

Seef Properties B.S.C.

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
(REVIEWED)**

31 MARCH 2025

REPORT ON THE REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF SEEF PROPERTIES B.S.C.

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Seef Properties B.S.C. (the "Company") and its subsidiaries (together the "Group") as at 31 March 2025, comprising of the interim consolidated statement of financial position as at 31 March 2025, the related interim consolidated statement of comprehensive income and the interim consolidated statements of cash flows and changes in equity for the three-month period then ended and explanatory notes. The Board of Directors is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34 Interim Financial Reporting (IAS 34). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements 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. 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 statements are not prepared, in all material respects, in accordance with IAS 34.



11 May 2025
Manama, Kingdom of Bahrain

Seef Properties B.S.C.

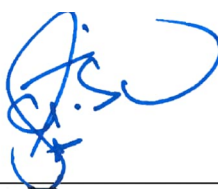
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 March 2024

		31 March 2025 Reviewed BD	31 December 2024 Audited BD
	<i>Notes</i>		
ASSETS			
Non-current assets			
Investment properties	4	138,604,024	138,770,511
Equipment, furniture and motor vehicles		3,222,336	3,352,161
Capital work-in-progress		1,739,070	1,574,437
Investment in a joint venture	5	8,489,397	8,475,206
		152,054,827	152,172,315
Current assets			
Trade and other receivables		4,722,853	4,106,305
Bank balances, term deposits and cash	6	20,990,087	20,859,041
		25,712,940	24,965,346
TOTAL ASSETS		177,767,767	177,137,661
EQUITY AND LIABILITIES			
Equity			
Share capital		46,000,000	46,000,000
Treasury shares	9	(706,159)	(699,092)
Statutory reserve		23,000,000	23,000,000
Furniture and fixtures replacement reserve		422,748	414,266
Retained earnings		90,258,668	93,131,806
Equity attributable to equity holders of the parent		158,975,257	161,846,980
Non-controlling interest		3,254,148	3,307,994
Total equity		162,229,405	165,154,974
Liabilities			
Non-current liabilities			
Term loans - non-current portion	7	3,678,664	3,983,949
Lease liability - non-current portion	8	2,431,018	2,435,243
Employees' end of service benefits		272,780	268,545
		6,382,462	6,687,737
Current liabilities			
Term loans - current portion	7	1,789,938	1,557,309
Lease liability - current portion	8	16,310	15,923
Dividends payable and unclaimed dividends	11	4,748,563	665,313
Trade and other payables		2,601,089	3,056,405
		9,155,900	5,294,950
Total liabilities		15,538,362	11,982,687
TOTAL EQUITY AND LIABILITIES		177,767,767	177,137,661



Essa Mohamed Najibi
Chairman



Sattam Algosaibi
Vice Chairman



Ahmed Yusuf
Chief Executive Officer

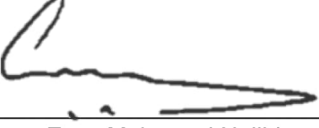
The attached notes 1 to 17 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the three-month period ended 31 March 2025 (Reviewed)

		Three-month period ended 31 March	
		2025	2024
	Note	BD	BD
REVENUE			
Property rental income and service charges		2,224,706	2,362,837
Income from serviced apartments		309,407	469,153
Leisure and recreational revenue		596,210	638,711
		3,130,323	3,470,701
Less: cost of revenue		764,000	875,326
GROSS PROFIT		2,366,323	2,595,375
Other operating income		310,258	406,756
Profit on term deposits		263,632	336,244
		2,940,213	3,338,375
EXPENSES			
General and administrative expenses		1,210,697	1,321,032
Depreciation		186,158	145,023
Charge for/ (reversal of) expected credit losses		68,151	(5,130)
Finance costs		153,568	210,909
		1,618,574	1,671,834
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT / (LOSS) FROM INVESTMENT IN A JOINT VENTURE		1,321,639	1,666,541
Unrealised fair value loss on investment properties		(166,487)	(166,487)
Share of profit / (loss) from investment in a joint venture		14,191	(123,335)
NET PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		1,169,343	1,376,719
Attributable to:			
Equity holders of the parent		1,223,189	1,397,468
Non-controlling interest		(53,846)	(20,749)
		1,169,343	1,376,719
Basic and diluted earnings per share attributable to equity holders of the parent	12	2.69 Fils	3.04 Fils


