



BARWA REAL ESTATE COMPANY Q.P.S.C.

**THE UNREVIEWED CONDENSED CONSOLIDATED INTERIM FINANCIAL
STATEMENTS**

30 SEPTEMBER 2023

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BUILDING THE FUTURE


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BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
AS AT 30 SEPTEMBER 2023

CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

	30 SEPTEMBER 2023 (UNREVIEWED) QR'000	31 DECEMBER 2022 (AUDITED) QR'000
ASSETS		
CASH AND BANK BALANCES	1,206,527	898,682
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	152,019	32,375
RECEIVABLES AND PREPAYMENTS	1,557,124	1,567,487
TRADING PROPERTIES	614,204	617,369
DUE FROM RELATED PARTIES	84,134	227,048
NON-CURRENT ASSETS HELD FOR SALE	5,879,424	21,968
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	102,446	128,365
ADVANCES FOR PROJECTS AND INVESTMENTS	275,368	209,123
INVESTMENT PROPERTIES	30,501,757	35,520,905
PROPERTY, PLANT AND EQUIPMENT	495,359	528,595
RIGHT-OF-USE ASSETS	8,800	11,857
INVESTMENTS IN ASSOCIATES	23,634	85,829
GOODWILL	132,411	132,411
DEFERRED TAX ASSETS	4,455	4,436
TOTAL ASSETS	41,037,662	39,986,450
LIABILITIES AND EQUITY		
LIABILITIES		
PAYABLES AND OTHER LIABILITIES	2,527,704	1,392,638
PROVISIONS	77,352	25,932
END OF SERVICE BENEFITS	129,324	133,035
DUE TO RELATED PARTIES	282,238	178,279
LEASE LIABILITIES	287,815	302,158
OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	16,168,854	16,479,664
DEFERRED TAX LIABILITIES	12,762	11,591
TOTAL LIABILITIES	19,486,049	18,523,297
EQUITY		
SHARE CAPITAL	3,891,246	3,891,246
LEGAL RESERVE	2,034,094	2,034,094
GENERAL RESERVE	4,639,231	4,639,231
OTHER RESERVES	(369,852)	(376,850)
RETAINED EARNINGS	11,186,095	11,099,057
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	21,380,814	21,286,778
NON-CONTROLLING INTERESTS	170,799	176,375
TOTAL EQUITY	21,551,613	21,463,153
TOTAL LIABILITIES AND EQUITY	41,037,662	39,986,450

THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS WERE AUTHORISED FOR ISSUANCE BY THE BOARD OF DIRECTORS ON 17 OCTOBER 2023 AND SIGNED ON THEIR BEHALF BY:



ABDULLA BIN HAMAD AL-ATTIYAH
 CHAIRMAN



ABDULLA BIN JBARA AL-ROMAIHI
 GROUP CHIEF EXECUTIVE OFFICER

BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2023
CONDENSED CONSOLIDATED INTERIM STATEMENT OF PROFIT OR LOSS

	<i>30 SEPTEMBER</i> <i>2023</i> (UNREVIEWED) QR'000	<i>30 SEPTEMBER</i> <i>2022</i> (UNREVIEWED) QR'000
RENTAL INCOME	1,097,790	1,198,598
RENTAL OPERATION EXPENSES	(200,490)	(336,193)
NET RENTAL INCOME	897,300	862,405
FINANCE LEASE INCOME	-	82
NET RENTAL AND FINANCE LEASE INCOME	897,300	862,487
INCOME FROM CONSULTANCY AND OTHER SERVICES	254,802	221,592
CONSULTING OPERATION AND OTHER SERVICES EXPENSES	(211,656)	(166,858)
NET CONSULTING AND OTHER SERVICES INCOME	43,146	54,734
PROFIT ON SALE OF PROPERTY AND CONSTRUCTION SERVICES	162	32,615
NET FAIR VALUE GAIN ON INVESTMENT PROPERTIES	556,741	421,391
SHARE OF RESULTS OF ASSOCIATES	(70,284)	(3,070)
GAIN FROM SALE OF NON-CURRENT ASSET HELD FOR SALE	19,119	57,973
GAIN FROM DEEMED DISPOSAL OF INVESTMENT IN AN ASSOCIATE	57,355	-
GENERAL AND ADMINISTRATIVE EXPENSES	(151,604)	(163,118)
NET IMPAIRMENT LOSSES	(25,686)	(256,290)
OTHER INCOME - NET	18,143	33,122
OPERATING PROFIT BEFORE FINANCE COST, DEPRECIATION, AMORTISATION AND INCOME TAX	1,344,392	1,039,844
FINANCE INCOME	40,416	11,734
FINANCE COSTS	(582,838)	(279,571)
NET FINANCE COST	(542,422)	(267,837)
PROFIT BEFORE DEPRECIATION, AMORTISATION AND INCOME TAX	801,970	772,007
DEPRECIATION	(10,085)	(10,463)
AMORTISATION OF RIGHT-OF-USE ASSETS	(3,058)	(3,058)
PROFIT BEFORE INCOME TAX	788,827	758,486
INCOME TAX EXPENSE	(6,796)	(5,255)
NET PROFIT FOR THE PERIOD	782,031	753,231
ATTRIBUTABLE TO:		
<i>EQUITY HOLDERS OF THE PARENT</i>	778,875	742,203
<i>NON-CONTROLLING INTERESTS</i>	3,156	11,028
	782,031	753,231
BASIC AND DILUTED EARNINGS PER SHARE		
<i>ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT (EXPRESSED IN QR PER SHARE)</i>	0.200	0.191



