Condensed Consolidated Interim Financial Information

For the period ended September 30, 2022

# ARAM Group Company P.J.S.C. (formerly Sharjah Group Company P.J.S.C.) and its Subsidiary Condensed Consolidated Interim Financial Information For the period ended September 30, 2022

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Report on review of the condensed consolidated interim financial information To the Shareholders of ARAM Group Company P.J.S.C. (Formerly Sharjah Group Company P.J.S.C.)

#### Introduction

We have reviewed the accompanying condensed consolidated statement of financial position of ARAM Group Company P.J.S.C. (the "Company") and its Subsidiary (collectively referred to as the "Group") as at September 30, 2022, and related condensed consolidated statement of profit or loss and other comprehensive income for the three months and nine months period then ended and related condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the nine months period then ended, and related explanatory notes.

Management is responsible for the preparation and fair presentation of this condensed consolidated interim financial information in accordance with International Accounting Standard 34 Interim Financial Reporting ("IAS 34"). 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 International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of condensed consolidated 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 condensed consolidated interim financial information is not prepared, in all material respects, in accordance with IAS 34.

**GRANT THORNTON** 

Dr. Osama El Bakry Registration No. 935

**Dubai, United Arab Emirates** 

November 14, 2022

#### Condensed Consolidated Interim Financial Information

### Condensed consolidated statement of financial position As at September 30, 2022

ASSETS	Notes	September 30, 2022 (Unaudited) AED	December 31, 2021 (Audited) AED
Non-current assets			
Property and equipment		171,715	137,386
Investment properties	3	152,687,900	152,570,000
Right-of-use assets	4	335,811	438,254
Investments at fair value through other			
comprehensive income	5 _	15,296,111	7,493,801
	-	168,491,537	160,639,441
Current assets			
Trade and other receivables		1,415,417	2,315,878
Investments at fair value through profit or loss	6	504,312	422,171
Cash and bank balances		3,946,123	4,172,198
	=	5,865,852	6,910,247
TOTAL ASSETS	-	174,357,389	167,549,688
EQUITY AND LIABILITIES Equity Share capital Statutory reserve Voluntary reserve Fair value reserve Foreign currency translation reserve Accumulated losses Total equity	- -	78,901,086 31,787,073 12,106,131 (2,404,006) (867,199) (9,336,378) 110,186,707	78,901,086 31,787,073 12,106,131 (10,594,871) (469,541) (9,697,648) 102,032,230
Non-current liabilities			
Employees' end of service benefits	40	911,332	821,279
Lease liabilities	4	237,431	341,744
Borrowings	7 _	28,942,455	30,738,395
Current liabilities	=	30,091,218	31,901,418
Trade and other payables	8	3,942,696	3,449,701
Dividends payable	J	26,325,531	26,356,462
Lease liabilities	4	127,026	125,666
Borrowings	7	3,684,211	3,684,211
	-	34,079,464	33,616,040
Total liabilities	-	64,170,682	65,517,458
TOTAL EQUITY AND LIABILITIES	-	174,357,389	167,549,688

This condensed consolidated interim financial information was approved and authorised for issue by the Board of Directors on November 14, 2022, and were signed on their behalf by:

Ziyad Mahmoud Khairallah Al Haji

Chairman

Ali Mohd, Zaid Ali Musmar Chief Executive Officer

The accompanying notes from 1 to 13 form an integral part of this condensed consolidated interim financial information.

## ARAM Group Company P.J.S.C. (formerly Sharjah Group Company P.J.S.C.) and its Subsidiary Condensed Consolidated Interim Financial Information

