

Date:11/02/2021

Ref: M.C/E.M/48/2021

التاريخ: 2021/02/11

الإشارة: ش.م.أ.ع/48/2021

To: Boursa Kuwait Company

السادة/ بورصة الكويت المحترمين،،

**Subject: Outcomes of the Meeting of the Board of Directors of
Mabaneer Company (K.P.S.C)**

الموضوع: نتائج اجتماع مجلس إدارة شركة المبانى (ش.م.ك.ع)

As per chapter No. 4 of the Disclosure & Transparency Module of the Capital Markets Authority's Executive Bylaws and it Law No. (7/2010) and amendments regarding disclosure of Material Information's, we would like to inform you that Mabaneer (K.P.S.C) company's Board of Directors have met on Thursday 11/02/2021 at 1:00 PM and approved the Annual Financial Statement for the financial year ended 31/12/2020.

وفقاً لأحكام الفصل الرابع من كتاب الإفصاح والشفافية من اللائحة التنفيذية للقانون رقم (2010/7) وتعديلاته الصادرة عن هيئة أسواق المال، بشأن الإفصاح عن المعلومات الجوهرية، يرجى العلم بأن مجلس إدارة شركة المبانى (ش.م.ك.ع) قد اجتمع يوم الخميس الموافق 11/02/2021، في تمام الساعة الواحدة ظهراً وقرر الموافقة على البيانات المالية الختامية للسنة المالية المنتهية في 31 ديسمبر 2020.

Also attached the Annual Financial Statement Form for the financial year ended 31/12/2020.

كما نرفق لكم النموذج الخاص بالبيانات المالية السنوية المنتهية 2020/12/31.

Pursuant to the Boursa Kuwait Rules Book requirements decision No. (1) for year 2018, and since Mabaneer Company has been listed in the Premier Market, we are pleased to announce that the Analysis/Investor Conference for the fourth quarter for the year 2020 will be held on Monday 15/02/2021 at 2:00 pm Kuwait local time, and it will take place through a live webcast.

وعملاً بقواعد البورصة الصادرة بموجب القرار رقم (1) لسنة 2018، حيث تم تصنيف شركة المبانى ضمن مجموعة السوق الأول فإنه يسرنا الإعلان عن موعد مؤتمر المحللين/المستثمرين للربع الأخير لسنة 2020، في يوم الاثنين الموافق 15/02/2021 في تمام الساعة 2:00 ظهراً بتوقيت دولة الكويت والذي سينعقد عن طريق بث مباشر على شبكة الإنترنت Live Webcast.

Interested parties are welcome to contact us through the following email, to provide them with the invitation and access details for the aforementioned conference:

وعلى الأطراف المهتمة التواصل معنا على البريد الإلكتروني التالي ليتم إرسال الدعوات وتفاصيل المشاركة بالمؤتمر المذكور:

investorsrelations@mabaneer.com

investorsrelations@mabaneer.com

This is for your information and notice.

هذا للعلم والإحاطة.



وليد خالد الشريان

Waleed Khaled Al Sharian

الرئيس التنفيذي

Chief Executive Officer

مبانى
mabaneer

Financial Results Form
Kuwaiti Company (KWD)

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

Financial Year Ended on	2020-12-31	نتائج السنة المالية المنتهية في
-------------------------	------------	---------------------------------

Company Name	اسم الشركة
Mabane Company K.P.S.C	شركة المباني (ش.م.ك) عامة
Board of Directors Meeting Date	تاريخ اجتماع مجلس الإدارة
2021-02-11	
Required Documents	المستندات الواجب إرفاقها بالنموذج
<input checked="" type="checkbox"/> Approved financial statements	<input checked="" type="checkbox"/> نسخة من البيانات المالية المعتمدة
<input checked="" type="checkbox"/> Approved auditor's report	<input checked="" type="checkbox"/> نسخة من تقرير مراقب الحسابات المعتمد

