

ESTITHMAR HOLDING Q.P.S.C.

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE NINE-MONTHS PERIOD ENDED
SEPTEMBER 30, 2023
TOGETHER WITH
INDEPENDENT AUDITOR'S REVIEW REPORT**

ESTITHMAR HOLDING Q.P.S.C.

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

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INDEPENDENT AUDITOR'S REVIEW REPORT

**TO THE BOARD OF DIRECTORS
ESTITHMAR HOLDING Q.P.S.C.**

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Estithmar Holding Q.P.S.C. (the "Company" or "legal parent") and its subsidiaries (together referred to as the "Group"), which comprise the interim consolidated statement of financial position as of September 30, 2023, and related interim consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the nine-months period ended September 30, 2023, and related explanatory notes.

Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34 ("IAS 34"), "*Interim financial reporting*" as issued by International Accounting Standards Board (IASB). Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

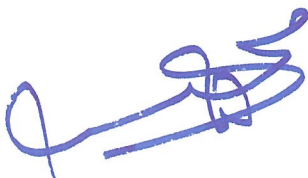
Scope of review

We conducted our review in accordance with International Standard on Review Engagement 2410, "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*". A review of the interim financial information consists of making inquiries, primarily of persons responsible for the 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.

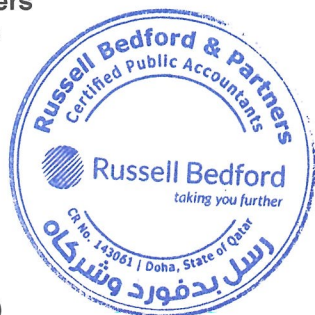
Conclusion

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 IAS 34.

**For Russell Bedford & Partners
Certified Public Accountants**



Hani Mukhaimer
License No. (275)
QFMA License No. (1202013)



**Doha, Qatar
October 30, 2023**

ESTITHMAR HOLDING Q.P.S.C.

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS OF SEPTEMBER 30, 2023

	Notes	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
ASSETS:			
Non-current assets:			
Property, plant and equipment	5	1,878,442,578	1,975,421,311
Investment property	6	91,127,923	90,777,427
Intangible assets	7	137,893,758	6,034,690
Goodwill	34 b	3,240,035,090	3,240,035,090
Right-of-use assets	8 a	255,821,010	98,926,054
Investments in equity accounted investee	9	27,591,035	-
Retention receivables	10	51,366,609	43,833,031
Financial assets at fair value through profit or loss	11	31,000,000	31,000,000
Total non-current assets		5,713,278,003	5,486,027,603
Current assets:			
Inventories	12	199,915,238	233,936,325
Retention receivables	10	86,791,642	92,059,563
Contract assets	13 a	681,778,763	951,742,831
Trade and other receivables	14	1,517,467,050	1,306,488,357
Due from related parties	15 a	389,644,682	490,804,199
Cash and bank balances	16	158,758,468	167,486,943
Total current assets		3,034,355,843	3,242,518,218
TOTAL ASSETS		8,747,633,846	8,728,545,821
EQUITY AND LIABILITIES:			
Equity:			
Share capital	17	3,404,037,500	3,404,037,500
Legal reserve	18	56,870,749	56,870,749
Other reserve		3,923,960	3,923,960
Reserve for renewal of furniture, fixtures and equipment	19	777,922	484,072
Retained earnings		1,306,061,167	1,003,436,506
Total equity attributable to owners' of the company		4,771,671,298	4,468,752,787
Non-controlling interests		(4,786,095)	(9,126,097)
Total equity		4,766,885,203	4,459,626,690
Non-current liabilities:			
Lease liabilities	8 c	248,854,042	69,374,812
Loan from a related party	15 d	29,344,713	28,783,355
Employees' end of service benefits	20	103,484,163	99,594,790
Loans and borrowings	21	1,046,708,037	915,781,502
Retention payable		1,327,992	1,327,992
Total non-current liabilities		1,429,718,947	1,114,862,451
Current liabilities:			
Lease liabilities	8 c	15,255,497	24,655,280
Contract liabilities	13 a	2,707,651	125,225,186
Due to related parties	15 c	66,054,558	110,125,451
Loans and borrowings	21	826,402,635	887,629,574
Income tax liability		1,472,653	3,470,880
Trade and other payables	22	1,639,136,702	2,002,950,309
Total current liabilities		2,551,029,696	3,154,056,680
Total liabilities		3,980,748,643	4,268,919,131
TOTAL EQUITY AND LIABILITIES		8,747,633,846	8,728,545,821

These interim condensed consolidated financial statements were approved by the Board of Directors and signed on their behalf by the following on October 30, 2023:

Ramez Mohamed Ruslan Al Khayyat
Group Vice Chairman

Mohamed Badr Al Sadah
Group CEO

The accounting policies and notes form an integral part of these interim condensed consolidated financial statements.

ESTITHMAR HOLDING Q.P.S.C.

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

	Notes	Three-months period ended September 30,		Nine-months period ended September 30,	
		2023	2022	2023	2022
		QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)
Revenue	23	744,869,307	1,178,415,375	2,229,041,134	3,031,400,834
Cost of operations	24	(572,947,221)	(1,021,571,014)	(1,660,716,819)	(2,611,576,551)
Gross profit		171,922,086	156,844,361	568,324,315	419,824,283
Other income		20,132,959	7,606,642	81,104,002	50,159,213
General and administrative expenses	25	(93,938,753)	(51,580,257)	(275,458,334)	(132,566,546)
Reversal of impairment provision for financial assets	14 a	35,476,869	-	31,191,814	-
Management fees (expenses)/ reversal		(1,105,579)	6,708,251	(2,229,122)	(2,617,476)
Share of results of equity accounted investee (net of tax)	9 a	(1,408,965)	-	(1,408,965)	-
Reserve for renewal of furniture, fixtures and equipment	19	(163,236)	-	(341,521)	-
Operating profit		130,915,381	119,578,997	401,182,189	334,799,474
Finance costs	26	(28,341,234)	(20,285,792)	(93,154,136)	(44,764,619)
Profit for the period before tax		102,574,147	99,293,205	308,028,053	290,034,855
Income tax expenses		(847,414)	-	(1,063,390)	(128,445)
Net profit for the period		101,726,733	99,293,205	306,964,663	289,906,410
Other comprehensive income		-	-	-	-
Total comprehensive income for the period		101,726,733	99,293,205	306,964,663	289,906,410
Total comprehensive income attributable to:					
Owners of the Company		103,001,373	107,652,751	302,624,661	300,188,850
Non-controlling interests		(1,274,640)	(8,359,546)	4,340,002	(10,282,440)
Total comprehensive income for the period		101,726,733	99,293,205	306,964,663	289,906,410
Basic and diluted earnings per share (Attributable to the owners' of the Company)	27	0.030	0.035	0.089	0.097

The accounting policies and notes form an integral part of these interim condensed consolidated financial statements.



ESTITHMAR HOLDING Q.P.S.C.

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

Equity attributable to owners' of the company									
Notes	Share capital QAR	Legal reserve QAR	Other reserve QAR	Reserve for renewal of fixtures and equipment QAR	Retained earnings QAR	Total QAR	Non- controlling interests QAR	Total equity QAR	
Balance as at January 01, 2022 (Audited)	10,000,000	54,916,662	3,923,960	-	694,793,264	763,633,886	4,004,578	767,638,464	
Issue of ordinary shares related to business combination	3,394,037,500	-	-	-	-	3,394,037,500	-	3,394,037,500	
Net profit for the period	-	-	-	-	300,188,850	300,188,850	(10,282,440)	289,906,410	
Share issue costs	-	-	-	-	(20,880,596)	(20,880,596)	-	(20,880,596)	
Balance as at September 30, 2022 (Reviewed)	3,404,037,500	54,916,662	3,923,960	-	974,101,518	4,436,979,640	(6,277,862)	4,430,701,778	
Balance as at January 01, 2023 (Audited)	3,404,037,500	56,870,749	3,923,960	484,072	1,003,436,506	4,468,752,787	(9,126,097)	4,459,626,690	
Net profit for the period	-	-	-	-	302,624,661	302,624,661	4,340,002	306,964,663	
Reserve for renewal of furniture, fixtures and equipment	19	-	-	341,521	-	341,521	-	341,521	
Utilization of reserve for renewal of furniture and fixtures		-	-	(47,671)	-	(47,671)	-	(47,671)	
Balance as at September 30, 2023 (Reviewed)	3,404,037,500	56,870,749	3,923,960	777,922	1,306,061,167	4,771,671,298	(4,786,095)	4,766,885,203	

The accounting policies and notes form an integral part of these interim consolidated financial statements.