### Condensed consolidated statement of profit or loss and other comprehensive income

For the period ended September 30, 2022

	Notes	Three months period ended September 30, 2022 (Unaudited) AED	30, 2021	months period ended September 30, 2022	Nine months period ended September 30, 2021 (Unaudited) AED
Rental income		2,726,170	2,390,281	7,936,320	7,274,017
Dividend income			E-1	590,571	-
Unrealised gain on investments at fair value through profit or loss		-		87,329	24,006
Administrative and general expenses	9	(1,933,144)	(1,356,504)	(6,065,194)	(3,774,197)
Repairs and maintenance expenses		(354,449)	(361,584)	(1,029,030)	(797,973)
Finance (costs)/income		(659,543)	139,880	(1,444,641)	(678,736)
Other income		63,634	34,761	285,915	88,710
PROFIT/(LOSS) FOR THE PERIOD		(157,332)	846,834	361,270	2,135,827
Other comprehensive income					
Items that will never be reclassified to profit or loss in subsequent periods					
Change in fair value of investments at fair value through other comprehensive income		279,014	581,576	8,190,865	1,973,190
Items that are or may be reclassified to profit or loss in subsequent periods					
Foreign currency translation reserve		(180,321)	(12,154)	(397,658)	95,573
Total other comprehensive income		98,693	569,422	7,793,207	2,068,763
TOTAL COMPRHENSIVE INCOME/(LOSS) FOR THE PERIOD		(58,639)	1,416,256	8,154,477	4,204,590
Basic and diluted earnings/(loss) per share	13	(0.002)	0.011	0.005	0.027

The accompanying notes from 1 to 13 form an integral part of this condensed consolidated interim financial information.

ARAM Group Company P.J.S.C. (formerly Sharjah Group Company P.J.S.C.) and its Subsidiary Condensed Consolidated Interim Financial Information

Condensed consolidated statement of changes in equity For the period ended September 30, 2022

The accompanying notes from 1 to 13 form an integral part of this condensed consolidated interim financial information.

#### Condensed Consolidated Interim Financial Information

#### Condensed consolidated statement of cash flows For the period ended September 30, 2022

	Notes	Nine months period ended September 30, 2022 (Unaudited) AED	Nine months period ended September 30, 2021 (Unaudited) AED
OPERATING ACTIVITIES			
Profit for the period		361,270	2,135,827
Adjustments for non-cash items: Allowance for expected credit loss of trade receivables	9	507,275	183,148
Unrealised gain on investments classified		angunggara para para para para para para para	and and from the second
at fair value through profit or loss	6	(87,329)	(24,006)
Provision for employees' end of service benefits		114,968	107,990
Reversal of allowance for expected credit loss of trade receivables		(263 725)	(40.71.9)
Depreciation on right-of-use assets	4	(263,725) 93,913	(40,718) 93,215
Depreciation on property and equipment	9	60,221	44,741
Finance costs		1,398,477	678,736
Dividend income		(590,571)	-,
		1,594,499	3,178,933
Changes in working capital			
Trade and other receivables		1,247,482	(936,620)
Trade and other payables		(281,154)	(34,568,915)
Cash flow from/(used in) operations		2,560,827	(32,326,602)
Finance costs paid		(609,033)	(615,522)
Employees' end of service benefits paid		(23,507)	(414,690)
Net cash flow from/(used in) operating activities		1,928,287	(33,356,814)
INVESTING ACTIVITIES			
Addition of investment properties	3	(117,900)	_
Purchase of property and equipment	<i>J</i>	(94,728)	(81,121)
Net cash flow used in investing activities		(212,628)	(81,121)
1 100 outs 110 W dood 111 milestang down 1200		(222,020)	(01,121)
FINANCING ACTIVITIES			
Movement in borrowings		(1,795,940)	35,000,000
Lease payments	4	(108,990)	(109,350)
Dividends paid	7.0	(30,931)	(2,519,178)
Net cash flow (used in)/from financing activities		(1,935,861)	32,371,472
8			
Net change in cash and bank balances		(220,202)	(1,066,463)
Exchange differences on translating foreign operations		(5,873)	(18,222)
Cash and bank balances, beginning of period		4,172,198	6,132,119
Cash and bank balances, end of period		3,946,123	5,047,434

The accompanying notes from 1 to 13 form an integral part of this condensed consolidated interim financial information.