التغيير (%)	السنة المقارنة	السنة الحالية	البيان
Change (%)	Comparative Year	Current Year	Statement
	2019-12-31	2020-12-31	
(61.73)	56,410,017	21,589,398	صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
(61.79)	51.17	19.55	ربحية (خسارة) السهم الأساسية والمخفضة Basic & Diluted Earnings per Share
(36.35)	92,379,446	58,795,225	الموجودات المتداولة Current Assets
(0.03)	965,088,571	964,846,931	إجمالي الموجودات Total Assets
(12.27)	106,194,104	93,168,096	المطلوبات المتداولة Current Liabilities
(1.97)	418,195,304	409,947,282	إجمالي المطلوبات Total Liabilities
1.61	473,061,854	480,657,708	إجمالي حقوق الملكية الخاصة بمساهمي الشركة الأم Total Equity attributable to the owners of the Parent Company
(31.99)	96,362,123	65,538,120	إجمالي الإيرادات التشغيلية Total Operating Revenue
(51.77)	64,166,891	30,950,585	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)
لا يوجد	No Accumulated Losses لا يوجد خسائر متراكمة	No Accumulated Losses لا يوجد خسائر متراكمة	الخسائر المتراكمة / رأس المال المدفوع Accumulated Loss / Paid-Up Share Capital



التغيير (%)	الربع الرابع المقارن	الربع الرابع الحالي	البيان
Change (%)	Fourth quarter Comparison Year	Fourth quarter Current	Statement
	2019-12-31	2020-12-31	
(14.08)	14,100,314	12,114,520	صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
(14.17)	12.77	10.96	ربحية (خسارة) السهم الأساسية والمخفضة Basic & Diluted Earnings per Share
(1.00)	24,898,703	24,650,356	إجمالي الإيرادات التشغيلية Total Operating Revenue
1.76	15,299,710	15,568,632	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)

• Not Applicable for first Quarter



• لا ينطبق على الربع الأول

Increase/Decrease in Net Profit (Loss) is due to	سبب ارتفاع/انخفاض صافي الربح (الخسارة)
The impact of COVID-19 resulted in loss of revenue in 2020 as Mabaneer's Management decided to give relief to the investors of the units of The Avenues through rent waivers.	أدى تأثير "كوفيد-19" إلى انخفاض جزء من الإيرادات الفعلية خلال 2020، بناءً على قرار مجلس إدارة الشركة بمنح بعض الخصومات وإعفاء البعض الآخر من رسوم الانتفاع الشهرية لمستثمري وموجري الوحدات في الأفنيوز.
Total Revenue realized from dealing with related parties (value, KWD)	بلغ إجمالي الإيرادات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)
10,724,421	10,724,421
Total Expenditures incurred from dealing with related parties (value, KWD)	بلغ إجمالي المصروفات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)
630,648	630,648

مبانى²
mabaneer

Corporate Actions		استحقاقات الأسهم (الإجراءات المؤسسية)	
النسبة	القيمة		
6 Fils / Share	A cash dividend of 6 fils / share	توزيعات نقدية	Cash Dividends
6%	A bonus share issuance of 6% for every 100 shares	توزيعات أسهم منحة	Bonus Share
N/A / لا يوجد	N/A / لا يوجد	توزيعات أخرى	Other Dividend
N/A / لا يوجد	N/A / لا يوجد	عدم توزيع أرباح	No Dividends
N/A / لا يوجد	N/A / لا يوجد	زيادة رأس المال	Capital Increase
	علاوة الإصدار Issue Premium		
N/A / لا يوجد	N/A / لا يوجد	تخفيض رأس المال	Capital Decrease

The Company's comments in case the auditor has concerns or a qualified opinion	تعقيب الشركة في حال قيام مراقب الحسابات بإبداء ملاحظات أو تحفظات
N/A	لا يوجد

ختم الشركة Company Seal	التوقيع Signature	المسمى الوظيفي Title	الاسم Name
		رئيس مجلس الإدارة	محمد عبد العزيز الشايح

Attach a copy of the financial statements approved by the Board of Directors and the approved auditor's report

يجب ارفاق نسخة البيانات المالية المعتمدة من مجلس الإدارة وتقرير مراقب الحسابات المعتمد



Deloitte & Touche
Al-Wazzan & Co.