ESTITHMAR HOLDING Q.P.S.C.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

		Nine-months period ended September 30,	
		2023	2022
	Notes	QAR (Reviewed)	QAR (Reviewed)
Cash flows from operating activities:			
Net profit before tax		308,028,053	290,034,855
Adjustments for:			
Depreciation of property, plant and equipment	5	122,464,815	62,753,834
Depreciation transferred to capital work in progress	5 a	(11,563)	-
Amortization of intangible assets	7	9,745,079	633,657
Depreciation of right-of-use assets	8	15,679,053	6,897,588
Net effect of derecognition of lease contract		(1,113,375)	(1,332,350)
(Reversal) for impairment for slow moving inventories	12 a	(878,041)	-
Transfer resulting from the business combination	12 a	-	3,730,704
Provision for employees' end of service benefits	20	24,828,730	25,009,283
(Gain) on disposals of property plant and equipment		(4,264,379)	-
Share of results of equity accounted investees		1,408,965	-
(Reversal)/ provision for trade and other receivables	14 a	(31,191,814)	656,486
Provision for retention receivable		-	1,201,842
Reserve for renewal of furniture, fixtures and equipment		341,521	-
Interest expenses on lease liabilities	8 d	2,781,798	1,363,856
Interest expenses on loan and borrowings		90,372,338	43,400,763
Operating income before changes in working capital		538,191,180	434,350,518
Changes in:			
Inventories		34,899,128	92,637,480
Trade and other receivables		(179,786,879)	(341,421,044)
Retention receivables		(2,265,657)	(83,693,627)
Contract assets		269,964,068	(444,878,074)
Due from related parties		126,329,063	(237,536,789)
Due to related parties		(43,509,535)	24,592,205
Retention payable		-	1,698,727
Trade and other payables		(363,813,619)	644,463,902
Contract liabilities		(122,517,535)	(27,558,857)
Cash generated from operating activities		257,490,214	62,654,441
Employees' end of service benefits paid	20	(20,939,357)	(12,537,355)
Interest paid		(90,372,338)	(44,764,619)
Income tax paid		(3,061,617)	-
Net cash generated from operating activities		143,116,902	5,352,467
Cash flows from investing activities			
Acquisition of property, plant and equipment		(180,250,694)	(689,781,221)
Acquisition of investment property	6	(350,496)	(306,684)
Investments in equity accounted investee		(29,000,000)	-
Net cash flow on business combination		-	128,809,495
Acquisition of intangible assets	7	-	(260,074)
Proceeds from sale of property, plant and equipment		6,412,608	2,196,855
Utilization of reserve for renewal of furniture and fixtures		(47,671)	-
Net cash used in investing activities		(203,236,253)	(559,341,629)
Cash flows from financing activities			
Transaction cost of share issuance		-	(20,880,596)
Net movement in loans and borrowings		69,699,596	570,682,143
Net movement in bank balances restricted as collateral		(4,230,962)	10,000
Payment of lease liabilities	8 c	(18,308,720)	(5,980,424)
Net cash generated from financing activities		47,159,914	543,831,123
Net decrease in cash and cash equivalents		(12,959,437)	(10,158,039)
Cash and cash equivalents at the beginning of the period	16 a	166,586,164	(159,326,640)
Cash and cash equivalents at the end of the period	16 a	153,626,727	(169,484,679)

The accounting policies and notes form an integral part of these interim condensed consolidated financial statements.

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ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. GENERAL INFORMATION:

Estithmar Holding Q.P.S.C. (the "Company" or "legal parent") was established on May 11, 2008 and registered in the State of Qatar under Commercial Registration number 39127. On May 11, 2017, the legal status of the Company was converted from Limited Liability Company to Qatari Public Shareholding Company.

The shareholders of the Estithmar Holding Q.P.S.C., resolved in their Extraordinary General Meeting (EGM) which was held on April 12, 2022 the acquisition of Elegancia Group W.L.L ("Elegancia Group" or "legal subsidiary") by way of share swap (the "Transaction") pursuant to Article 45 of the Offering & Listing of Securities on the Financial Markets Rulebook of the QFMA, Article 195 of the Companies Law, and Article 2 of the QFMA M&A Rules, increase of the authorized and paid up share capital of the Company by QAR 2,574,037,500 (from QAR 830,000,000 to QAR 3,404,037,500) and the issuance of new shares of the Company to the Elegancia Group owners in consideration for their shares in Elegancia Group on the basis of every 1 share, the Elegancia Group owners had received 3.10125 new shares of the Company. The acquisition of Elegancia Group by the Company is deemed to be a reverse acquisition under the provisions of IFRS 3 "*Business Combinations*".

Considering the above representation in the Company's new combined share capital.

DESCRIPTION	AMOUNT (QAR)
Implied value of Elegancia Group W.L.L. (*)	2,667,000,000
New shares issued	2,574,037,500
New combined share capital	3,404,037,500
Legal parent's representation in the new combined share capital	24.383%
Legal subsidiary's representation in the new combined share capital	75.617%

*According to IFRS 3.33, the most reliable measure in reverse acquisition transactions in which acquirer and acquiree exchange only equity interests are the fair value of legal acquiree at the acquisition date.

It was further resolved by the shareholders of the Company in their Extraordinary General Assembly meeting held on May 29, 2022, to change the Company's name to "Estithmar Holding Q.P.S.C".

The Group is engaged in various types of investments inside the State of Qatar in accordance with sound commercial and economic practices. The Company's official registered office and place of business is located at Street 303, Lusail City, P.O. Box No. 147966, Doha, State of Qatar.

The interim condensed consolidated financial statements as at and for the nine-months period ended September 30, 2023, comprise the assets, liabilities, and results of operations of below listed subsidiaries. Unless otherwise stated, the subsidiaries as listed below have share capital consisting solely of ordinary shares, which are held directly by the Group and the proportion of ownership interests held equals to the voting rights held by Group:

NAME OF THE SUBSIDIARY	PRINCIPAL ACTIVITY	COUNTRY OF INCORPORATION	ULTIMATE EFFECTIVE OWNERSHIP INTEREST	
			SEPTEMBER 30, 2023	DECEMBER 31, 2022
Elegancia Group W.L.L.	The Group is engaged in various types of investments inside the State of Qatar in accordance with sound commercial and economic practices.	Qatar	100%	100%
Elegancia Facilities Management W.L.L.	Provision of facility management and hospitality services, trading and installation of video and audio equipment and planning and organizing public concerts.	Qatar	100%	100%

ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. GENERAL INFORMATION (CONTINUED):

NAME OF THE SUBSIDIARY	PRINCIPAL ACTIVITY	COUNTRY OF INCORPORATION	ULTIMATE EFFECTIVE OWNERSHIP INTEREST	
			SEPTEMBER 30, 2023	DECEMBER 31, 2022
Elegancia Landscape W.L.L.	Investment and management of agricultural projects, agricultural consulting, parks management, landscaping, agricultural equipment and material trading, trading of plants and trading of irrigation equipment.	Qatar	100%	100%
Elegancia Human Resources and Contracting W.L.L.	General contracting, trading in building materials, building maintenance, electrical contracting, electronic works and manpower supply.	Qatar	100%	100%
Elegancia Electromechanical Services W.L.L.	Electrical and sanitary contracting, installation of electromechanical equipment, installation, maintenance and repair of elevators, fire warning devices, air conditioning and refrigeration system	Qatar	100%	100%
Elegancia Joinery W.L.L.	Trading of wood and manufacture and trading of wood related products, executing interior and exterior projects including producing ceilings, walls decorations, timber decorations and producing various wooden furniture.	Qatar	100%	100%
Elegancia Galvanization Steel Manufacture Metals and Cables W.L.L.	Production and formation of metals, production of steel sections and production of cable carriers and accessories.	Qatar	100%	100%
Elegancia Steel Trading W.L.L.	Fabrication, erection and trading of steel bars which include services for the alteration in the size and shape of the steel bars.	Qatar	100%	100%
Elegancia Stones for Marble & Granite Trading W.L.L.	Installation and trading of granite and marble stone, granite sand, machinery and equipment related to granite, industrial and natural stone, ceramic and porcelain stone and building materials.	Qatar	100%	100%
Elegancia Gabro Trading and Transport W.L.L.	Trading Gabro materials and transport services.	Qatar	100%	100%

ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. GENERAL INFORMATION (CONTINUED):

NAME OF THE SUBSIDIARY	PRINCIPAL ACTIVITY	COUNTRY OF INCORPORATION	ULTIMATE EFFECTIVE OWNERSHIP INTEREST	
			SEPTEMBER 30, 2023	DECEMBER 31, 2022
Elegancia Catering Services W.L.L.	Providing catering services and ready meals supply and catering for large events and gatherings.	Qatar	100%	100%
Elegancia Marine Offshore Services W.L.L.	Supply of services across a range of marine industries such as offshore services, marine construction, shipping and acting as a shipping agent.	Qatar	100%	100%
Steel Tech Trading and Contracting W.L.L.	Manufacturing, trading and installation of fabricated doors, conditioning ducts, windows and cabinets.	Qatar	100%	100%
Steel Tech Factory W.L.L.	Manufacturing, trading and installation of fabricated doors, windows, cabinets, and air-conditioning ducts.	Qatar	100%	100%
Elegancia Steel Doors Trading and Contracting W.L.L.	Manufacturing and installation of fabricated doors.	Qatar	100%	100%
Elegancia Steel Ducts Trading and Contracting W.L.L.	Manufacturing, trading and installation of air conditioning ducts.	Qatar	100%	100%
Elegancia Marine Agency W.L.L.	Providing agency services to vessel owners and marine mediator services.	Qatar	100%	100%
Elegancia Health Care W.L.L.	Providing management consulting services, facility management services, management and operating of professional labour.	Qatar	100%	100%
The View Hospital - W.L.L.	The main activities of the Company are executing specialized health centers related to health and beauty, skin diseases, single day surgery, treatment by laser, eyes diseases, nose ear and throat, urinary channels, birth and microscopic injection, diet, dermatology and a general hospital.	Qatar	100%	100%

ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. GENERAL INFORMATION (CONTINUED):

NAME OF THE SUBSIDIARY	PRINCIPAL ACTIVITY	COUNTRY OF INCORPORATION	ULTIMATE EFFECTIVE OWNERSHIP INTEREST	
			SEPTEMBER 30, 2023	DECEMBER 31, 2022
Korean Medical Center W.L.L.	The main activities of the business consist of executing special health centers for dermatologists, nose, ear and throat, single day surgery, skin diseases, diet, medical laboratories, family medicine, Chinese acupuncture, physical therapy, internal, urinary channels, eyes diseases, treatment by laser, helping to giving birth and microscopic injection, health and beauty, diagnostic x-ray laboratory, diabetics, endocrine glands, diagnostic x- ray, pediatrics and spinal column and teeth complex.	Qatar	100%	100%
Elegancia Kitchens for Kitchen Equipments Trading and Maintenance W.L.L.	Trade in heating equipment, maintenance of kitchen and restaurant equipment.	Qatar	100%	100%
Elegancia Ventures Real Estate Development W.L.L.	Construction and general contracting, execution of internal design works, interiors design activities and building materials trade.	Qatar	100%	100%
Elegancia Contracting W.L.L. (Formerly Elegancia Design for Trading and Contracting W.L.L.)	Construction and general contracting, execution of internal design works, interiors design activities and building materials trade.	Qatar	100%	100%
Yemek Doha Catering Services W.L.L.	Providing catering services and ready meals supply and catering for large events and gatherings.	Qatar	95%	95%
The Palace Hotel W.L.L.	Five stars hotel.	Qatar	100%	100%
Tilal Hotel W.L.L.	Five stars hotel.	Qatar	100%	100%
Saddle House for Hospitality W.L.L.	Providing hospitality services.	Qatar	100%	100%
Al Wakra Water Treatment Plant W.L.L.	Water testing and analysis, trading water pumping equipment and installation works.	Qatar	100%	100%
Destination Development and Events W.L.L.	Tickets selling organizing public concerts and events.	Qatar	100%	100%
Elegancia Steel Factory W.L.L.	Importing raw materials for factory products, manufacturing trailers, production of (normal and painted aluminum sectors, raw materials templates and aluminum alloy cylinders, stainless steel handrails, doors and windows, metal structures and constructions, and stainless-steel requirements for kitchens.	Qatar	100%	100%

ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. GENERAL INFORMATION (CONTINUED):

NAME OF THE SUBSIDIARY	PRINCIPAL ACTIVITY	COUNTRY OF INCORPORATION	ULTIMATE EFFECTIVE OWNERSHIP INTEREST	
			SEPTEMBER 30, 2023	DECEMBER 31, 2022
Elegancia Stones for Marble and Gypsum Manufacturing W.L.L.	Cutting and forming marble and granite, production of gypsum boards and gypsum power production.	Qatar	100%	100%
Elegancia Stone Factory for Marble and Tile Production W.L.L.	Marble production (bricks, interlock, and tile), cutting natural stones and marble cutting, sawing, polishing, forming, and installations	Qatar	100%	100%
EWS Management and Consultancy and Medical Services - W.L.L.	Managing and operating the professionals, labours, and facility management.	Qatar	100%	100%
Elegancia Events W.L.L.	Preparing and organizing of concerts and public art events.	Qatar	100%	100%
Consolidated Engineering Systems Company W.L.L.	Trading of fire alarms, security systems and related contracting activities.	Qatar	100%	100%
Trelco Limited Company W.L.L.	Trading of food items, chemicals, IT services, etc.	Qatar	100%	100%
Estithmar properties W.L.L. (Formerly Consolidated Supplies Company W.L.L.)	Trading of electrical and construction materials.	Qatar	100%	100%
Watermaster Qatar W.L.L. (Note i)	Water treatment and contracting activities.	Qatar	63.3%	63.3%
Electro Mechanical Engineering Company W.L.L.	Installation and maintenance of electro-mechanical works.	Qatar	68.5%	68.5%
Construction Development Contracting and Trading Company W.L.L. (Note i)	Contracting and maintenance activities.	Qatar	51%	51%
Debbas Enterprises (Qatar) W.L.L.	Trading of electrical equipment, switchgear, light and instrument, electrical tools, electromechanical equipment installation and maintenance works.	Qatar	51%	51%
Trelco Building Materials Company W.L.L.	Trading of wood, steel, and other building materials.	Qatar	85%	85%
Ventures Royal Resorts W.L.L.	Managing tourist resorts	Qatar	100%	-
Almaha Island W.L.L.	Trading and processing games, water games, administration of restaurant services	Qatar	100%	-

ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

1. GENERAL INFORMATION (CONTINUED):

NAME OF THE SUBSIDIARY	PRINCIPAL ACTIVITY	COUNTRY OF INCORPORATION	ULTIMATE EFFECTIVE OWNERSHIP INTEREST	
			SEPTEMBER 30, 2023	DECEMBER 31, 2022
Trelco Building Materials Company W.L.L.	Trading of wood, steel, and other building materials.	Qatar	85%	85%
Ventures Royal Resorts W.L.L.	Managing tourist resorts	Qatar	100%	-
Elegancia Arabia L.L.C.	Agricultural, manufacturing and industries services	Kingdom of Saudi Arabia	100%	-
Elegancia Arabia Limited L.L.C.	Providing electronic services	Kingdom of Saudi Arabia	100%	-

Note i:

The Group owns indirect ownership percentage equal to the voting rights in Watermaster Qatar W.L.L. and Construction Development Contracting and Trading Company W.L.L., equivalent to 36.7% and 49% respectively, through its subsidiary, Trelco Limited Company W.L.L. which is fully owned by the legal parent.

The interim condensed consolidated financial statements as at and for the nine-months period ended September 30, 2023, comprise below Associate company incorporated in State of Qatar of the Group which have been accounted for under the equity method of accounting is:

NAME OF THE ASSOCIATE COMPANY	PRINCIPAL ACTIVITY	COUNTRY OF INCORPORATION	ULTIMATE EFFECTIVE OWNERSHIP INTEREST	
			SEPTEMBER 30, 2023	DECEMBER 31, 2022
Al Bidda Switchgear W.L.L.	Manufacture of total electrical switchgear, general sheet steel Engineering/fabrication and powder coating services	Qatar	50%	-

2. BASIS OF PREPARATION:

Subsequent to the EGM held on April 11, 2022, the Company acquired the 100% of the issued share capital of Elegancia Group by issuing 2,574,037,500 new shares to the owners of the Elegancia Group, satisfied through a share-for-share swap and became the legal parent of Elegancia Group. The acquisition of Elegancia Group by the Company is deemed to be a reverse acquisition under the provisions of IFRS 3 "*Business Combinations*". In accounting for a reverse acquisition, the interim condensed consolidated financial statements are deemed to be a continuation of the books of the Elegancia Group (the "legal subsidiary") rather than a continuation of those of the Company (the "legal parent"). The overall effect is that the interim condensed consolidated financial statements are prepared from the legal subsidiary perspective rather than the legal parent, and in summary this means:

- the result for the period and consolidated cumulative retained earnings is those of the Elegancia Group plus the post-acquisition results of the Company and its subsidiaries;
- EPS calculation is based on the outstanding number of shares of the Company and the Comparative information presented in the Group's consolidated financial statements is retroactively adjusted to reflect the legal capital of the Company;
- goodwill arises on the reverse acquisition when comparing the consideration of the Company acquiring the shares of Elegancia Group;
- a goodwill on reverse acquisition amounting to QAR 3,240,035,090 has been identified; and

The interim condensed consolidated financial statements for the nine-months period ended September 30, 2023, have been prepared in accordance with IAS 34 "*Interim Financial Reporting*" and have been presented in Qatari Riyals which is the functional and presentation currency of the Group.

ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

2. BASIS OF PREPARATION (CONTINUED):

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the Group's annual consolidated financial statements for the year ended December 31, 2022. In addition, results for the nine-months period ended September 30, 2023, are not necessarily indicative of the results that may be expected for the financial year ending December 31, 2023.

2.1. Share capital:

Subsequent to the transaction the share capital of the Company was as follows:

	Number of shares	Issued share capital QAR
Legal parent's share capital	830,000,000	830,000,000
New shares issued	2,574,037,500	2,574,037,500
Total share capital	3,404,037,500	3,404,037,500

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

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 December 31, 2022, except for the adoption of new and amended standards effective as noted below.

3 a) Newly effective standards and amendments to standards:

The following amendments to standards apply for the first time in 2023 and have been applied by the Group in preparation of these interim condensed consolidated financial statements.