Condensed Consolidated Interim Financial Information

Notes to the condensed consolidated interim financial information For the period ended September 30, 2022

#### 1 Legal status and principal activities

ARAM Group Company P.J.S.C. (the "Company") is a public share holding company registered in the Emirate of Sharjah, United Arab Emirates under Emiri Decree number 133/76 dated November 16, 1976. The registered office of the Company is P O. Box 5440, Sharjah, United Arab Emirates. The shares of the Company are traded on the Abu Dhabi Securities Market. During the year ended December 31, 2021, the Company changed its legal name from Sharjah Group Company P.J.S.C. to ARAM Group Company P.J.S.C.

The Company holds the following investment as at September 30, 2022 which has been consolidated in this condensed interim financial information:

	owne	eneficial ership erest	Country of	
Name of subsidiary	2022	2021	operation and incorporation	Principal activity
Tarfan General Trading and Contracting (Ebrahim Ahmed Al- Mannaei and Partners) W.L. L	100%	100%	State of Kuwait	General trading and Contracting – purchase and sale of shares and bonds for Subsidiary's sake.

The Company holds 98% shareholding in the subsidiary and remaining 2% is held by two individual shareholders on behalf of the Company. Therefore, 100% beneficial ownership interest is with the Company.

The principal activities of the Company and its Subsidiary (the "Group") comprise investing in financial instruments, real estate, industrial projects, agricultural projects and leasing of properties.

#### 2 Summary of significant accounting policies

#### a) Basis of preparation

The condensed consolidated interim financial information of the Group has been prepared in accordance with International Accounting Standards 34 Interim Financial Reporting and does not include all of the information and disclosures required in the annual consolidated financial statements in accordance with International Financial Reporting Standard (IFRS) and should be read in conjunction with the consolidated financial statements of the Group for the year ended December 31, 2021.

The condensed consolidated interim financial information has been prepared under the historical cost convention except for investment properties, investments at fair value through profit or loss and investments at fair value through other comprehensive income which are stated at their fair value.

Accounting policies, related adjustments, estimates and assumptions adopted for the preparation of this condensed consolidated interim financial information are the same as those applied in the preparation of the audited consolidated financial statements for the year ended December 31, 2021.

#### b) Functional and presentation currency

The condensed consolidated interim financial information has been prepared in Arab Emirates Dirham (AED), the functional currency of the Group.

The subsidiary determines its own financial currency and its assets and liabilities have been translated into AED at the closing rate at the reporting date. Income and expenses have been translated into the Group's presentation currency at the average rate over the reporting period. Exchange differences are charged/credited to the condensed consolidated statement of other comprehensive income.

Condensed Consolidated Interim Financial Information

Notes to the condensed consolidated interim financial information (continued) For the period ended September 30, 2022

#### 2 Summary of significant accounting policies (continued)

#### c) Basis of consolidation

This condensed consolidated interim financial information incorporates the financial information of the Company and entity controlled by the Company. Control is achieved where the Company has the power over the investee, exposure, or rights, to variable returns from its involvement with the investee and the ability to use its power over the investee to affect the amount of the investor's returns.

#### d) Significant accounting estimates and judgments

The preparation of the condensed consolidated interim financial information in conformity with IAS 34, 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 significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied in preparation of the consolidated financial statements of the Group as at and for the year ended December 31, 2021.

#### e) Other pronouncements

Other accounting pronouncements which have become effective from January 1, 2022 and have therefore been adopted do not have a significant impact on the Group's financial results or position.

#### f) Liquidity risk – unclaimed dividend

As at September 30, 2022, the unclaimed dividends amounted to AED 26,325,531 (December 31, 2021: AED 26,356,462) was payable to the shareholders. Considering the Group's current liabilities exceeds its current assets, if claims are made by the shareholders or any authorities, it will impact the liquidity of the Group.

#### 3 Investment properties

	September 30,	December 31,
	2022	2021
	AED	AED
	(Unaudited)	(Audited)
As at January 1,	152,570,000	183,051,350
Additions during the period/year	117,900	-0)
Unrealised loss on revaluation of		
investment properties at fair value		(30,481,350)
	152,687,900	152,570,000

Investment properties consist of residential towers and buildings, offices, warehouses and undeveloped parcels of land. It includes certain properties with carrying value of AED 57.06 million as at September 30, 2022 having first degree mortgage in favor of a commercial bank (Note 7).