Essa Mohamed Najibi
Chairman


Sattam Alghosaibi
Vice Chairman


Ahmed Yusuf
Chief Executive Officer

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the three-month period ended 31 March 2025 (Reviewed)

	<i>Three-month period ended</i>	
	<i>31 March</i>	
	<i>2025</i>	<i>2024</i>
<i>Note</i>	<i>BD</i>	<i>BD</i>
OPERATING ACTIVITIES		
Net profit for the period	1,169,343	1,376,719
Adjustments for:		
Profit on term deposits	(263,632)	(336,244)
Depreciation	281,384	242,664
Charge for/ (reversal of) expected credit losses	68,151	(5,130)
Finance costs	153,568	210,909
Employees' end of service benefits	13,352	19,536
Unrealised fair value loss on investment properties	166,487	166,487
Share of profit / (loss) from investment in a joint venture	(14,191)	123,335
Operating profit before working capital changes	1,574,462	1,798,276
Working capital changes:		
Trade and other receivables	(444,402)	(419,664)
Trade and other payables	(515,544)	(220,511)
	614,516	1,158,101
Profit on term deposits received	23,335	347,187
Employees' end of service benefits paid	(9,117)	(5,052)
Net cash flows from operating activities	628,734	1,500,236
INVESTING ACTIVITIES		
Purchase of equipment, furniture and motor vehicles	(32,154)	(55,191)
Expenditure incurred on capital work-in-progress	(284,038)	(151,127)
Net movement in term deposits with an original maturity of more than 90 days	-	(38,791)
Net cash flows used in investing activities	(316,192)	(245,109)
FINANCING ACTIVITIES		
Dividends paid	(4,595)	(4,145,386)
Purchase of treasury shares	(7,067)	-
Term loans repaid	(72,656)	(248,393)
Finance costs paid on term loans	(34,678)	(152,837)
Lease liability paid (including finance costs)	(62,500)	(62,500)
Net cash flows used in financing activities	(181,496)	(4,609,116)
NET CHANGE IN CASH AND CASH EQUIVALENTS	131,046	(3,353,989)
Cash and cash equivalents at 1 January	3,795,041	7,415,219
CASH AND CASH EQUIVALENTS AT 31 MARCH	3,926,087	4,061,230

The attached notes 1 to 17 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the three-month period ended 31 March 2025 (Reviewed)

<i>Equity attributable to equity holders of the parent</i>								
<i>Note</i>	<i>Share capital</i>	<i>Treasury shares</i>	<i>Statutory reserve</i>	<i>Furniture and fixtures replacement reserve</i>	<i>Retained earnings*</i>	<i>Total</i>	<i>Non-controlling interest</i>	<i>Total equity</i>
	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
At 1 January 2025	46,000,000	(699,092)	23,000,000	414,266	93,131,806	161,846,980	3,307,994	165,154,974
Net profit and total comprehensive income for the period	-	-	-	-	1,223,189	1,223,189	(53,846)	1,169,343
Dividends declared	10	-	-	-	(4,087,845)	(4,087,845)	-	(4,087,845)
Purchase of treasury shares	9	-	(7,067)	-	-	(7,067)	-	(7,067)
Transfer to furniture and fixtures replacement reserve	-	-	-	9,282	(9,282)	-	-	-
Furniture and fixtures replacement reserve utilised	-	-	-	(800)	800	-	-	-
At 31 March 2025	46,000,000	(706,159)	23,000,000	422,748	90,258,668	158,975,257	3,254,148	162,229,405
<i>Equity attributable to equity holders of the parent</i>								
<i>Note</i>	<i>Share capital</i>	<i>Treasury shares</i>	<i>Statutory reserve</i>	<i>Furniture and fixtures replacement reserve</i>	<i>Retained earnings*</i>	<i>Total</i>	<i>Non-controlling interest</i>	<i>Total equity</i>
	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
At 1 January 2024	46,000,000	-	23,000,000	368,003	91,711,208	161,079,211	3,461,871	164,541,082
Net profit and total comprehensive income for the period	-	-	-	-	1,397,468	1,397,468	(20,749)	1,376,719
Dividends declared	10	-	-	-	(4,140,000)	(4,140,000)	-	(4,140,000)
Transfer to furniture and fixtures replacement reserve	-	-	-	13,555	(13,555)	-	-	-
Furniture and fixtures replacement reserve utilised	-	-	-	(1,184)	1,184	-	-	-
At 31 March 2024	46,000,000	-	23,000,000	380,374	88,956,305	158,336,679	3,441,122	161,777,801