TOPIC	EFFECTIVE DATE
Amendments to IAS 1 "Classification of Liabilities as Current or Non-Current"	January 01, 2023
Amendments to IAS 1 and IFRS Practice Statement 2 "Disclosure of Accounting Policies"	January 01, 2023
Amendments to IAS 8 "Definition of Accounting Estimates"	January 01, 2023
Amendments to IAS 12 "Deferred Tax related to Assets and Liabilities arising from a Single Transaction"	January 01, 2023

The adoption of the above amendments and interpretations to the standards did not result in any changes in the previously reported net profit or equity of the Group, but they may result in additional disclosures at the year-end.

3 b) New and amended standards not yet effective, but available for early adoption:

New standard and amendments to standard are effective for annual periods beginning after January 01, 2023. However, the Group has not applied the following new or amended standard in preparing these interim condensed consolidated financial statements:

TOPIC	EFFECTIVE DATE
Amendments to IAS 1 "Non-current Liabilities with Covenants"	January 01, 2024
Amendments to IFRS 16 "Lease Liability in a Sale and Leaseback"	January 01, 2024
Amendments to IAS 21 "Lack of Exchangeability"	January 01, 2025
Amendments to IFRS 10 "Consolidated Financial Statements" and IAS 28 "Investment in Associates and Joint Ventures" on sale or contribution of assets between an investor and its associate or joint venture.	Deferred indefinitely

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

4. USE OF JUDGMENTS AND ESTIMATES:

In preparing the interim condensed consolidated financial statements, management has made 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 judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual group consolidated financial statements as at and for the year ended December 31, 2022.

In the process of applying the Group's accounting policies, management has made judgements apart from those involving estimations which have the most significant effect on the amounts recognized in the interim condensed consolidated financial statements.

Going concern

Considering prevailing economic conditions and with available information about future risks and uncertainties. The Group has performed an assessment of whether going concern is applicable.

Based on the assessment, the Group has concluded that at present it has sufficient resources to continue its operational existence and going concern assumptions remains largely unaffected from December 31, 2022. As a result, these interim condensed consolidated financial statements have been prepared on a going concern basis.

The Group's financial risk management objectives and policies are consistent with those disclosed in the annual Group consolidated financial statements for the year ended December 31, 2022.

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**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023**

6. PROPERTY, PLANT AND EQUIPMENT:

	Building improvements	Furniture and fixtures	Machinery and equipment	Office equipment	Tools	Motor vehicles	Scaffolding	Fleet craft	Crafts Small boats	Computer equipment	Vessel equipment	Dry docking	Plant	Tents and shades	IT equipment	Electric equipment	Leasehold improvements	Capital work in progress	Total
	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR	QAR
Cost:																			
Balance as at January 01, 2023 (Audited)	649,464,702	35,146,482	295,695,531	13,507,257	13,783,392	146,260,755	393,249	165,577,483	375,000	24,046,776	579,352	22,050,339	25,436,040	3,029,322	4,545,509	2,076,539	864,088,032	213,786,011	2,449,885,171
Additions during the period	-	1,306,833	5,724,549	799,493	28,807	1,370,990	-	-	-	520,189	207,376	1,918,728	1,26,394	-	176,089	38,845	24,983,223	166,897,026	194,352,437
Disposals during the period	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(142,125,483)
Transfer from a related party	-	-	3,364,234	-	-	-	-	-	-	14,535	-	-	-	-	-	-	(35,872,025)	-	3,376,769
Transfer to related party	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(35,872,025)
Transfer during the period	-	76,519	550,705	467,844	3,564,558	-	-	-	-	22,346,415	-	-	-	-	-	-	(35,872,025)	(27,005,121)	(3,376,769)
Disposals/ write off during the period	-	(178,055)	(1,154,755)	-	(595,898)	(8,563,526)	-	-	-	-	-	-	(131,187)	-	-	-	-	-	(11,860,130)
Balance as at September 30, 2023 (Reviewed)	649,918,367	35,351,399	295,741,184	14,774,504	16,807,889	138,961,219	393,249	165,577,483	375,000	46,137,236	786,728	24,009,067	26,131,247	3,029,322	4,721,598	2,114,784	863,199,230	235,791,653	2,457,929,639
Accumulated depreciation:																			
Balance as at January 01, 2023 (Audited)	87,484,790	21,568,983	80,191,381	10,779,565	12,676,216	112,787,719	393,249	72,609,657	375,000	11,809,902	564,497	17,343,975	20,955,984	2,666,484	3,478,861	1,256,142	17,513,474	-	474,463,860
Charge during the period	34,414,674	3,006,948	14,019,699	698,059	301,769	6,756,614	-	4,318,876	-	9,026,662	13,863	2,354,625	1,540,466	111,858	491,417	207,295	45,200,789	-	122,464,815
Related to transferred to intangible assets	-	-	(525,151)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(525,151)
Related to transferred to related party	-	-	-	-	-	-	-	-	-	4,700	-	-	-	-	-	-	(7,339,381)	-	(7,339,381)
Related to disposals/ write off during the period	-	(99,510)	(68,250)	-	(559,865)	(8,345,262)	-	-	-	-	-	-	-	-	-	-	-	-	(9,540,911)
Balance as at September 30, 2023 (Reviewed)	121,909,654	24,476,301	94,353,196	11,477,625	12,403,099	101,199,061	393,249	76,928,533	375,000	20,767,078	678,360	19,698,600	22,385,263	2,778,342	3,970,278	1,467,438	65,374,882	-	679,485,961
Net book value:																			
At September 30, 2023 (Reviewed)	528,008,693	11,875,098	145,407,988	3,296,879	4,398,770	27,853,158	-	88,648,950	-	25,080,158	208,368	4,310,457	3,665,984	260,980	751,320	654,346	797,824,348	235,791,653	1,879,442,678
Cost:																			
Balance as at January 01, 2022 (Audited)	194,003,303	19,750,015	98,604,677	5,732,849	3,695,182	112,099,526	393,249	165,577,483	375,000	10,615,565	579,352	16,698,062	29,711,697	4,884,203	4,838,203	1,005,945	-	474,738,387	1,143,198,688
Acquisition through business combination	8,333,683	4,815,709	394,146	6,566,554	9,566,501	14,511,605	-	-	-	4,017,065	-	-	962,284	9,450	553,153	1,007,309	11,409,857	185,411,003	60,626,429
Additions during the year	1,603,808	12,586,723	169,110,594	1,229,218	550,157	21,368,421	-	-	-	8,888,055	-	5,501,277	(5,133,800)	-	-	95,354	853,286,103	(448,063,379)	1,260,666,810
Transfers during the year	445,523,908	-	-	-	-	-	-	-	-	543,801	-	-	(5,133,800)	(1,864,331)	(845,847)	(26,579)	(617,928)	-	(14,905,756)
Disposals/ write off during the year	-	(2,005,855)	(2,403,895)	(41,354)	(29,448)	(1,716,797)	-	-	-	10,403,776	-	-	(5,133,800)	-	-	-	-	-	-
Balance as at December 31, 2022 (Audited)	649,464,702	35,146,482	295,695,531	13,807,257	13,783,392	145,260,755	393,249	165,577,483	375,000	24,046,776	678,362	22,050,339	26,131,247	3,029,322	4,545,608	2,076,539	864,088,032	213,786,011	2,449,885,171
Accumulated depreciation:																			
Balance as at January 01, 2022 (Audited)	38,398,253	16,312,620	67,029,141	4,637,316	3,566,659	92,895,981	393,249	66,835,335	375,000	5,526,882	564,497	13,647,517	22,818,238	3,674,619	3,591,445	168,102	-	-	340,444,853
Charge during the year	3,421,897	3,717,490	392,500	5,834,541	8,839,788	13,592,083	-	-	-	3,886,540	-	3,696,458	3,029,239	422,666	729,572	868,019	6,845,701	-	47,398,559
Disposals/ write off during the year	45,684,640	2,527,510	14,216,473	345,195	279,217	7,729,566	-	5,774,322	-	2,408,601	-	-	(4,891,493)	(1,430,601)	(842,150)	24,889	10,721,580	-	97,812,939
Balance as at December 31, 2022 (Audited)	87,484,790	21,668,883	80,191,381	10,779,665	12,676,216	112,787,719	393,249	72,609,657	375,000	11,809,902	664,497	17,343,975	20,955,984	2,666,484	3,478,861	1,256,142	17,513,474	-	474,463,860
Net book value:																			
At December 31, 2022 (Audited)	561,969,912	13,577,519	185,604,150	2,727,591	1,107,176	33,473,036	-	92,967,826	-	12,239,874	14,855	4,746,354	4,480,056	382,838	1,065,648	827,797	848,574,568	213,786,011	1,975,421,311
Depreciation rates	5% - 20%	20% - 33.33%	15% - 33.33%	20% - 33.33%	33.33 - 50%	20% - 33.33%	20% - 50%	4% - 10%	15% - 20%	25% - 50%	20% - 33.33%	33.33% - 50%	20% - 33.33%	20%	20% - 33.33%	20% - 33.33%	10% - 20%	-	-

5 a) Depreciation charge for the period/ year was presented in the interim condensed consolidated financial statements as follows:

	Nine-months period ended September 30, 2023		Year ended December 31, 2022	
	QAR	(Reviewed)	QAR	(Audited)
Cost of operations (Note 24)	101,188,650		85,085,785	
General and administrative expenses (Note 25)	21,264,602		12,727,154	
Transferred to capital work in progress	11,563		-	
Total	122,464,815		97,812,939	

ESTITHMAR HOLDING Q.P.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

6. INVESTMENT PROPERTY:	2023 QAR (Reviewed)	2022 QAR (Audited)
Cost:		
Balance at the beginning of the period/ year	259,277,427	256,419,541
Transfer resulting from the business combination	-	2,530,208
Addition during the period/ year	350,496	327,678
Balance at the end of the period/ year	259,627,923	259,277,427
Accumulated depreciation:		
Balance at the beginning of the period/ year	168,500,000	168,500,000
Balance at the end of the period/ year	168,500,000	168,500,000
Net book value:		
At the end of the period/ year	91,127,923	90,777,427

6 a) Investment property represent follows,

- Lands in Fox Hills district QAR 88,576,721.
- Building in Shahania district amounting to QAR 168,500,000.
- Several apartments situated outside Qatar to QAR 2,551,202.

