>429,485</b>

## 31 December 2023

	<b>Significant Shareholders/ entities in which directors are interested</b>	<b>Subsidiary of Significant shareholder</b>	<b>Total</b>
<b>Assets</b>			
Due from related parties	88,776	14,546	103,322
Bank balances- current account	-	10,782	10,782
<b>Liabilities</b>			
Due to related parties	156,438	39,545	195,983

## b) Transactions with related parties

**For the period ended 31 March 2024**

	<b>Significant Shareholders/ entities in which directors are interested</b>	<b>Subsidiary of Significant shareholder</b>	<b>Total</b>
Share of profit	-	416	<b>416</b>
Development management income	7,035	637	<b>7,672</b>
Payment of coupon on subordinated perpetual mudaraba	(18,000)	-	<b>(18,000)</b>
Investment income	184	3,149	<b>3,333</b>

## For the period ended 31 March 2023

	<b>Significant Shareholders/ entities in which directors are interested</b>	<b>Subsidiary of Significant shareholder</b>	<b>Total</b>
Share of loss	(49)	-	(49)
Development management income	7,663	159	7,822
Sale of development property	-	15,867	15,867
Payment of coupon on subordinated perpetual mudaraba	(18,000)	-	(18,000)
Investment income	525	275	800
Other income	-	64	64

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15 *RELATED PARTIES (continued)*

*Transactions with key management personnel:*

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Group. The compensation of the key management personnel was as follows:

	<b>31 March 2024</b>	31 March 2023
Salaries and other short-term benefits	353	229
Post-employment benefits	98	73

**16 SUBORDINATED PERPETRUAL MUDARABA**

During the year, the Group issued additional subordinated perpetual mudaraba of US\$ 100 million, in line with the original approved terms for a tap issuance. This tap issuance was utilised as consideration for acquisition of assets.

*Summary of the acquisition*

During 2024, the Group acquired 100% ownership in Residential South Real Estate Development Co. WLL ("RSRED"), Villamar Nest, and Infinity 7 for a carrying amount of USD 322.5m. The companies are principally engaged in real estate activities with owned or leased properties. The Group also acquired a non-controlling percentage of holding in LPOD and Domina Hotel. Furthermore, Infracorp acquired AlFaris Healthcare Building in Dubai, United Arab Emirates for a value of \$22.5m. *Consideration transferred for the acquisition of assets is as following:*

Perpetual sukuk issued	100,000
Payable to related party	222,456
<b>Total consideration for acquisition</b>	<b>322,456</b>

**17 ACQUISITION OF EQUITY ACCOUNTED INVESTEE**

During the period, The Group acquired a 38.65 % ownership interest in Gulf Holding Company KSC (Holding), an equity accounted investee. The acquisition was completed for a total consideration of USD 27,055. The fair value of the identifiable net assets acquired on the acquisition date is as follows:

Non-current assets	81,183
Current assets	3,916
Non-current liabilities	(882)
Current liabilities	(6,010)
<b>Net assets (100%)</b>	<b>78,207</b>
Permanent adjustment of goodwill by the Group	-59
<b>Net assets after permanent adjustment (100%)</b>	<b>78,148</b>
Groups share of net assets after permanent adjustments (38.65%)	30,204
Consideration paid	(27,055)
<b>Gain on acquisition of equity accounted investees</b>	<b>3,149</b>

No goodwill or intangible asset has been recognised as a result of above acquisitions.

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**18 CAPITAL MANAGEMENT**

The Company's objectives when managing capital is to safeguard the Company's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits to the other stakeholders. The Company manages its capital structure and makes adjustments to it in light of changes in business conditions. No changes were made in the objectives, policies or processes during the period ended 31 March 2024.

**19 CLASSIFICATION AND FAIR VALUE OF FINANCIAL INSTRUMENTS****Classification**

The Company's financial instruments have been classified as "at amortised cost", "at fair value through profit or loss" and "at fair value through other comprehensive income".

**Fair value**

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.

Underlying the definition of fair value is a presumption that an enterprise is a going concern without any intention or need to liquidate, curtail materially the scale of its operations or undertake a transaction on adverse terms.

**Fair value hierarchy**

The different levels have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Group's investment in quoted equity and debt type securities are classified as level 1 or 2 whereas the unquoted equity investments are classified as level 3 under the fair value hierarchy. The fair value of the Group's financial instruments are not materially different from their carrying values as at 31 March 2023 due to short term nature of such instruments.

**20 SEGMENT REPORTING**

The Group has three distinct operating segments, Development and management, Operational segment and Investment which are the Group's strategic business units. The strategic business units offer different products and services, and are managed separately because they require different strategies for management and resource allocation within the Group. For each of the strategic business units, the Group's Board of Directors (chief operating decision makers) review internal management reports on a quarterly basis.

The following summary describes the operations in each of the Group's operating reportable segments:

- **Development and management:** Involved in Development and sale of infrastructure and real estate projects and managing real-estate projects and properties
- **Operational segment:** Revenue generated from manufacturing operations and Holdings of real estate for rental yields
- **Investment:** Fixed income generated from the Group's investments and surplus liquidity

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*20 SEGMENT REPORTING (continued)*

The performance of each operating segment is measured based on segment results and are reviewed by the management committee and the Board of Directors on a quarterly basis. Segment results is used to measure performance as management believes that such information is most relevant in evaluating the results of certain segments relative to other entities that operate within these industries. Inter-segment pricing, if any is determined on an arm's length basis.

The Group classifies directly attributable revenue and cost relating to transactions originating from respective segments as segment revenue and segment expenses respectively. Indirect costs is allocated based on cost drivers/factors that can be identified with the segment and/ or the related activities. The internal management reports are designed to reflect revenue and cost for respective segments which are measured against the budgeted figures. The unallocated revenues, expenses, assets and liabilities related to entity-wide corporate activities and treasury activities at the Group level. Segment revenue and expenses were net-off inter segment revenue and expenses.

	<b>Development and management</b>	<b>Operational</b>	<b>Investment</b>	<b>Total</b>
<b>31 March 2024</b>				
Segment revenue	23,331	2,445	4,766	<b>30,542</b>
Segment expenses (including impairment allowances)	14,822	5,429	478	<b>20,729</b>
Segment result	8,509	(2,984)	4,288	<b>9,813</b>
Segment assets	1,439,223	192,434	400,503	<b>2,032,160</b>
Segment liabilities	644,679	48,017	-	<b>692,696</b>

During the previous period, a single entity level reporting is being done to the Chief operating decision maker ("CODM") and accordingly no segment reporting has been presented for the comparative period.

## 21 COMMITMENTS AND CONTINGENCIES

The commitments contracted in the normal course of business of the Group:

	<b>31 March 2024 (Reviewed)</b>	31 December 2023 (Audited)
Capital commitment for infrastructure development projects	<b>45,182</b>	47,030