Ahmed Al-Jaber Street, Sharq
Dar Al-Awadi Complex, Floors 7 & 9
P.O. Box 20194, Safat 13062
Kuwait

Tel : + 965 22408844, 22438060
Fax: + 965 22408855, 22452080
www.deloitte.com



**Building a better
working world**

Ernst & Young
Al Aiban, Al Osaimi & Partners
P.O. Box 74
18-21st Floor, Baitak Tower
Ahmed Al Jaber Street
Safat Square 13001, Kuwait

Tel: +965 2295 5000
Fax: +965 2245 6419
kuwait@kw.ey.com
ey.com/mena

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF MABANEE COMPANY K.P.S.C

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Mabanee Company K.P.S.C. (the "Parent Company") and its subsidiaries (collectively "the Group"), which comprise the consolidated statement of financial position as at 31 December 2020, 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 the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2020, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were 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 provide a separate opinion on these matters. For the key audit matter below, our description of how our audit addressed the matter is provided in that context.

Capitalization of construction costs

The Group has significant capital expenditure with respect to the construction of property and equipment (Note 3) and investment properties (Note 4). During the year ended 31 December 2020, total expenditure capitalized was KD 43,901,134. The determination of the elements of cost that are eligible to be capitalized and the identification and write off of costs relating to projects in progress that may not meet the relevant capitalization criteria, requires significant management judgment.

Due to the significance of capital expenditure and the significant management judgement required, this is considered a key audit matter. The capitalisation policy is given in the accounting policies section of the notes to the consolidated financial statements.

Our audit procedures included the assessment of policies, processes and procedures, which govern the capitalization of construction costs. We assessed the design and implementation of controls and tested the operating effectiveness of controls over capitalized construction costs. We have carried out substantive testing in relation to each element of cost capitalized using a sample of costs capitalized by reference to supporting evidence to understand the nature of the costs capitalized and consider whether they are in accordance with the applicable accounting policies. We have verified that the determination and computation of the capitalization rate of borrowing costs applied is in accordance with the related accounting policy and that borrowing costs that are capitalized are directly attributable to the construction of qualifying assets. We also verified, that borrowing costs for completed projects are no longer capitalized, and that costs relating to projects in progress meet the relevant capitalization criteria. In addition, we have verified and assessed management's disclosures related to capitalized costs, which are included in note 3 and 4 to the consolidated financial statements against the requirements of IFRSs.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF MABANEE COMPANY K.P.S.C. (continued)

Other information included in the Annual Report of the Group for the year ended 31 December 2020

Management is responsible for the other information. The other information comprises of the information included in the Group's 2020 Annual Report, other than the consolidated financial statements and our auditors' report thereon. We obtained the report of the Parent Company's Board of Directors, prior to the date of our auditors' report, and we expect to obtain the remaining sections of the Annual Report after the date of our auditors' report.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will 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 during the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditors' report, 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 IFRSs, and for such internal control as management determines is necessary to enable the preparation of the 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 are responsible for overseeing the Group's financial reporting process.

Auditors' 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 auditors' 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 ISAs, 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 TO THE SHAREHOLDERS OF MABANEE COMPANY K.P.S.C. (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 auditors' 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 auditors' 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.

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 to 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, actions taken to eliminate threats or safeguards applied.

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 auditors' 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.

Report on Other Legal and Regulatory Requirements

Furthermore, in our opinion proper books of account have been kept by the Parent Company and the consolidated financial statements, together with the contents of the report of the Parent Company's Board of Directors relating to these consolidated financial statements, are in accordance therewith. We further report that, we obtained all the information and explanations that we required for the purpose of our audit and that the consolidated financial statements incorporate all information that is required by the Companies Law No. 1 of 2016, as amended, and its executive regulations, as amended, and by the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, that an inventory was duly carried out and that, to the best of our knowledge and belief, no violations of the Companies Law No. 1 of 2016, as amended, and its executive regulations, as amended nor of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the year ended 31 December 2020 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 audit, we have not become aware of any violations of the provisions of Law No. 7 of 2010, as amended, concerning the Capital Markets Authority and its related regulations during the year ended 31 December 2020 that might have had a material effect on the business of the Parent Company or on its financial position.



Talal Y. Al-Muzaini
Licence No. 209A
Deloitte & Touche
Al-Wazzan & Co.