6 b) Investment property is stated at cost; management of the Group assessed that the fair value is not significantly different from the carrying value as of reporting date.

7. INTANGIBLE ASSETS:	Franchise right QAR	License QAR	IT software QAR	Total QAR
Cost:				
Transfer resulting from the business combination	-	1,542,288	7,612,302	9,154,590
Additions during the year	-	-	2,107,762	2,107,762
Balance at December 31, 2022 (Audited)	-	1,542,288	9,720,064	11,262,352
Transferred from work in progress	-	107,686,363	-	107,686,363
Transfers from PPE	34,439,120	-	-	34,439,120
Transfer from a related party	-	-	7,666	7,666
Balance at September 30, 2023 (Reviewed)	34,439,120	109,228,651	9,727,730	153,395,501
Accumulated amortization:				
Transfer resulting from the business combination	-	1,020,090	2,561,584	3,581,674
Amortization during the year	-	184,832	1,461,156	1,645,988
Balance at December 31, 2022 (Audited)	-	1,204,922	4,022,740	5,227,662
Amortization during the period	1,010,962	3,162,939	5,571,178	9,745,079
Transfers from PPE	525,151	-	-	525,151
Transfer from a related party	-	-	3,851	3,851
Balance at September 30, 2023 (Reviewed)	1,536,113	4,367,861	9,597,769	15,501,743

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

7. INTANGIBLE ASSETS (CONTINUED):

	Franchise right QAR	License QAR	IT software QAR	Total QAR
Carrying amounts:				
At December 31, 2022 (Audited)	-	337,366	5,697,324	6,034,690
At September 30, 2023 (Reviewed)	32,903,007	104,860,790	129,961	137,893,758

7 a) Amortization expenses for the period/ year was presented in the consolidated financial statements as follows:

	Nine-months period ended September 30, 2023 QAR (Reviewed)	Year ended December 31, 2022 QAR (Audited)
Cost of operations (Note 24)	4,802,134	423,668
General and administrative expenses (Note 25)	4,942,945	1,222,320
Total	9,745,079	1,645,988

8. LEASES:

8 a) Right-of-use assets

	2023 QAR (Reviewed)	2022 QAR (Audited)
Balance at the beginning of the period/ year	98,926,054	27,951,550
Transfer resulting from the business combination	-	13,766,954
Additions during the period/ year	207,291,147	81,485,821
Modification to the lease contracts during the period/ year	-	455
Depreciation of right-of-use assets (Note 8 b)	(15,679,053)	(22,347,990)
Depreciation expenses transferred to a related party	(55,767)	(74,554)
Depreciation expenses transferred to a capital work in progress	(6,288,183)	-
Derecognition due to early termination of the lease contract	(28,373,188)	(1,856,182)
Balance at the end of the period/ year	255,821,010	98,926,054

8 b) Depreciation of right-of-use assets for the period/ year was presented in the interim condensed consolidated financial statements as follows:

	Nine-months period ended September 30, 2023 QAR (Reviewed)	Year ended December 31, 2022 QAR (Audited)
Cost of operations (Note 24)	754,078	2,561,871
General and administrative expenses (Note 25)	14,924,975	19,786,119
Total	15,679,053	22,347,990

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

8. LEASES (CONTINUED):

8 c) Lease liabilities	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Balance at the beginning of the period/ year	94,030,092	20,565,598
Transfer resulting from the business combination	-	17,061,064
Additions during the period/ year	207,291,135	81,486,276
Interest expense for the period/ year	2,781,798	2,710,702
Interest expenses transferred to a related party	415,090	-
Interest expenses transferred to a capital work in progress	7,386,707	-
Payments during the period/ year	(18,308,720)	(25,991,070)
Derecognition due to early termination of the lease contract	(29,486,563)	(1,802,478)
Balance at the end of the period/ year	264,109,539	94,030,092

The lease liabilities are presented as follows:

Non-current	248,854,042	69,374,812
Current	15,255,497	24,655,280
Total	264,109,539	94,030,092

8 d) Interest expense on finance lease arrangements

	Nine-months period ended September 30, 2023 QAR (Reviewed)	Year ended December 31, 2022 QAR (Audited)
Interest expense for the period/ year	2,781,798	2,710,702

8 e) Group entered into lease contracts with various landlords for lease of various premises. These lease liabilities are repayable by rental obligations which varies based on the terms of contracts with the various landlords, and usually for a period between 2 to 5 years, bears an implicit interest rate of 5% to 6% per annum, and is effectively secured as the rights to the leased assets revert to the lessor in the event of default.

9. INVESTMENT IN EQUITY ACCOUNTED INVESTEE:

9 a) Investments in associate	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Investment acquisitions during the period	29,000,000	-
Share of results of equity accounted investees (net of tax)	(1,408,965)	-
Balance at the end of the period/ year	27,591,035	-

On June 06, 2023, the Group has acquired 50% respective stakes of Al Bidda Switchgear W.L.L., for a consideration of QAR 29,000,000.

As per IFRS 10 Consolidated Financial Statements, the Group has designated the investment as an associate, attributing the decision to the absence of control over the Company for the following reasons.

- The Group is not governing The operational policy and procedures of Investee.

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

9. INVESTMENT IN EQUITY ACCOUNTED INVESTEE (CONTINUED):

9 a) Investments in associate (Continued)

- The Group does not have exposure or right to variable returns from its involvement with the entity.
- Financial authority and signatory power still remains with the investee.
- Management of the Group not involved in operations of investee.

Given the details above, the Group has recognized Al Bidda Switchgear W.L.L. as an equity accounted investee.

The details of the Company's investment in associate as of September 30, 2023 are as follows:

9 b) Summarised financial information of equity accounted investee

For the period ended September 30, 2023	Total QAR
Revenue	3,138,379
Net loss for the period	(8,453,792)
Share of results of associates*	(1,408,965)
As of September 30, 2023	
Current assets	29,812,287
Non-current assets	27,022,778
Current liabilities	5,467,439
Non-current liabilities	56,889,005
Net assets	(5,521,379)

*The calculation of the equity accounted investee's results (net of tax) is derived from the management financial statements prepared as of the acquisition date up to September 30, 2023.

10. RETENTION RECEIVABLES:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Retention receivables	140,448,395	141,410,901
Less: impairment of retention receivables (Note 10 b)	(2,290,144)	(5,518,307)
Net value of retention receivables	138,158,251	135,892,594

For the presentation purposes, the retention receivable is disclosed as follows:

Non-current	51,366,609	43,833,031
Current	86,791,642	92,059,563
Total	138,158,251	135,892,594

10 a) Retentions receivable represent amounts withheld by the customers in accordance with contract terms and conditions. These amounts are to be released upon fulfilment of contractual obligations.

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

10. RETENTION RECEIVABLES (CONTINUED):

10 b) Movement in impairment of retention receivables is presented as follows:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Balance at the beginning of the period/ year	5,518,307	671,628
Transfer resulting from the business combination	-	4,423,161
(Reversal)/ provision for impairment of retention during the period/ year	(2,620,198)	423,518
Transfer to account receivables	(607,965)	-
Balance at the end of the period/ year	2,290,144	5,518,307

11. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Investment in unquoted shares	31,000,000	31,000,000
Balance at the end of the period/ year	31,000,000	31,000,000

11 a) Investment in securities refers to investment in unquoted shares representing 2.5% shareholding in Doha Cables Qatar W.L.L. The fair value of the unquoted shares were determined based on appropriate equity pricing model that takes into account the investee's net asset, earnings and market values of the same type of business entity.

11 b) Management believes that there is no significant change in the fair value of these shares. Accordingly, no changes in fair values were recognized in the interim consolidated statement of profit or loss during the period.