*Retained earnings includes BD 644,092 (31 March 2024: BD 644,092) relating to statutory reserves of the subsidiaries.

The attached notes 1 to 17 form part of these interim condensed consolidated financial statements.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

1 ACTIVITIES

Seef Properties B.S.C. (the "Company" or the "Parent") is a public joint stock company incorporated in the Kingdom of Bahrain and registered with the Ministry of Industry and Commerce under commercial registration number 44344. The postal address of the Company's registered head office is P O Box 20084, Building 2102, Road 2825, Block 428, Seef District, Kingdom of Bahrain.

The Company and its subsidiaries are collectively referred to as the Group.

The Group is primarily engaged in the real estate business and also provides leisure and recreational game facilities. The Group owns and manages Seef Mall, Isa Town Mall, Muharraq Seef Mall, Fraser Suites - Seef, Seef Entertainment and other commercial facilities in the Kingdom of Bahrain. In addition, the Company manages, as part of property management service agreements, manages many properties in the Kingdom of Bahrain.

The interim condensed consolidated financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 11 May 2025.

The Company's subsidiaries and joint venture, all of which are incorporated in the Kingdom of Bahrain, are as follows:

Name	Ownership interest		Principal activities
	30 March 2025	31 December 2024	
Subsidiaries			
Fraser Suites Seef - Bahrain W.L.L.	100%	100%	Hotel, tourist furnished flats and restaurants for tourist services management.
Seef Entertainment W.L.L.	100%	100%	Management of amusement parks and theme parks and other amusement and recreation activities.
Muharraq Mall Co. W.L.L.	72.5%	72.5%	Management of real estate including malls.
Joint Venture			
Lama Real Estate W.L.L.	50%	50%	Real estate business.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES**2.1 Basis of preparation**

The interim condensed consolidated financial statements of the Group for the three-month period ended 31 March 2025 have been prepared in accordance with International Accounting Standard 34 *Interim Financial Reporting*.

The interim condensed consolidated financial statements do not contain all information and disclosures required for full consolidated financial statements prepared in accordance with IFRS Accounting Standards as issued by international Accounting Standard Board ("IASB"), and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2024. In addition, results for the three-month period ended 31 March 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

The Group has prepared the interim condensed consolidated financial statements on the basis that it will continue to operate as a going concern. The Board of Directors consider that there are no material uncertainties that may cast significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

2.2 Accounting convention

The interim condensed consolidated financial statements have been prepared on a historical cost basis, except for investment properties that have been measured at fair value. The interim condensed consolidated financial statements are presented in Bahraini Dinars ("BD") which is the functional currency of the Company and the reporting currency of the Group.

2.3 New and amended standards and interpretations adopted as at 1 January 2025

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of new and amended standards and interpretations as of 1 January 2025. The Group has not early adopted any other new and amended standards and interpretations that has been issued but is not yet effective.

The following amendments apply for the first time in 2025, these amendments, did not have an impact on the interim condensed consolidated financial statements of the Group.