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2023
CONDENSED CONSOLIDATED INTERIM STATEMENT OF COMPREHENSIVE INCOME

	<i>30 SEPTEMBER</i> <i>2023</i> <i>(UNREVIEWED)</i> <i>QR'000</i>	<i>30 SEPTEMBER</i> <i>2022</i> <i>(UNREVIEWED)</i> <i>QR'000</i>
NET PROFIT FOR THE PERIOD	<u>782,031</u>	<u>753,231</u>
OTHER COMPREHENSIVE INCOME		
<i>OTHER COMPREHENSIVE INCOME THAT WILL BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS:</i>		
EXCHANGE DIFFERENCES ON TRANSLATION OF FOREIGN OPERATIONS	(2,366)	(28,657)
<i>OTHER COMPREHENSIVE INCOME THAT WILL NOT BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS:</i>		
NET CHANGE IN THE FAIR VALUE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE LOSS	(3,893)	(3,385)
OTHER RESERVES	<u>851</u>	<u>561</u>
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	<u>(5,408)</u>	<u>(31,481)</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>776,623</u>	<u>721,750</u>
ATTRIBUTABLE TO:		
EQUITY HOLDERS OF THE PARENT	773,537	710,513
NON-CONTROLLING INTERESTS	<u>3,086</u>	<u>11,237</u>
	<u>776,623</u>	<u>721,750</u>



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2023
CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY

EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT

	SHARE CAPITAL QR'000	LEGAL RESERVE QR'000	GENERAL RESERVE QR'000	OTHER RESERVES QR'000	RETAINED EARNINGS QR'000	TOTAL QR'000	NON-CONTROLLING INTERESTS QR'000	TOTAL EQUITY QR'000
BALANCE AT 31 DECEMBER 2022 (AUDITED)	3,891,246	2,034,094	4,639,231	(376,850)	11,099,057	21,286,778	176,375	21,463,153
NET PROFIT FOR THE PERIOD	-	-	-	-	778,875	778,875	3,156	782,031
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	-	-	-	(5,338)	-	(5,338)	(70)	(5,408)
TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	-	-	-	(5,338)	778,875	773,537	3,086	776,623
SHAREHOLDERS' CONTRIBUTION:								
DIVIDENDS FOR 2022	-	-	-	-	(680,968)	(680,968)	-	(680,968)
DISPOSAL OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	-	-	-	8,970	(10,869)	(1,899)	-	(1,899)
FAIR VALUE RESERVE ON DISPOSAL OF EQUITY INVESTMENT	-	-	-	3,366	-	3,366	-	3,366
DIVIDEND PAID TO NON-CONTROLLING INTEREST	-	-	-	-	-	-	(8,662)	(8,662)
BALANCE AT 30 SEPTEMBER 2023 (UNREVIEWED)	3,891,246	2,034,094	4,639,231	(369,852)	11,186,095	21,380,814	170,799	21,551,613

EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT

	SHARE CAPITAL QR'000	LEGAL RESERVE QR'000	GENERAL RESERVE QR'000	OTHER RESERVES QR'000	RETAINED EARNINGS QR'000	TOTAL QR'000	NON-CONTROLLING INTERESTS QR'000	TOTAL EQUITY QR'000
BALANCE AT 31 DECEMBER 2021 (AUDITED)	3,891,246	2,033,140	4,639,231	(401,074)	10,708,713	20,871,256	171,852	21,043,108
NET PROFIT FOR THE PERIOD	-	-	-	-	742,203	742,203	11,028	753,231
OTHER COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	-	-	-	(31,690)	-	(31,690)	209	(31,481)
TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	-	-	-	(31,690)	742,203	710,513	11,237	721,750
DISPOSAL OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	-	-	-	-	4,606	4,606	-	4,606
SHAREHOLDERS' CONTRIBUTION:								
DIVIDENDS FOR 2021	-	-	-	-	(680,968)	(680,968)	-	(680,968)
REALIZATION OF FAIR VALUE RESERVE	-	-	-	42,770	(42,770)	-	-	-
DIVIDEND PAID TO NON-CONTROLLING INTEREST	-	-	-	-	-	-	(8,662)	(8,662)
BALANCE AT 30 SEPTEMBER 2022 (UNREVIEWED)	3,891,246	2,033,140	4,639,231	(389,994)	10,731,794	20,905,407	174,427	21,079,834