12. INVENTORIES:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Electrical and electronic materials	38,087,458	57,533,768
Raw materials	72,235,309	63,656,241
Supplies and consumables	50,006,737	55,132,281
Finished goods	46,045,162	50,780,576
Other materials	8,040,662	21,219,701
Steel bars	3,729,573	5,308,330
Spare parts	641,814	53,918
Steel parts	3,088	4,116
	218,789,803	253,688,931
Less: impairment for slow moving inventories (Note 12 a)	(18,874,565)	(19,752,606)
Total	199,915,238	233,936,325

12 a) Movement in impairment for slow moving inventories is presented as follows:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Balance at the beginning of the period/ year	19,752,606	13,595,822
Transfer resulting from the business combination	-	3,730,704
(Reversal)/ provision for impairment for slow moving inventories	(878,041)	2,426,080
Balance at the end of the period/ year	18,874,565	19,752,606

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

13. CONTRACT ASSETS AND LIABILITIES:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Contracts valued at cost plus attributable profit	1,885,032,568	2,344,023,636
Less: Progress billings	(1,205,961,456)	(1,517,505,991)
Total	679,071,112	826,517,645

13 a) The amounts have been presented in the interim consolidated statement of financial position as follows:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Contract assets	681,778,763	951,742,831
Contract liabilities	(2,707,651)	(125,225,186)
Total	679,071,112	826,517,645

14. TRADE AND OTHER RECEIVABLES:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Accounts receivable	812,492,454	833,049,631
Notes receivables	107,319,068	104,159,522
Total accounts and notes receivables	919,811,522	937,209,153
Less: allowance for impairment of accounts and notes receivables (Note 14 a)	(106,647,716)	(143,054,264)
Net accounts and notes receivables	813,163,806	794,154,889

Advances paid to suppliers (Note 14 b)	278,513,286	299,382,783
Accrued revenue	169,084,921	55,831,288
Prepayments	93,101,139	92,305,328
Refundable deposits	5,847,888	7,970,630
Due from staff	869,695	1,046,649
Other receivables (Note 14 c)	156,886,315	55,796,790
Total	1,517,467,050	1,306,488,357

14 a) Movement in allowance for impairment of accounts and notes receivables is presented as follows:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Balance at the beginning of the period/ year	143,054,264	116,932,938
Transfer resulting from the business combination	-	15,609,076
(Reversal)/ provision for impairment of accounts receivables	(31,191,814)	11,586,718
Transfers from retention receivables	607,965	-
Written off during the period/ year	(5,822,699)	(1,074,468)
Balance at the end of the period/ year	106,647,716	143,054,264

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14. TRADE AND OTHER RECEIVABLES (CONTINUED):

14 b) Advances paid to suppliers are presented as follows:

	September 30, 2023	December 31, 2022
	QAR (Reviewed)	QAR (Audited)
Advances paid to suppliers	279,756,502	300,625,999
Less: provision for impairment of advance paid to suppliers	(1,243,216)	(1,243,216)
Net advance paid to suppliers	278,513,286	299,382,783

14 c) Other receivables are presented as follows:

	September 30, 2023	December 31, 2022
	QAR (Reviewed)	QAR (Audited)
Other receivables	165,175,143	64,085,618
Less: provision for impairment of other receivables	(8,288,828)	(8,288,828)
Net other receivables	156,886,315	55,796,790

14 d) In determining the recoverability of accounts receivable, the Group considers any change in the credit quality of the accounts receivable from the date credit was initially granted up to the reporting date. The concentration of credit risks is limited due to the customer base being large and unrelated. Accordingly, management believes that there is no further credit provision required in excess of the existing provision for impairment debts.

15. RELATED PARTIES TRANSACTIONS AND BALANCES:

These represent transactions with related parties, i.e. major shareholders, joint ventures, directors and senior management of the group of the companies, and the companies in which they are principal owners. Pricing policies and terms of these transactions are approved by the respective management.

15 a) Due from related parties

	September 30, 2023	December 31, 2022
	QAR (Reviewed)	QAR (Audited)
Shareholders		
Mr. Moutaz Al Khayyat	794,118	4,259,643
Mr. Ramez Al Khayyat	7,689,829	7,393,110
Urbacon Trading and Contracting W.L.L.	112,509,192	219,226,692
Affiliates		
UCC-Bahadir-Tedeschia Joint Venture	56,321,215	65,690,444
REE Asyad JV	28,553,807	28,553,807
Urbacon Workshop Department	22,447,366	14,052,894
Infraroad Trading and Contracting Co. W.L.L.	19,052,759	14,675,267
Aura International – W.L.L.	19,541,448	-
Yemek Istanbul Catering Services Hizmetleri Sanayi	13,146,575	-
Assets Properties Management W.L.L.	12,938,388	8,648,078
Pentagram Design Trading and Contracting W.L.L.	11,146,767	13,111,423
Golden Bay Contracting and trading W.L.L.	11,218,364	23,371,727
Servicom - W.L.L.	10,123,770	10,123,770
Aura Entertainment Services W.L.L.	7,706,835	29,347,757
Power International Holding Co. W.L.L.	14,118,124	-
Al-Khayyat Trading and Contracting Co. W.L.L.	6,708,944	6,908,926
Subtotal carried forward	354,017,501	445,363,538

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

15. RELATED PARTIES TRANSACTIONS AND BALANCES (CONTINUED):	September 30, 2023	December 31, 2022
15 a) Due from related parties (Continued)	QAR (Reviewed)	QAR (Audited)
<i>Affiliates (Continued)</i>		
Subtotal brought forward	354,017,501	445,363,538
UCC Acciona JV	5,879,715	7,810,683
UCC Promar JV	4,828,212	5,089,534
Urbacon And Infraroad Joint Venture	3,995,892	-
UCC Infraroad Limak JV	3,797,236	-
Al Hodaifi Group W.L.L.	2,560,299	2,490,299
Urbacon Holding W.L.L.	2,199,569	199,698
Mina Facility Management (Jordan)	1,758,171	-
Prolines - W.L.L.	1,412,411	1,412,411
Cuizina Aldoha Catering Services W.L.L.	1,263,619	1,263,619
Lusail Queen Yacht	1,711,343	407,863
Trelco Security Equipment Services W.L.L.	1,136,562	1,136,562
Arab Builders Company W.L.L.	913,279	13,054,071
Al Bidda Switchgear W.L.L.	790,732	-
UCC Promar Marine Contracting W.L.L.	726,469	320,296
Ithaafushi Investment (Private) Limited	512,321	-
Joury Tours And Travels W.L.L.	518,738	-
Ithaafushi Maldives Projects	478,912	954,078
Syrian American Medical Centre	391,675	485,396
Snathe Qatar - W.L.L.	308,651	308,651
ETA – PCS Switchgear L.L.C.	292,856	292,856
Dimension Group - W.L.L.	291,624	291,624
The Eight Hotel W.L.L.	228,131	974,536
Profession Aluminium Co. W.L.L.	111,480	472,905
Temasq Beauty Lounge & Spa	65,085	77,435
United Foods Services W.L.L.	65,800	65,800
Building Development Technology Company W.L.L.	59,306	59,306
Global Construction Equipment Company W.L.L.	54,132	54,132
Union Iron and Steel Company L.L.C	47,591	66,891
Debbas Enterprise (Lebanon)	31,031	31,031
Moka Caffè	22,842	-
Aura Lifestyle W.L.L.	21,177	-
Gemini Hospitality W.L.L.	23,707	-
Levant Restaurants W.L.L.	26,550	26,550
Basta Restaurant W.L.L.	18,250	18,250
Pizza One	14,722	14,722
Foodmania Restaurant W.L.L.	13,750	3,500
I Shield W.L.L.	9,702	9,702
Premier Event W.L.L.	535	-
The Canteen W.L.L.	-	4,298,112
UCC Infraroad Yuksil JV	-	3,264,488
Assets Hotels and Resort Management	-	467,513
Industrial Development Trading Company W.L.L.	-	436,400
Debbas Holding Co	-	320,093
Baladna for Animal Production W.L.L.	-	133,200
Palma Group W.L.L.	-	78,850
Mr.Sultan Bin Ghanem Al Hodaifi	-	4,500
Total	390,599,578	491,759,095
Less: allowance for impairment of due from related parties (Note 15 b)	(954,896)	(954,896)
Net due from related parties	389,644,682	490,804,199

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15. RELATED PARTIES TRANSACTIONS AND BALANCES (CONTINUED):

15 b) Movement in allowance for impairment of due from related parties is presented as follows:

	September 30, 2023	December 31, 2022
	QAR (Reviewed)	QAR (Audited)
Balance at the beginning of the period/ year	954,896	-
Transfer resulting from the business combination	-	600,275
Provision for impairment of due from related parties	-	354,621
Balance at the end of the period/ year	954,896	954,896

