

التاريخ: 2019/11/07
المرجع: MAZ-FI-11-2019-0320

المحترمين

السادة/ بورصة الكويت

تحية طيبة و بعد ،،،

**الموضوع: المعلومات المالية المرحلية المجمعدة للفترة المالية المنتهية
في 2019/09/30 لشركة المزايا القابضة ش.م.ك (عامة)**
**Subject: Interim Condensed Consolidated Financial Information for
The Period Ended at 30/09/2019 For Al Mazaya Holding Co.**

بالإشارة الى الموضوع أعلاه، تجدون مرفق طيه الآتي:

- إفصاحات المعلومات المالية المرحلية المجمعدة حسب نموذج بورصة الكويت
- بيان المركز المالي المكثف المجمع.
- بيان الدخل المكثف المجمع.
- تقرير مراقب الحسابات حول المعلومات المالية المرحلية المجمعدة للفترة المالية المنتهية في 2019/09/30.

In reference to the above-mentioned subject, kindly find attached the following:

- Interim Condensed Consolidated Financial Information announcement according to Boursa Kuwait templates.
- Condensed Consolidated Statement of Financial Position.
- Condensed Consolidated Statement of Income.
- Independent Auditor's Report on the Interim Condensed Consolidated Financial Information for the period ended 30/09/2019.

شاكرين لكم حسن تعاونكم،،،
وتفضلوا بقبول فائق الأحرارم ،،،

رشيء يعقوب النفيسي
رئيس مجلس الإدارة

Quarterly Financial Statement Results Form (Q3)
Kuwaiti Company (KWD)

نموذج نتائج البيانات المالية المرحلية (الربع الثالث)
الشركات الكويتية (د.ك.)



Financial Quarter Ended on	2019/09/30	الفترة المرحلية المنتهية في
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Company Name	اسم الشركة
AL Mazaya Holding Co.	شركة المزاي القابضة
Board of Directors Meeting Date	تاريخ اجتماع مجلس الإدارة
2019/11/07	

التغيير (%)	فترة التسعة أشهر المقارنة	فترة التسعة أشهر الحالية	البيان
Change (%)	9-Month Comparative Period	Current 9-Month Period	Statement
	30/09/2018	30/09/2019	
(181%)	4,820,568	(3,906,458)	صافي الربح/الخسارة الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
(181%)	7.71	(6.23)	ربحية / (خسارة) السهم الأساسية - فلس Basic Earnings per share- Fils
(181%)	7.65	(6.21)	ربحية / (خسارة) السهم المخففة - فلس Diluted Earnings per share- Fils
2%	50,490,425	51,714,134	الموجودات المتداولة Current Assets
8%	214,463,348	232,651,550	إجمالي الموجودات Total Assets
(16%)	28,611,663	23,948,368	المطلوبات المتداولة Current Liabilities
22%	109,195,475	133,620,795	إجمالي المطلوبات Total Liabilities
(7%)	92,651,809	86,081,401	إجمالي حقوق الملكية الخاصة بمساهمي الشركة الأم Total Equity attributable to the owners of the Parent Company
(29%)	18,750,192	13,305,591	إجمالي الإيرادات التشغيلية Total Operating Revenue
(41%)	4,213,433	2,486,474	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)
180%	5%	14%	أرباح (خسائر) مرحلة / رأس المال المدفوع Retained Profit (Loss) / Paid-Up Share Capital

التغيير (%) Change (%)	الربع الثالث المقارن Third Quarter Comparative Period	الربع الثالث الحالي Third Quarter Current Period	البيان Statement
	30/09/2018	30/09/2019	
(362%)	1,919,769	(5,028,200)	صافي الربح/الخسارة الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
(361%) (362%)	3.07 3.05	(8.02) (7.99)	ربحية/خسارة السهم الأساسية والمخفضة (فلس) Basic & Diluted Earnings per Share (fils)
(2%)	5,245,897	5,150,003	إجمالي الإيرادات التشغيلية Total Operating Revenue
(107%)	1,306,809	(97,534)	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)