Kuwait
11 February 2021



Bader A. Al-Abduljader
Licence No. 207A
EY
Al-Aiban, Al-Osaimi & Partners

MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES

Consolidated Statement of Income – for the year ended 31 December 2020

	Notes	Kuwaiti Dinars	
		2020	2019
REVENUE			
Revenue from investment properties	17	63,551,991	96,362,123
Revenue from hotel operations	18	1,986,129	-
		<u>65,538,120</u>	<u>96,362,123</u>
COST OF REVENUE			
Investment properties expenses	19	(20,150,075)	(22,119,911)
Depreciation on investment properties	4	(10,997,655)	(10,075,321)
Hotel operation's expenses		(2,034,732)	-
Depreciation on hotel properties	3	(1,405,073)	-
		<u>(34,587,535)</u>	<u>(32,195,232)</u>
GROSS PROFIT		<u>30,950,585</u>	<u>64,166,891</u>
Net investment (loss) gain	20	(236,030)	320,276
General and administrative expenses	21	(4,231,219)	(2,012,274)
Finance costs		(5,103,163)	(4,006,622)
Other income		1,357,918	493,679
Share of results from associates	5	220,927	366,560
Profit for the year before contributions to Kuwait Foundation for the Advancement of Sciences ("KFAS"), National Labour Support Tax ("NLST"), Zakat and Directors' fees		<u>22,959,018</u>	<u>59,328,510</u>
Contribution to KFAS		(208,670)	(536,107)
Contribution to NLST		(582,025)	(1,510,876)
Contribution to Zakat		(232,810)	(604,350)
Directors' fees	22	(550,000)	(550,000)
Profit for the year		<u>21,385,513</u>	<u>56,127,177</u>
Attributable to:			
Equity holders of the Parent Company		21,589,398	56,410,017
Non-controlling interests		(203,885)	(282,840)
		<u>21,385,513</u>	<u>56,127,177</u>
Basic and diluted earnings per share attributable to the equity holders of the Parent Company	23	<u>19.55 fils</u>	<u>51.17 fils</u>

The accompanying notes 1 to 30 are an integral part of these consolidated financial statements.

MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES

Consolidated Statement of Comprehensive Income – for the year ended 31 December 2020

	Kuwaiti Dinars	
	2020	2019
Profit for the year	21,385,513	56,127,177
Other comprehensive income:		
<i>Items that will not be reclassified to consolidated statement of income in subsequent periods:</i>		
Changes in fair value of investments at fair value through other comprehensive income ("FVOCI") (Note 26)	(4,820)	100,829
<i>Items that are or may be reclassified subsequently to consolidated statement of income:</i>		
Exchange differences on translating foreign operations	421,615	242,251
Other comprehensive income for the year	416,795	343,080
Total comprehensive income for the year	21,802,308	56,470,257
Attributable to		
Equity holders of the Parent Company	21,965,153	56,323,621
Non-controlling interest	(162,845)	146,636
	21,802,308	56,470,257

The accompanying notes 1 to 30 are an integral part of these consolidated financial statements.

MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES

Consolidated Statement of Financial Position as at 31 December 2020

	Notes	Kuwaiti Dinars	
		2020	2019
Assets			
Non-current assets			
Property and equipment	3	119,486,091	4,649,241
Investment properties	4	738,125,496	822,343,918
Investments in associates	5	34,657,422	30,658,604
Right of use assets	6	2,574,174	2,234,872
Prepayments	7	8,503,241	8,503,698
Investment securities	8	2,705,282	4,318,792
		<u>906,051,706</u>	<u>872,709,125</u>
Current assets			
Receivables from associates	27	304,475	248,433
Accounts receivable and other assets	7	19,915,665	19,557,940
Cash and cash equivalents	9	38,575,085	72,573,073
		<u>58,795,225</u>	<u>92,379,446</u>
Total assets		<u><u>964,846,931</u></u>	<u><u>965,088,571</u></u>
Equity and liabilities			
Equity			
Share capital	10	110,509,396	104,254,148
Share premium	10	16,505,381	16,505,381
Statutory reserve	10	56,983,846	54,687,944
Voluntary reserve	10	56,983,846	60,965,924
Foreign currency translation reserve		5,369,599	4,989,024
Fair value reserve		(1,360,023)	(1,361,203)
Other reserves	10	(972,684)	(972,684)
Retained earnings		<u>236,638,347</u>	<u>233,993,320</u>
Equity attributable to equity holders of the Parent Company		<u>480,657,708</u>	<u>473,061,854</u>
Non-controlling interest	10	<u>74,241,941</u>	<u>73,831,413</u>
Total equity		<u>554,899,649</u>	<u>546,893,267</u>
Non-current liabilities			
Provision for staff indemnity		2,484,201	2,366,432
Other non-current liabilities	11	22,375,991	23,454,231
Lease liabilities	14	1,413,655	1,075,617
Term loans	12	3,000,000	7,000,000
Murabaha payables	13	287,505,339	278,104,920
		<u>316,779,186</u>	<u>312,001,200</u>
Current liabilities			
Lease liabilities	14	162,796	105,854
Term loans	12	5,000,000	4,000,000
Murabaha payables	13	39,172,222	51,463,487
Trade and other payables	15	48,833,078	50,624,763
		<u>93,168,096</u>	<u>106,194,104</u>
Total liabilities		<u>409,947,282</u>	<u>418,195,304</u>
Total equity and liabilities		<u>964,846,931</u>	<u>965,088,571</u>