15 c) Due to related parties

	September 30, 2023	December 31, 2022
	QAR (Reviewed)	QAR (Audited)
Assets Real Estate Development W.L.L.	17,171,002	24,444,580
Stark Securities Company W.L.L.	8,002,492	7,719,319
Urbacn Plant, Machinery and Vehicle	7,065,910	35,296,919
Aura Hospitality W.L.L.	6,409,287	4,922,095
Assets Hotels and Resort Management	4,836,325	-
International Design & Consultant Company W.L.L.	4,670,247	123,904
Credo Trading Co. W.L.L.	4,340,886	4,760,875
Baladna Food Industries W.L.L.	3,619,952	9,695,376
Cesar Debbas and Fils W.L.L.	2,662,686	2,662,686
Loyalty for Business Development and Investment Holding W.L.L.	2,400,000	3,000,000
Gilifushi Maldives	1,909,595	-
Lacasa - W.L.L.	962,559	-
Gymkhana - W.L.L.	438,195	-
Orient Pearl Restaurant W.L.L.	309,368	23,502
Forad SARL	308,824	308,824
Consolidated Security Services Co. W.L.L.	230,560	-
Global Tourist & Travels W.L.L.	185,333	374,858
Joury Logistic Company W.L.L.	189,959	189,958
Printshop For Printing Services W.L.L.	151,046	709,622
Elan London Cafe - W.L.L.	82,182	-
Palma Group W.L.L.	28,200	-
The Canteen W.L.L.	27,908	-
Louloat Alsharq Restaurant W.L.L.	26,650	70,879
Damasca One Restaurant W.L.L.	21,174	10,696
Qatar Duct	4,218	4,218
Power International Holding Company W.L.L.	-	10,733,931
Aura Lifestyle W.L.L.	-	3,594,872
Other related parties	-	692,231
Ithaafushi Investment (Private) Limited	-	480,153
Joury Tours And Travels W.L.L.	-	295,808
UCC - Sacyr JV	-	10,145
Total	66,054,558	110,125,451

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

15. RELATED PARTIES TRANSACTIONS AND BALANCES (CONTINUED):

15 d) Loan from a related party

The Group has obtained a loan from Credo Trading W L L as a part of the Group's restructuring plan. The loan carries an interest rate of 2% plus Qatar Central Bank money market lending rate subject to a minimum of 4.5% per annum. Movement of the loan from a related party as follows:

	September 30, 2023	December 31, 2022
	QAR	QAR
	(Reviewed)	(Audited)
Balance at the beginning of the period/ year	28,783,355	27,829,520
Interest expense for the period/ year	561,358	953,835
Balance at the end of the period/ year	29,344,713	28,783,355

15 e) Transactions with related parties

	Nine-months period ended September 30,	
	2023	2022
	QAR	QAR
	(Reviewed)	(Reviewed)
Revenue	774,757,895	1,836,703,586
Expenses	297,647,302	273,299,870

16. CASH AND BANK BALANCES:

	September 30, 2023	December 31, 2022
	QAR	QAR
	(Reviewed)	(Audited)
Cash in hand	58,756,907	1,851,624
Cash at bank - current accounts	100,001,561	165,635,319
Total	158,758,468	167,486,943

16 a) For the purpose of interim consolidated statement of cash flows, the amount of cash and cash equivalents is presented as follows:

	September 30, 2023	December 31, 2022
	QAR	QAR
	(Reviewed)	(Audited)
Total cash and cash equivalents	158,758,468	167,486,943
Restricted cash (cash margin held against bank guarantees)	(5,131,741)	(900,779)
Net cash and cash equivalents	153,626,727	166,586,164

17. SHARE CAPITAL:

	September 30, 2023	December 31, 2022
	QAR	QAR
	(Reviewed)	(Audited)
Authorized and issued share capital (Note 17 a)	3,404,037,500	3,404,037,500
Total	3,404,037,500	3,404,037,500

17 a) 3,404,037,500 ordinary shares of QAR 1 per share.

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18. LEGAL RESERVE:

In accordance with Qatar Commercial Companies Law No. 11 of 2015 whose certain provision were subsequently amended by law No. 8 of 2021 and the Group's Articles of Association, 10% of net income for the year is required to be transferred to the legal reserve, the Group may discontinue such transfer if the legal reserve reached 50% of the paid capital. This reserve is not available for distribution except in circumstances stipulated in the Commercial Companies Law.

19. RESERVE FOR RENEWAL OF FURNITURE, FIXTURES AND EQUIPMENT:

In accordance with the hotels operation management agreements relating to The Palace Hotel W.L.L. and Tilal Hotel W.L.L., expenditure on replacement of furniture, fixtures and equipment are charged to a reserve for renewal of furniture, fixtures and equipment. This reserve is established through an annual charge in the statement of profit or loss at an agreed rate of 4% of gross revenue.

20. EMPLOYEES' END OF SERVICE BENEFITS:

	September 30, 2023	December 31, 2022
	QAR	QAR
	(Reviewed)	(Audited)
Balance at the beginning of the period/ year	99,594,790	86,946,928
Transfer resulting from the business combination	-	20,238,623
Provision for the period/ year	24,828,730	33,822,621
Payments made during the period/ year	(20,939,357)	(40,822,435)
Transfer to related parties	-	(590,947)
Balance at the end of the period/ year	103,484,163	99,594,790

21. LOANS AND BORROWINGS:

	September 30, 2023	December 31, 2022
	QAR	QAR
	(Reviewed)	(Audited)
Term loans (Note 21 a)	1,221,522,113	1,066,611,212
Demand loans (Note 21 b)	14,975,532	78,577,889
Factor finance (Note 21 c)	119,808,445	91,897,053
Projects finance (Note 21 d)	224,465,378	197,723,384
Murabaha (Note 21 e)	141,979,017	152,591,996
Short term financing facilities (Note 21 f)	150,360,187	216,009,542
Total loan and borrowings	1,873,110,672	1,803,411,076

The interest-bearing borrowings are presented in the interim consolidated statement of financial position as follows:

	September 30, 2023	December 31, 2022
	QAR	QAR
	(Reviewed)	(Audited)
Non-current	1,046,708,037	915,781,502
Current	826,402,635	887,629,574
Total	1,873,110,672	1,803,411,076

21 a) Term loans

Term loans consists of a number of commercial and term loans used for various purposes. These loans are secured by personal and corporate guarantees. Term loans have different maturity dates and bears interest rate of 5.5% per annum.

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21. LOANS AND BORROWINGS (CONTINUED):

21 b) Demand loans

Demand loan represents loans obtained from a local bank to finance working capital requirements. This loan bear an interest rate of 4.5% per annum. The loan is backed by certified project receivables and undertaking by the JV partners that no fund will be drawn from the project by way of dividends or profit sharing until the project is complete.

21 c) Factor finance

The Group has entered into a credit facility agreement with a local bank. Under the facility, the Group discounts its invoices for a maximum of 150 days by transferring the approved customer's invoice payment to local bank. Maximum loan amount is 90% of the invoice value. The bills discounted are against personal guarantee of the shareholders and corporate guarantee. Further, the credit facilities are also secured by certain guarantee cheques, letters of assignment agreement.

21 d) Projects finance

The Group obtained facilities with a local bank to finance its existing project from the progress payments to be paid by customers for that project. The facilities are secured by corporate and personal guarantees of the subsidiary and assignment of contract payments from the customer to route all contract proceeds with the bank. These facilities bear interest rate of minimum 4.5%.

21 e) Murabaha

Murabaha represent facilities obtained from a local Islamic bank for the purchase of materials and issuing letters of credit to suppliers. These loans bear an average profit rate of 4.5% to 6.5% annually and have maturities ranging from 270 to 360 days.

21 f) Short term financing facility

The Group has engaged in multiple credit facility agreements with local banks to fulfill their day-to-day working capital needs. These loans carry an average interest rate of QMRL + 0.75% per annum and interest is accrued daily and compounded monthly.

22. TRADE AND OTHER PAYABLES:

	September 30, 2023	December 31, 2022
	QAR (Reviewed)	QAR (Audited)
Notes payable	120,715,161	175,465,358
Accrued expenses	469,695,678	502,955,939
Accounts payable	418,680,878	803,344,552
Advances from customers	258,662,883	219,293,131
Provision for foreseeable losses	67,008,791	56,406,505
Provision for maintenance cost	38,647,369	18,896,355
Provisions for leave salary and air ticket	23,399,323	24,542,747
Retentions payables	28,454,184	27,666,801
Due to staff	747,164	1,821,583
Social and sport funds contribution	-	8,126,193
Other payables	213,125,271	164,431,145
Total	1,639,136,702	2,002,950,309

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

23. REVENUE:

	Nine-months period ended September 30,	
	2023	2022
	QAR	QAR
	(Reviewed)	(Reviewed)
Revenue from contract with customer (Note 23 a)	2,229,041,134	3,031,400,834
Total	2,229,041,134	3,031,400,834

23 a) Following sub notes illustrates the disaggregation of disclosure by timing of revenue recognitions, type of customers and primary geographical markets of the Groups revenue for the nine-months period ended September 30, 2023:

	Nine-months period ended September 30, 2023 QAR
i) Timing of revenue recognitions	
Product transferred at a point in time	1,321,550,909
Product transferred over the time	907,490,225
Total revenue	2,229,041,134
ii) Type of customers	
External parties	1,454,283,239
Related parties	774,757,895
Total revenue	2,229,041,134
iii) Revenue by primary geographical markets	
Local operations	2,207,790,709
Foreign operations	21,250,425
Total revenue	2,229,041,134