- Lack of exchangeability - amendments to IAS 21

3 SEASONALITY OF OPERATIONS

Due to the seasonal nature of serviced apartments and leisure and recreational segments, higher revenues and operating profits are usually expected during the holiday and events periods. However, for the property rental and service charge income there is no seasonality of operations.

4 INVESTMENT PROPERTIES

	<i>Three-month period ended 31 March 2025 Reviewed BD</i>	<i>Year ended 31 December 2024 Audited BD</i>
At the beginning of the period / year	138,770,511	139,436,458
Unrealised fair value loss	(166,487)	(665,947)
At the end of the period / year	138,604,024	138,770,511

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

4 INVESTMENT PROPERTIES (continued)

Investment properties include a leasehold land with a carrying amount of BD 1,768,526 at 31 March 2025 (31 December 2024: BD 1,783,816) on which an investment property, Muhrraq Mall building, was constructed and which has a carrying value of BD 17,639,652 at 31 March 2025 (31 December 2024: BD 17,790,849).

5 INVESTMENT IN A JOINT VENTURE

	<i>Three-month period ended 31 March 2025 Reviewed BD</i>	<i>Year ended 31 December 2024 Audited BD</i>
At the beginning of the period / year	8,475,206	6,947,176
Addition during the period / year	-	1,500,000
Share of profit for the period / year	14,191	28,030
At the end of the period / year	8,489,397	8,475,206

The share of profit for the three-month period ended 31 March 2025 was recorded based on the unaudited management accounts of the joint venture for the three-month period ended 31 March 2025.

The joint venture had no material contingent liabilities at 31 March 2025 and 31 December 2024. The joint venture cannot distribute its profits until it obtains the consent from both venture partners. The Company has committed to provide a financial support to the joint venture when required.

6 BANK BALANCES, TERM DEPOSITS AND CASH

	<i>31 March 2025 Reviewed BD</i>	<i>31 December 2024 Audited BD</i>
Cash on hand	13,699	10,429
Bank balances (note 6.1)	1,982,388	3,784,612
Term deposits (note 6.2)	18,994,000	17,064,000
Bank balances, term deposits and cash	20,990,087	20,859,041
Term deposits with an original maturity of more than 90 days	(17,064,000)	(17,064,000)
Cash and cash equivalents	3,926,087	3,795,041

6.1 The bank balances are held with commercial banks in the Kingdom of Bahrain. The interest rates on bank balances at 31 March 2025 ranged from 0.15% to 2.1% per annum (31 December 2024: 0.15% to 2.1% per annum).

6.2 The term deposits are held with commercial islamic banks in the Kingdom of Bahrain. The profit rates on term deposits at 31 March 2025 ranged from 5.25% to 6.0% per annum (31 December 2024: 3.5% - 6.3% per annum).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

7 TERM LOANS*Muharraq Mall Co. W.L.L.*

During prior years, the Group's subsidiary, Muharraq Mall Co. W.L.L., obtained a term loan from a commercial bank in the Kingdom of Bahrain amounting to BD 6.3 million to finance the development of Muharraq Seef Mall. The term loan was originally repayable in 40 quarterly instalments commencing from December 2018. However during 2020 and 2021, the repayment of the loan was extended to a new maturity date of September 2030. The term loan, based on the latest amendment, carries interest at the rate of 2.5% per annum plus 3 months SOFR rate. The interest rate on the loan at 31 March 2025 was 6.8% per annum (31 December 2024: 7.9% per annum). The loan is secured against the joint and several guarantees issued by the shareholders of Muharraq Mall Co. W.L.L. in favour of the bank. The outstanding balance of the term loan at 31 March 2025 was BD 4,846,753 (31 December 2024: BD 4,846,753). Muharraq Mall Co. W.L.L. did not pay the instalments due on 30 June 2024, 30 September 2024 and 31 March 2025, as Muharraq Mall Co. W.L.L. is negotiating a reschedule of the loan with the bank.