Increase/Decrease in Net Profit/(Loss) is due to	سبب ارتفاع/انخفاض صافي الربح/الخسارة
The decrease in net profit is mainly due to the following: <ul style="list-style-type: none"> Decrease in other revenue as compared to the nine month of last year. Loss resulted from impairment of properties held for trading. 	يعود سبب الانخفاض في صافي الربح بشكل رئيسي الى: <ul style="list-style-type: none"> انخفاض الإيرادات الأخرى بالمقارنة بالتسعة أشهر الأولى من العام السابق. الخسارة الناتجة عن انخفاض القيمة لعقارات بغرض المتاجرة.
Total Revenue realized from dealing with related parties (value, KWD)	بلغ إجمالي الإيرادات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)
KD Nil.	صفر دينار كويتي.
Total Expenditures incurred from dealing with related parties (value, KWD)	بلغ إجمالي المصروفات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)
KD Nil.	صفر دينار كويتي.

ختم الشركة Company Seal	التوقيع Signature	المسمى الوظيفي Title	الاسم Name
		رئيس مجلس الإدارة	رشيد يعقوب النفيسي

AL MAZAYA HOLDING CO. K.S.C.C.
Auditor Report Attached

• مرفق تقرير مراقب الحسابات

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
AS OF SEPTEMBER 30, 2019
(All amounts are in Kuwaiti Dinars)

	Note	September 30, 2019	December 31, 2018 (Audited)	September 30, 2018 (Restated)
ASSETS				
Current assets:				
Cash and cash equivalent	3	6,231,961	7,169,433	4,551,563
Financial assets at fair value through profit or loss		887,371	981,739	867,802
Accounts receivable and other debit balances		9,746,172	10,643,140	9,896,039
Properties held for trading		34,848,630	41,741,409	35,175,021
Total current assets		51,714,134	60,535,721	50,490,425
Non-current assets:				
Financial assets at fair value through other comprehensive income		3,842,585	4,679,356	6,512,468
Investment in an associate		9,865,590	9,852,650	9,611,488
Investment in joint venture	11	-	1,190,947	481,716
Investment properties	4	163,988,579	146,379,207	144,626,065
Property and equipment		986,452	729,808	486,976
Goodwill		2,254,210	2,254,210	2,254,210
Total non-current assets		180,937,416	165,086,178	163,972,923
Total assets		232,651,550	225,621,899	214,463,348
LIABILITIES AND EQUITY				
Current liabilities:				
Accounts payable and other credit balances		10,803,502	12,377,570	11,590,786
Advances from customers		4,366,905	1,217,789	1,787,986
Lease liabilities		611,641	-	-
Tawarruq and ijara payable		6,926,384	13,230,013	14,075,930
Term loans		1,239,936	1,338,289	1,156,961
Total current liabilities		23,948,368	28,163,661	28,611,663
Non-current liabilities:				
Accounts payable and other credit balances		6,401,722	6,090,823	-
Lease liabilities		9,618,338	-	-
Tawarruq and ijara payable		86,182,898	78,365,088	73,503,317
Term loans		6,074,037	7,562,722	5,951,367
Employees' end of service benefits		1,395,432	1,316,577	1,129,128
Total non-current liabilities		109,672,427	93,335,210	80,583,812
Total liabilities		133,620,795	121,498,871	109,195,475
Equity:				
Share capital		68,827,896	68,827,896	68,827,896
Share premium		21,655,393	21,655,393	21,655,393
Treasury shares	5	(19,288,845)	(20,009,108)	(20,009,108)
Statutory reserve		14,469,647	14,469,647	13,945,419
Voluntary reserve	15	-	11,010,499	11,010,499
Fair value reserve		(2,558,697)	(1,700,263)	(39,469)
Employees' share option plan		212,639	412,795	385,336
Other reserves		731,986	731,986	731,986
Foreign currency translation reserve		(7,851,298)	(7,336,181)	(7,349,801)
Retained earnings		9,882,680	3,225,336	3,493,658
Equity attributable to shareholders of Parent Company		86,081,401	91,288,000	92,651,809
Non-controlling interests		12,949,354	12,835,028	12,616,064
Total equity		99,030,755	104,123,028	105,267,873
Total liabilities and equity		232,651,550	225,621,899	214,463,348

The accompanying notes (1) to (15) form an integral part of the interim condensed consolidated financial information.

