




Discussion report and analysis of the board of directors of the listed public
shareholding company

Date	24.03.2020
Name of the Listed Company	Sharjah Group Company
The period of the financial statements covered by the report	Annual Financials 2019
Overview of the main results during the financial period	Realized Operating Return - AED 11.3 million Net Loss -15.2 million Total Assets – 211.6 million Total Equity – 142 million Capital – 78,901,086
Securities issued during the financial period	Nil
Summary of the most important non-financial events and developments during the financial period	Declining prices of lease contracts and value of real estate property
Summary of operational performance during the financial period	Rental Income decreased by 23.7% compared to 2018 due to decrease in demand and value of rent in the Emirate of Sharjah
Summary of profit and loss during the financial period	Loss in fair value of Investment Property is AED 38 million Net loss for the period is 15.2 Million
Summary of financial position as at the end of the financial period	8.2% reduction in equity compared to 2018/ Total assets value reduced by 14.9% compared to 2018
Summary of cash flows during the financial period	Net cash from operating activities – AED (1,130,572) Net cash flow from Investing activities – AED 2,024,003 Net cash used in financing activities – (529,272)
Main performance indicators	Book value per share AED 1.8 Return on operating activities on assets 5.36%
Expectations for the sector and the company's role in these expectations	Stabilization of rent prices along with demand during the year 2020. Company will work to maintain the performance based on the economic and market conditions.
Expectations regarding the economy and its impact on the company and the sector	Stability of the current indicators and the effect of same on the company's stability of performance.
Future plans for growth and changes in operations in future periods	Hopeful of growth based on economic data.
The size and impact of current and projected capital expenditures on the company	Study the capital expenditure trends after stabilization of type and level of company's obligations.
The developments of the implementation of projects, plans and transactions and deals that were discussed by the company's board of directors in the report for the previous fiscal year	Nil



The name of the chairman of the company or the authorized signatory	Mr. ZIYAD MAHMOUD KHAIRULLAH AL HAJI
Signature and date	24.03.2020 
Company's Seal	