#### Fair value

Investment properties are stated at market value based on a valuation carried out by an independent external valuer as at December 31, 2021.

The fair values have been determined by taking into consideration the discounted estimated net cash flows and the current lease arrangements, which are entered into on an arm's length basis. Furthermore, fair values have also been determined, where relevant, with regard to recent market transactions for similar properties in the same locations as the Group's investment properties.

Condensed Consolidated Interim Financial Information

Notes to the condensed consolidated interim financial information (continued) For the period ended September 30, 2022

4 Leases		
Right-of-use assets		
The carrying amounts of the Group's right-of-use assets are as follow:		
	September 30, 2022	December 31, 2021
	(Unaudited)	(Audited)
	AED	AED
Cost	FF4 402	740.047
As at January 1,	754,423	748,816
Translation reserve	(21,738) 732,685	5,607 754,423
Accumulated depreciation	.02,000	731,123
As at January 1,	316,169	189,532
Charged during the period/year	93,913	124,287
Translation reserve	(13,208)	2,350
Tansladon reserve	396,874	316,169
Net carrying value as at period/year end	335,811	438,254
rior surrying value as as period, year ond		100,201
Lease liabilities		
Lease liabilities are presented in the condensed consolidated statement	of financial positio	n as follows:
	September 30,	
	2022	2021
	(Unaudited)	(Audited)
	AED	AED
Current liabilities	127,026	125,666
Non-current liabilities	237,431	341,744
	364,457	467,410
Movement in the lease liabilities during the period/year are as follows:		
	September 30,	December 31,
	2022	2021
	(Unaudited)	(Audited)
	AED	AED
As at January 1,	467,410	582,850
Interest charged for the period/year	15,295	25,326
Payment of the principal portion during the period/year	(108,990)	(145,320)
Translation reserve	(9,258)	4,554
	364,457	467,410
5 Investments classified at fair value through other c	omprenensive i	ncome
	September 30,	December 31,
	2022	2021
	(Unaudited)	(Audited)
	AED	AED
Quoted investments	12,516,710	4,882,752
Unquoted investments	2,779,401	2,611,049
	15,296,111	7,493,801

Condensed Consolidated Interim Financial Information

Notes to the condensed consolidated interim financial information (continued) For the period ended September 30, 2022

### Investments classified at fair value through other comprehensive income (continued)

The movement in investments classified at fair value through other comprehensive income is as follows:

	September 30,	December 31,
	2022	2021
	(Unaudited)	(Audited)
	AED	AED
As at January 1,	7,493,801	6,319,888
Changes in the fair value	8,190,865	1,118,207
Translation reserve	(388,555)	55,706
	15,296,111	7,493,801

#### 6 Investments classified at fair value through profit or loss

	September 30,	December 31,
	2022	2021
	(Unaudited)	(Audited)
	AED	AED
Quoted investments	300,070	276,064
Unquoted investments	204,242	146,107
	504,312	422,171

The movement in investments classified at fair value through profit and loss is as follows:

	September 30,	December 31,
	2022	2021
	(Unaudited)	(Audited)
	AED	AED
As at January 1,	422,171	354,645
Changes in fair value	87,329	66,442
Translation reserve	(5,188)	1,084
	504,312	422,171

#### 7 Borrowings

	September 30,	
	2022	2021
	(Unaudited)	(Audited)
	AED	AED
Non-current liabilities	28,942,455	30,738,395
Current liabilities	3,684,211	3,684,211
	32,626,665	34,422,606

The Group obtained loan in the year 2021 to settle legal claim and other legal expenses payables and has mortgaged certain investment properties as mentioned in Note 3. Loan is payable over a period of ten years carrying profit rate of 6 months EIBOR +2.5% (Minimum 4%) per annum.