The term loan is subject to covenants that Muharraq Mall Co. W.L.L. must comply with. At 31 March 2025, all the covenants were complied with except for the following covenants:

a) Facility Service Coverage Ratio shall not be less than 1.25x at all times during the tenor of the facility for the lessee.

b) In case any instalment payment is past due for more than 30 days, the borrower and/or guarantors will provide mortgage on security acceptable to the bank.

Despite the non-compliance with the loan covenants as of 31 March 2025, the loan has not been classified as current. This is because, according to the loan agreement, these covenants are assessed annually based on the audited financial statements of Muharraq Mall Co. W.L.L. As of 31 December 2024, there was a breach of the same loan covenants; however, the loan remains classified as non-current due to a waiver obtained from the bank for this non-compliance, dated 31 December 2024. This waiver allows Muharraq Mall Co. W.L.L. to retain the loan under its original terms.

Seef Entertainment W.L.L.

During prior years, the Group's subsidiary, Seef Entertainment W.L.L., obtained a loan facility from a commercial bank in the Kingdom of Bahrain amounting to BD 4 million to finance the project of a family entertainment centre in Al Liwan, Al Hamala. Principal and profit are repayable quarterly starting from 27 October 2022 till 26 October 2031. The loan is a revolving murabaha which carries a profit rate of 7.5% per annum at 31 March 2025 (31 December 2024: 7.5% per annum). The loan is secured against a guarantee issued by the Company in favour of the bank. The outstanding balance of the term loan at 31 March 2025 was BD 621,849 (31 December 2024: BD 694,505).

At 31 March 2025, Seef Entertainment W.L.L. complied with all covenants (31 December 2024: Same).

The movement in the term loans during the period / year is as follows:

	Three-month period ended 31 March 2025 Reviewed BD	Year ended 31 December 2024 Audited BD
At the beginning of the period / year	5,541,258	7,828,637
Repayments during the period / year	(72,656)	(2,287,379)
At the end of the period / year	5,468,602	5,541,258

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

7 TERM LOANS (continued)

The current and non-current portions of the term loans are as follows:

	31 March 2025 Reviewed BD	31 December 2024 Audited BD
Current	1,789,938	1,557,309
Non-current	3,678,664	3,983,949
	5,468,602	5,541,258

8 LEASE LIABILITY

The lease liability balance represents the present value of future lease payments for a leasehold land. The lease for the land ends in February 2054. The corresponding right-of-use asset is presented as part of investment properties. Refer to note 4.

The payments for the leasehold land are discounted using a discount factor of 9.66% per annum .

The movement in the lease liability is as follows:

	Three-month period ended 31 March 2025 Reviewed BD	Year ended 31 December 2024 Audited BD
At the beginning of the period / year	2,451,166	2,465,628
Lease payments during the period / year	(62,500)	(250,000)
Finance costs for the period / year	58,662	235,538
At the end of the period / year	2,447,328	2,451,166

The current and non-current portions of the lease liability are as follows:

	31 March 2025 Reviewed BD	31 December 2024 Audited BD
Current	16,310	15,923
Non-current	2,431,018	2,435,243
	2,447,328	2,451,166

9 TREASURY SHARES

During the period, the Company reacquired additional 60,850 (31 December 2024: 5,781,980) of its own equity shares for a consideration of BD 7,067 (31 December 2024: BD 699,092).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

10 DIVIDENDS

At the Annual General Meeting held on 19 March 2025, the Company's shareholders approved to distribute a final dividend of BD 0.009 per share totalling BD 4,087,845 relating to 2024.

At the Annual General Meeting held on 21 March 2024, the Company's shareholders approved to distribute a final dividend of BD 0.009 per share totalling BD 4,140,000 relating to 2023.