Rasheed Y. Al Nafisi
Chairman

Ibrahim A. Al Soqabi
Chief Executive Officer

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)
FOR THE PERIOD ENDED SEPTEMBER 30, 2019
(All amounts are in Kuwaiti Dinars)

	Note	For the three months ended September 30,		For the nine months ended September 30,	
		2019	2018	2019	2018
Revenue:					
Revenue from sale of properties held for trading		2,826,720	3,092,599	6,920,235	12,378,758
Rental income		2,286,414	2,140,508	6,330,679	6,293,412
Net management fees and commission income		36,869	12,790	54,677	78,022
Total revenue		<u>5,150,003</u>	<u>5,245,897</u>	<u>13,305,591</u>	<u>18,750,192</u>
Costs:					
Cost of sale of properties held for trading		(3,829,582)	(2,280,752)	(7,102,038)	(9,778,610)
Cost of rental		(446,425)	(440,525)	(1,179,864)	(1,272,195)
Total costs		<u>(4,276,007)</u>	<u>(2,721,277)</u>	<u>(8,281,902)</u>	<u>(11,050,805)</u>
Gross profit		873,996	2,524,620	5,023,689	7,699,387
Share of results from an associate		45,228	(24,447)	79,132	16,871
Share of results from joint venture		-	12,555	587,869	480,916
Selling and marketing expenses		(70,703)	(193,970)	(328,098)	(421,839)
General and administrative expenses		(946,055)	(1,011,949)	(2,876,118)	(3,561,902)
Operating profit		(97,534)	1,306,809	2,486,474	4,213,433
Change in fair value of investment properties	6	48,293	2,287,503	54,948	2,287,503
Impairment loss for properties held for trading		(2,471,338)	-	(2,471,338)	-
Net investment (loss) income		(20,411)	(11,770)	501,578	702,855
Provision for doubtful debts		(198,994)	(102,046)	(357,594)	(142,076)
Provision for doubtful debts no longer required	7	15,024	-	887,121	37,364
Foreign exchange loss		(2,370)	(13,387)	(9,328)	(22,342)
Net other (expenses) income	8	(976,065)	65,029	(996,180)	1,656,147
Finance costs		(1,316,028)	(1,161,164)	(3,892,024)	(3,298,991)
(Loss) profit for the period before contribution for Kuwait Foundation for Advancement of Sciences (KFAS), National Labour Support Tax (NLST) and Zakat		(5,019,423)	2,370,974	(3,796,343)	5,433,893
KFAS		-	(12,239)	-	(24,941)
NLST		7,859	(26,147)	-	(75,061)
Zakat		-	(18,771)	-	(25,138)
Net (loss) profit for the period		<u>(5,011,564)</u>	<u>2,313,817</u>	<u>(3,796,343)</u>	<u>5,308,753</u>
Attributable to:					
Shareholders of the Parent Company		(5,028,200)	1,919,769	(3,906,458)	4,820,568
Non-controlling interests		16,636	394,048	110,115	488,185
		<u>(5,011,564)</u>	<u>2,313,817</u>	<u>(3,796,343)</u>	<u>5,308,753</u>
(Loss) earning per share:					
Basic- attributable to shareholders of the parent company – Fils	9	(8.02)	3.07	(6.23)	7.71
Diluted - attributable to shareholders of the parent company – Fils	9	(7.99)	3.05	(6.21)	7.65

The accompanying notes (1) to (15) form an integral part of the interim consolidated financial information.

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

The Board of Directors
Al Mazaya Holding Company K.S.C.P.
State of Kuwait

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Al Mazaya Holding Company K.S.C.P. "The Parent Company" and its subsidiaries (the Group) as of September 30, 2019 and the related interim condensed consolidated statements of profit or loss, profit or loss and other comprehensive income, changes in equity and cash flows for the nine months period then ended. Management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard 34, "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim condensed consolidated 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 interim condensed consolidated 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 interim condensed consolidated financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34.

Report on other Legal and Regulatory Requirements

Furthermore, based on our review the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended during the nine months period ended September 30, 2019 that might have had a material effect on the Group's financial position or results of its operations.

State of Kuwait
-----, 2019

Dr. Shuaib A. Shuaib
Licence No. 33-A
RSM Albazie & Co.