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2023

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

	<i>30 SEPTEMBER</i> <i>2023</i> <i>(UNREVIEWED)</i> <i>QR'000</i>	<i>30 SEPTEMBER</i> <i>2022</i> <i>(UNREVIEWED)</i> <i>QR'000</i>
OPERATING ACTIVITIES		
NET PROFIT FOR THE PERIOD	782,031	753,231
<i>ADJUSTMENTS FOR:</i>		
FINANCE COST	564,165	256,580
UNWINDING OF DEFERRED FINANCE COST	18,673	22,991
FINANCE INCOME	(40,416)	(11,734)
NET FAIR VALUE GAIN ON INVESTMENT PROPERTIES	(556,741)	(421,391)
DEPRECIATION	25,126	24,560
AMORTISATION OF RIGHT-OF-USE ASSETS	3,058	3,058
SHARE OF RESULTS OF ASSOCIATES	70,284	3,070
NET IMPAIRMENT LOSSES	25,686	256,290
PROVISION FOR END OF SERVICE BENEFIT	8,449	17,561
FINANCE LEASE INCOME	-	(82)
PROVISION FOR INCOME TAX	4,157	7,397
GAIN ON DEEMED DISPOSAL OF AN ASSOCIATE	(57,355)	-
GAIN FROM SALE OF NON-CURRENT ASSET HELD FOR SALE	(19,119)	(57,973)
OTHER INCOME	(18,143)	(33,122)
OPERATING GAIN BEFORE WORKING CAPITAL CHANGES	809,855	820,436
<i>CHANGES IN WORKING CAPITAL:</i>		
CHANGE IN RECEIVABLES AND PREPAYMENTS	(87,622)	(601,983)
CHANGE IN TRADING PROPERTIES	(939)	107,372
CHANGE IN FINANCE LEASE RECEIVABLES	-	767
CHANGE IN AMOUNTS DUE FROM AND DUE TO RELATED PARTIES	(4,116)	(95,931)
CHANGE IN PROVISIONS	(2,634)	(13,215)
CHANGE IN PAYABLES AND ACCRUALS	(220,557)	(460,804)
CASH FLOWS FROM / (USED IN) OPERATING ACTIVITIES	493,987	(243,358)
PAYMENT OF EMPLOYEES' END OF SERVICE BENEFITS	(12,168)	(10,882)
INCOME TAX PAID	(9,962)	(15,748)
NET CASH FLOWS FROM / (USED IN) OPERATING ACTIVITIES	471,857	(269,988)
INVESTING ACTIVITIES		
FINANCE INCOME RECEIVED	37,879	14,067
DIVIDENDS RECEIVED FROM ASSOCIATES	-	4,000
PAYMENTS FOR ADDITION TO INVESTMENT PROPERTIES	(22,102)	(1,536,465)
PAYMENT FOR NON-CURRENT ASSETS HELD FOR SALE	-	(846)
PROCEEDS FROM SALE OF NON-CURRENT ASSETS HELD FOR SALE	42,100	375,165
ADVANCES PAID FOR PROJECTS AND INVESTMENTS	(4,809)	(355,463)
ADVANCES RECEIVED ON ACCOUNT OF SALE OF PROPERTIES	1,299,097	-
PAYMENTS FOR PURCHASE OF PROPERTY, PLANT AND EQUIPMENT	(9,552)	(10,783)
PROCEEDS FROM SALE OF PROPERTY, PLANT AND EQUIPMENT	91	22
DIVIDEND INCOME RECEIVED	7,451	2,487
PROCEEDS FROM DISPOSAL OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	21,100	59,281
PAYMENTS FOR PURCHASE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	(27,339)	(49,966)
PROCEEDS FROM FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	1,293	-
PAYMENT FOR FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	-	(5,366)
NET MOVEMENT IN SHORT TERM DEPOSITS MATURING AFTER THREE MONTHS	38,323	658,307
NET CASH FLOWS FROM / (USED IN) INVESTING ACTIVITIES	1,383,532	(845,560)



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2023

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS (CONTINUED)

	<i>30 SEPTEMBER</i> <i>2023</i> <i>(UNREVIEWED)</i> <i>QR'000</i>	<i>30 SEPTEMBER</i> <i>2022</i> <i>(UNREVIEWED)</i> <i>QR'000</i>
FINANCING ACTIVITIES		
FINANCE COST PAID	(849,795)	(430,836)
PROCEEDS FROM OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	1,543,275	3,298,377
PAYMENTS FOR OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	(1,812,441)	(1,069,122)
DIVIDEND PAID TO NON-CONTROLLING INTEREST	(8,662)	(8,662)
DIVIDENDS PAID	(376,937)	(671,827)
PAYMENT OF LEASE LIABILITIES	(2,520)	(20,407)
CHANGE IN RESTRICTED BANK BALANCES	3,442	3,611
NET CASH (USED IN)/ FROM FINANCING ACTIVITIES	<u>(1,503,638)</u>	<u>1,101,134</u>
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	351,751	(14,414)
NET FOREIGN EXCHANGE DIFFERENCE	(2,229)	5,671
CASH AND CASH EQUIVALENTS AT 1 JANUARY	<u>714,499</u>	<u>534,873</u>
CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER	<u>1,064,021</u>	<u>526,130</u>