Condensed Consolidated Interim Financial Information

Notes to the condensed consolidated interim financial information (continued) For the period ended September 30, 2022

8 Trade and other payable	les			
			September 30,	December 31,
			2022	2021
			(Unaudited)	(Audited)
			AED	AED
Financial liabilities				
Accrued expenses			1,405,837	827,181
Refundable deposits			993,620	788,028
Trade payables			185,365	289,522
			2,584,822	1,904,731
Non-financial liability				
Rental income received in advance			1,357,874	1,544,970
			3,942,696	3,449,701
9 Administrative and gen	eral expenses			
	Three	Three	Nine	Nine
	months	months	months	months
	period ended	period ended	period ended	period ended
	September 30,	September 30,	September 30,	September 30,
	2022	2021	2022	2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
	AED	AED	AED	AED
Staff costs	738,952	535,831	1,984,061	1,585,686
Salaries and other benefits to Chief				
Executive Officer	327,500	294,887	1,017,500	705,304
Directors' sitting fee and travel				
expenses	17,598	-	55,330	in the
Legal and professional fees	456,709	100,488	1,522,916	437,414
Utilities	121,657	116,870	312,500	307,486
Allowance for expected credit loss				
of trade receivables	121,091	79,990	507,275	183,148
Depreciation on right-of-use assets	31,304	30,457	93,913	93,215
Depreciation on property and	THE STREET	27400 WAR IV	190 1001	
equipment	18,819	13,583	60,221	44,741
Other expenses	99,514	184,398	511,478	417,203
	1,933,144	1,356,504	6,065,194	3,774,197

#### 10 Seasonality of results

The Group's income consists of rental and investment income. Rental income is not significantly affected by any seasonal impact as it depends on annual lease contracts which are recognised in the income statement on a straight-line method and in accordance with different terms of these contracts. In addition, there is limited fluctuation on the rent rates where the Group's investment properties are located. Investment income depends on market conditions, investment activities of the Group and declaration of profit by investee companies, which are of a seasonal nature. Accordingly, results of investment income for the period ended September 30, 2022 are not comparable to those relating to the comparative period and are not indicative of the results that might be expected for the year ending December 31, 2022.

Condensed Consolidated Interim Financial Information

Notes to the condensed consolidated interim financial information (continued) For the period ended September 30, 2022

#### 11 Related parties

In the normal course of business, the Group carries on business with other entities which fall within the definition of a related party in accordance with IFRS.

For the purpose of the condensed consolidated interim financial information, entities are considered to be related to the Company or the Group if the Company or the Group has the ability, directly or indirectly, to exercise significant influence over the entities in making financial and operating decisions, or vice versa, or where the Company or the Group are subject to common control or significant influence.

#### Compensation of key management personnel

Key management personnel of the Group include the Chief Executive Officer and Directors. Key management personnel compensation includes the following:

	Three	Three	Nine	Nine
	months	months	months	months
	period ended	period ended	period ended	period ended
	September 30,	September 30,	September 30,	September 30,
	2022	2021	2022	2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
	AED	AED	AED	AED
Salaries and other short-term				
employee benefits	305,000	285,872	965,000	669,244
End of service benefits	22,500	9,015	52,500	36,060
Directors - Sitting fee	4,000	# #	28,000	
Directors - Travel and other expenses	13,598	<u> </u>	27,330	
	345,098	294,887	1,072,830	705,304

#### 12 Capital commitments

The Group has not entered into capital commitments as at September 30, 2022 and December 31, 2021.

#### 13 Basic and diluted (loss)/earnings per share

	Three	Three	Nine	Nine
	months	months	months	months
	period ended	period ended	period ended	period ended
	September 30,	September 30,	September 30,	September 30,
	2022	2021	2022	2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
	AED	AED	AED	AED
Profit/(loss) for the period	(157,332)	846,834	361,270	2,135,827
Weighted average number of shares	78,901,086	78,901,086	78,901,086	78,901,086
Basic and diluted earnings/(loss) per share	(0.002)	0.011	0.005	0.027