11 DIVIDENDS PAYABLE AND UNCLAIMED DIVIDENDS

	<i>Three-month period ended 31 March 2025 Reviewed BD</i>	<i>Year ended 31 December 2024 Audited BD</i>
At the beginning of the period / year	665,313	686,944
Dividends declared during the period / year (note 10)	4,087,845	4,140,000
Dividends paid during the period / year	(4,595)	(4,161,631)
At the end of the period / year	4,748,563	665,313

12 EARNINGS PER SHARE

	<i>Three-month period ended 31 March 2025</i>	<i>31 March 2024</i>
Profit attributable to equity holders of the parent	1,223,189	1,397,468
Weighted average number of shares outstanding	454,197,929	460,000,000
Basic and diluted earnings per share	2.69 Fils	3.04 Fils

No separate figure for diluted earnings per share has been presented as the Company has not issued any financial instruments which may have a dilutive effect.

13 COMMITMENTS AND CONTINGENCIES

a) Capital expenditure commitments

The Group's capital expenditure commitments outstanding at the reporting date but not yet recognised as a liability relating to the projects in malls and other properties are as follows:

	<i>31 March 2025 Reviewed BD</i>	<i>31 December 2024 Audited BD</i>
Fraser Suites Seef Bahrain	857,903	1,122,908
Seef Properties B.S.C.	1,380,467	1,498,917
Lama Real Estate W.L.L.	183,508	1,708,114
Seef Entertainment W.L.L.	101,128	133,073
Muharrag Mall Company W.L.L.	1,670	1,070
	2,524,676	4,464,082

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS

At 31 March 2025

13 COMMITMENTS AND CONTINGENCIES (continued)

b) Other commitments

Muharraq Mall Co. W.L.L. is contracted with Al Muharraq club (the "Lessor") to pay a royalty charge of 2.75% (2023: 2.75%) of its gross rental income, subject to positive cash flow which is defined as the excess of total rental income over the total cost of operating the mall, commencing from the year 2022 until the end of the lease term in 2054. During the period no such payment was made as Muharraq Mall Co. W.L.L. incurred a negative cash flow as defined in the agreement (2024: same).

c) Legal cases

In the ordinary course of business, the Group is a party to legal claims. The Group, based on legal advice, has not recognised a provision for any of its legal cases as the likelihood of any contingent liability towards the Group is remote.

d) Guarantees

The Company has signed a corporate guarantee towards the term loan obtained by Seef Entertainment W.L.L. from a commercial bank. In addition, the Company, along with the other shareholder, have jointly signed several corporate guarantees towards the term loan obtained by Muharraq Mall Co. W.L.L. from a commercial bank. Refer to note 7.

14 SEGMENT INFORMATION

For management purposes, the Group is organised into four main business segments:

Malls and properties	-	Management of real estate including malls
Serviced apartments	-	Management of apartments
Leisure and entertainment	-	Operating leisure and recreational games facilities
Other	-	All activities other than property management and leisure activities

The operations of malls and properties include Seef Mall, Isa Town Mall, Muharraq Seef Mall and other properties in areas such as Hamad Town, Isa Town, Saar and Um-Al Hassam. It also includes the management of other properties as part of property management service agreements.

Serviced apartments represent Fraser Suites Seef, which generates income from the leasing of furnished serviced apartments and tourists restaurants.

The Group owns and operates leisure and recreational games facilities in different commercial malls in the Kingdom of Bahrain under its brand names Magic Island, Jumpoline, Yabeela and Hawa.

In addition, the Group also earns other income from profits on term deposits which is included in "Others".

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss.

All of the sales and profits of the Group are earned in the Kingdom of Bahrain.