Mohammed Abdulaziz Alshaya
Chairman

The accompanying notes 1 to 30 are an integral part of these consolidated financial statements.

MABANEE COMPANY K.P.S.C. AND SUBSIDIARIES

Consolidated Statement of Cash Flows – for the year ended 31 December 2020

	Notes	Kuwaiti Dinars	
		2020	2019
Operating activities			
Profit for the year before contribution to KFAS, NLST, Zakat and Directors fees		22,959,018	59,328,510
Adjustments for:			
Depreciation and amortization	3, 4 & 6	13,523,069	10,734,713
Provision for staff indemnity		382,034	659,610
Share of results from associates	5	(220,927)	(366,560)
Net loss (gain) on investment securities	20	236,030	(320,276)
ECL on accounts receivables and other assets	7	(1,915,058)	-
Finance costs		5,103,163	4,006,622
		<u>40,067,329</u>	<u>74,042,619</u>
Movements in operating assets and liabilities:			
Receivable from associates		(56,042)	1,209,817
Accounts receivable and other assets		1,557,333	4,193,249
Trade and other payables		(3,375,467)	10,067,334
Other non-current liabilities		(1,078,240)	2,156,783
		<u>37,114,913</u>	<u>91,669,802</u>
Cash flows generated from operations		<u>(263,919)</u>	<u>(102,489)</u>
Payment of staff indemnity		(2,638,903)	(2,424,503)
KFAS, NLST, Zakat and Directors' fees paid		<u>34,212,091</u>	<u>89,142,810</u>
Net cash flows generated from operating activities			
Investing activities			
Additions to property and equipment	3	(19,553,709)	(211,884)
Additions to investment properties	4	(16,551,247)	(41,878,353)
Proceeds from sale/redemption of investment securities		1,372,660	300,736
Additional investment in an associate	5	(3,564,663)	(1,719,642)
		<u>(38,296,959)</u>	<u>(43,509,143)</u>
Net cash flows used in investing activities			
Financing activities			
Term loans obtained		2,500,000	-
Term loans repaid		(5,500,000)	(4,000,000)
Murabaha facilities obtained		25,000,000	63,500,000
Murabaha facilities repaid		(27,887,324)	(22,111,827)
Repayment of lease liabilities		(194,085)	(67,197)
Loan arrangement fees paid	7	-	(8,503,698)
Dividends paid	10	(14,416,185)	(11,423,275)
Purchases of treasury shares		(1,249,254)	(249,409)
Proceeds from sale of treasury shares		1,453,487	3,503,157
Finance costs paid		(9,709,135)	(12,182,632)
		<u>(30,002,496)</u>	<u>8,465,119</u>
Net cash flows (used in) generated from financing activities			
Net (decrease) increase in cash and cash equivalents		<u>(34,087,364)</u>	<u>54,098,786</u>
Effect of foreign currency translation		89,376	74,462
Cash and cash equivalents at beginning of the year		<u>72,573,073</u>	<u>18,399,825</u>
Cash and cash equivalents at end of the year	9	<u><u>38,575,085</u></u>	<u><u>72,573,073</u></u>
Non-cash transactions			
Additions to investment properties for projects under development in KSA, payable to a minority shareholder (Note 4)		573,373	1,871,081

The accompanying notes 1 to 30 are an integral part of these consolidated financial statements.