Seef Properties B.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

14 SEGMENT INFORMATION (continued)

	<i>Malls and properties</i>		<i>Serviced apartments</i>		<i>Leisure and entertainment</i>		<i>Others</i>		<i>Elimination</i>		<i>Consolidated</i>	
	<i>Three-month period ended 31 March</i>		<i>Three-month period ended 31 March</i>		<i>Three-month period ended 31 March</i>		<i>Three-month period ended 31 March</i>		<i>Three-month period ended 31 March</i>		<i>Three-month period ended 31 March</i>	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed
	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD
Income from external operations	2,224,706	2,362,837	309,407	469,153	596,210	638,711	-	-	-	-	3,130,323	3,470,701
Inter-segment income	70,404	70,404	-	-	-	-	-	-	(70,404)	(70,404)	-	-
Less: cost of revenue	258,077	287,055	104,898	154,267	484,054	505,033	-	-	(83,029)	(71,029)	764,000	875,326
GROSS PROFIT	2,037,033	2,146,186	204,509	314,886	112,156	133,678	-	-	12,625	625	2,366,323	2,595,375
Other operating income	308,282	420,826	-	-	25,633	15,365	-	-	(23,657)	(29,435)	310,258	406,756
Profit on term deposits	-	-	-	-	-	-	263,632	336,244	-	-	263,632	336,244
	2,345,315	2,567,012	204,509	314,886	137,789	149,043	263,632	336,244	(11,032)	(28,810)	2,940,213	3,338,375
EXPENSES												
General and administrative expenses	1,102,791	1,169,604	84,004	113,296	34,934	66,942	-	-	(11,032)	(28,810)	1,210,697	1,321,032
Depreciation	88,055	42,646	9,800	15,697	88,303	86,680	-	-	-	-	186,158	145,023
Charge for / (reversal of) expected credit losses	67,606	-	545	(5,130)	-	-	-	-	-	-	68,151	(5,130)
Finance costs	141,500	163,121	-	-	12,068	47,788	-	-	-	-	153,568	210,909
	1,399,952	1,375,371	94,349	123,863	135,305	201,410	-	-	(11,032)	(28,810)	1,618,574	1,671,834
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT / (LOSS) FROM INVESTMENT IN A JOINT VENTURE	945,363	1,191,641	110,160	191,023	2,484	(52,367)	263,632	336,244	-	-	1,321,639	1,666,541
Unrealised fair value loss on investment properties	(166,487)	(166,487)	-	-	-	-	-	-	-	-	(166,487)	(166,487)
Share of profit / (loss) from investment in a joint venture	14,191	(123,335)	-	-	-	-	-	-	-	-	14,191	(123,335)
Segment profit for the period	793,067	901,819	110,160	191,023	2,484	(52,367)	263,632	336,244	-	-	1,169,343	1,376,719
	31 March 2025	31 December 2024	31 March 2025	31 December 2024	31 March 2025	31 December 2024	31 March 2025	31 December 2024	31 March 2025	31 December 2024	31 March 2025	31 December 2024
	Reviewed	Audited	Reviewed	Audited	Reviewed	Audited	Reviewed	Audited	Reviewed	Audited	Reviewed	Audited
	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD
Total assets	145,958,618	147,003,530	12,140,585	11,993,894	2,958,737	3,254,075	18,994,000	17,064,000	(2,284,173)	(2,177,838)	177,767,767	177,137,661
Total liabilities	14,858,622	11,169,883	2,105,638	2,052,448	858,275	938,194	-	-	(2,284,173)	(2,177,838)	15,538,362	11,982,687

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

15 RELATED PARTY BALANCES AND TRANSACTIONS

Related parties represent major shareholders, directors and key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by the Group and such parties. Pricing policies and terms of these transactions are approved by the Board of Directors.

Balances with related parties included in the interim consolidated statement of financial position are as follows:

	31 March 2025 Reviewed BD	31 December 2024 Audited BD
Assets		
Bank balances, term deposits and cash - Al Salam Bank B.S.C.	6,250,968	5,359,720
Trade and other receivables - Lama Real Estate W.L.L.	752,380	668,372
Trade and other receivables - Fraser Suites Al Liwan-Bahrain W.L.L.	46,837	21,376
Trade and other receivables - Al Salam Bank B.S.C.	498,692	243,333
Trade and other receivables - Social Insurance Organisation	4,932	7,012
Liabilities		
Term loans - non-current portion - Al Salam Bank B.S.C.	222,652	325,218
Term loans - current portion - Al Salam Bank B.S.C.	399,197	369,287
Trade and other payables - Al Salam Bank B.S.C.	8,162	30,772
Key management personnel		
End of service benefits	99,290	94,475

Outstanding balances at the period - end arose in the normal course of business and are profit free and unsecured, except for the term loans and term deposits. The Group only creates an allowance for expected credit losses for related party balances where it is virtually certain that the debt will not be recovered. At 31 March 2025, the Group has not recorded any allowance for impairment against amounts owed by related parties (31 December 2024: same).

Transactions with related parties included in the interim consolidated statement of comprehensive income are as follows:

	Three-month period ended 31 March 2025 Reviewed BD	31 March 2024 Reviewed BD
Revenue		
Property rental income and service charges / Social Insurance Organisation	5,310	5,310
Profit on term deposits / Al Salam Bank B.S.C.	82,002	112,882
Other operating income / Lama Real Estate W.L.L.	64,990	52,565

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 31 March 2025

15 RELATED PARTY BALANCES AND TRANSACTIONS (continued)

	<i>Three-month period ended</i>	
	<i>31 March</i>	<i>31 March</i>
	<i>2025</i>	<i>2024</i>
	<i>Reviewed</i>	<i>Reviewed</i>
	<i>BD</i>	<i>BD</i>
Expenses		
Cost of sales / Lama Real Estate W.L.L.	70,692	61,857
Finance costs / Al Salam Bank B.S.C.	12,068	47,788

Directors and key management personnel

	<i>Three-month period ended</i>	
	<i>31 March</i>	<i>31 March</i>
	<i>2025</i>	<i>2024</i>
	<i>Reviewed</i>	<i>Reviewed</i>
	<i>BD</i>	<i>BD</i>
Directors' remuneration	240,000	240,000
Board sitting fees	13,100	11,300
Management short-term benefits	227,822	204,474
End of service benefits	4,815	14,690
	485,737	470,464

16 FAIR VALUE MEASUREMENT**Fair value hierarchy**

All assets and liabilities for which fair value is measured or disclosed in the interim condensed consolidated financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the interim condensed consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Fair value of financial instruments

Financial instruments comprise of financial assets and financial liabilities.

Financial assets consist of trade and other receivables and bank balances, term deposits and cash. Financial liabilities consist of trade and other payables, lease liability, dividends payable and unclaimed dividends and term loans. There were no financial assets or liabilities carried at fair value at 31 March 2025 and 31 December 2024.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS

At 31 March 2025

16 FAIR VALUE MEASUREMENT (continued)

Fair value of financial instruments (continued)

The carrying amounts of bank balances, term deposits and cash, trade and other receivables, trade and other payables and dividends payable and unclaimed dividends approximate their fair values at the reporting date, largely due to the short maturities of these instruments (31 December 2024: same).

The carrying amounts of the long-term financial instruments, term loans and lease liability, also approximate their fair values at the reporting date as these are interest/profit bearing (31 December 2024: same).

Fair value of non-financial instruments

The Group measures its investment properties at fair value. The fair value of the Group's investment properties is categorised into level 3 of the fair value hierarchy. There were no transfers between the different levels of fair value hierarchy during the current period and prior year.

The fair values of the investment properties were determined by the Group based on assessment performed internally by Management based on the valuation performed by independent surveyors as at 31 December 2024 (2024: 31 December 2024). The surveyors are industry specialists in valuing these types of properties and have recent experience in the location and category of the properties being valued, however the Group internally updates the fair value of investment properties in case of significant changes in the valuation assumptions. The valuations undertaken were based on income yield capitalisation and discounted cash flow method.

The movement in the fair value of level 3 non-financial assets- investment properties is disclosed in note 4.

17 COMPARATIVES

Certain corresponding figures have been regrouped where necessary to conform to the current period's presentation. Such regrouping did not effect previously reported assets, liabilities and net profit.