24. COST OF OPERATIONS:

	Nine-months period ended September 30,	
	2023	2022
	QAR	QAR
	(Reviewed)	(Reviewed)
Salaries and other benefits to employees	637,081,415	830,245,466
Direct materials	528,708,591	1,000,904,139
Subcontractor costs	104,613,899	390,247,538
Depreciation of property, plant and equipment (Note 5 a)	101,188,650	57,368,756
Transportation chargers	31,664,943	65,502,790
Rent expenses	27,538,994	36,413,454
Site overhead costs	22,732,056	-
Repairs and maintenance expenses	19,185,173	43,705,951
Professional fees	10,354,774	26,955,149
Government expenses	6,274,790	-
Amortization of intangible assets (Note 7 a)	4,802,134	-
Depreciation of right-to-use assets (Note 8 a)	754,078	2,125,750
Machinery hiring chargers	427,499	-
Other direct costs	165,389,823	158,107,558
Total	1,660,716,819	2,611,576,551

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

25. GENERAL AND ADMINISTRATIVE EXPENSES:

	Nine-months period ended September 30,	
	2023	2022
	QAR	QAR
	(Reviewed)	(Reviewed)
Salaries and other benefits to employees	100,174,173	81,175,395
Group shared expenses	23,107,017	9,986,319
Professional fees expenses	31,324,914	3,977,268
Depreciation of property, plant and equipment (Note 5 a)	21,264,602	5,284,569
Depreciation of right-of-use assets (Note 8 b)	14,924,975	4,713,468
Marketing and development expenses	11,689,683	400,055
Repair and maintenance expenses	4,610,618	1,601,297
Rent expenses	11,353,889	2,785,932
Facility services expenses	8,026,980	-
Utilities expenses	7,574,081	-
IT Expenses	7,571,730	-
Amortization of intangible assets (Note 7 a)	4,942,945	633,657
Bank commission and charges	2,865,731	230,116
Communication charges	1,032,519	189,233
Loss on disposal of property and equipment	2,163	-
Miscellaneous expenses	24,992,314	21,589,237
Total	275,458,334	132,566,546

26. FINANCE COST:

	Nine-months period ended September 30,	
	2023	2022
	QAR	QAR
	(Reviewed)	(Reviewed)
Interest expenses on loans and borrowings	89,810,980	43,400,763
Interest expenses on leases (Note 18 a)	2,781,798	1,363,856
Interest expenses on loans from related parties	561,358	-
Total	93,154,136	44,764,619

27. BASIC AND DILUTED EARNINGS PER SHARE:

The calculation of basic earnings per share ("EPS") is arrived by dividing the profit attributable to the shareholders of the Parent Company for the period by the weighted average number of ordinary shares outstanding during the period.

	Nine-months period ended September 30,	
	2023	2022
	QAR	QAR
	(Reviewed)	(Reviewed)
Profit for the period attributable to shareholders of the parent (QAR)	302,624,661	300,188,850
Weighted average number of shares outstanding during the period *	3,404,037,500	3,096,967,903
Basic earnings per share (Qatari Riyals per share)	0.089	0.097

* The weighted average number of shares outstanding for the nine-months period ended September 30, 2022 was adjusted for the reverse acquisition treatment in accordance with IFRS 3 "Business Combinations".

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE NINE-MONTHS PERIOD ENDED SEPTEMBER 30, 2023

28. COMMITMENTS AND CONTINGENCIES:

There are no material commitments and contingencies existing as of the reporting date, except for the following:

	September 30, 2023 QAR (Reviewed)	December 31, 2022 QAR (Audited)
Post-dated cheque payable	90,592,324	-
Performance guarantees	157,772,509	140,794,225
Corporate guarantees	284,334,270	284,234,270
Bank guarantees	81,714,484	81,814,484
Letter of guarantees	157,838,466	140,014,578
Letter of credits	2,225,716	54,006,421
Performance bonds	76,997,541	68,787,848
Advance payment guarantees	111,261,492	46,953,346
Security cheque	2,691,023	28,394,943
Tender bonds	3,477,050	29,539,286
Retention bond	150,000	150,000
Tender guarantees	1,310,000	110,000

29. CAPITAL RISK MANAGEMENT:

The Group manages its capital to ensure that the Group will be able to continue as a going concern while maximizing the return to shareholders through the optimization of invested capital. The capital structure of the Group consists of equity, comprising share capital, reserves and retained earnings.

30. EVENTS AFTER THE REPORTING PERIOD:

There have been no material events occurring after the reporting date that require adjustments to or disclosure in the interim condensed consolidated financial statements other than the following:

30 a) On 25 August 2023, Estithmar Holding Q.P.S.C. announced plans to build a distinctive architectural landmark project in Iraq, The Rixos Baghdad, which consists of a hotel and a residential complex in the City Centre.

30 b) On 12 October 2023, Estithmar Holding Q.P.S.C announced the signing of an agreement to build and operate the Algerian-Qatari-German hospital, in partnership with the Algerian Ministry of Health. The hospital, located in the capital city of Algeria, will have a capacity of 300 beds and is established through Estithmar's subsidiary, Elegancia Healthcare W.L.L.

31. FAIR VALUES OF FINANCIAL INSTRUMENTS:

Financial instruments include financial assets and liabilities.

Financial assets consist of amounts due from related parties, retention receivables, contract assets, bank balances and cash, trade receivable and other debit balances. Financial liabilities consist of amounts due to related parties, trade payable and other credit balances, retention payables, lease liabilities and interest-bearing loans and borrowings.

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31. FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED):

The fair values of financial instruments are not materially different from their carrying values except for the following:

	September 30, 2023		December 31, 2022	
	Carrying value	Fair value	Carrying value	Fair value
	QAR	QAR	QAR	QAR
Accounts receivables and notes receivables (Note 14)	919,811,522	813,163,806	937,209,153	794,154,889
Retention receivables (Note 10)	140,448,395	138,158,251	141,410,901	135,892,594
Other receivables (Note 14 c)	165,175,143	156,886,315	64,085,618	55,796,790
Due from related parties (Note 15 a)	390,599,578	389,644,682	491,759,095	490,804,199

32. LEGAL CASES:

32.1. Debbas Enterprises Qatar W.L.L.

- A. Prior to the reverse-acquisition, one of the Group's subsidiaries, Debbas Enterprises Qatar W.L.L. ("Debbas") has entered into a Joint Venture with ETA Star Engineering and Contracting W.L.L. (Under liquidation) ("EDJV") in February 2011 to carry out the electromechanical works of Doha Exhibition and Convention Center for the main contractor Midmac Contracting/ Six Construct JV ("SMJV"), with a total contract value of QAR 430,000,000 to be executed within 22 months.
- B. EDJV has obtained a credit facility from Al Ahli Bank Q.P.S.C. ("Al Ahli Bank") in 2011 to finance this project and the total outstanding balance including accrued interest as of December 31, 2020 amounted to QAR 152,696,565 (2019: QAR 148,463,224), of which the Group's share is QAR 76,048,233 (2019: QAR 74,231,611). The Group and other related parties have provided corporate and personal guarantees to Al Ahli Bank against the credit facilities as following:
- Personal guarantee from previous IHG's chairman amounting to QAR 43,000,000.
 - Corporate guarantee from Debbas Enterprises – Qatar, W.L.L amounting to QAR 276,000,000.
 - Corporate guarantee from Debbas Holding SAL amounting to QAR 276,000,000.
 - Corporate guarantee from ETA Star Engineering and Trading – W.L.L (Under liquidation) amounting to QAR 233,000,000.

Additionally, the founders' committee of Investment Holding Group Q.P.S.C. has given an undertaking letter to personally guarantee to pay the recognized cumulative revenue to December 31, 2016 from the unapproved variation orders amounting to QAR 77,775,000 and a written commitment from Debbas Holding – S.A.L. against their portion of the bank debt.

- C. Al Ahli Bank filed a lawsuit No. 2926/2018 against EDJV and other, requesting to pay an amount of QAR 178,529,133 plus accrued interest to cover the outstanding loan balance that was obtained from Al Ahli Bank to finance the project construction works.
- D. Accordingly, the EDJV filed a lawsuit No. 568/2018 against SMJV and Qatari Diar "(the client)" requesting them to pay an amount of QAR 625,861,657 being the remaining costs of the original contract, the additional works carried out based on the site instructions, extensions of time, and compensation for the opportunity costs.

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32. LEGAL CASES (CONTINUED):

32.1. Debbas Enterprises Qatar W.L.L. (Continued)

- E. On March 21, 2019, the Court of First Instance decided to combine the two cases, such as case numbers 568/18 and 2926/2018. Subsequently, on April 30, 2019, the Court decided to delegate the case to a panel of experts.
- F. On September 29, 2022 the Court resolved that EDJV should pay to Al Ahli Bank QAR 156,045,152 against the amount outstanding on loans and bank facilities, which includes outstanding principal interest on those facilities. In addition, the Court rules that the SMJV should pay to EDJV amounted to QAR 63,096,261 against all outstanding balances and performance bond of QAR 43,000,000 should be returned to the Al Ahli Bank.

During the interim period the legal case in relation to Debbas Enterprises Qatar W.L.L. (disclosed above A to F), a settlement agreement was signed between the Group and Al Ahli Bank, according to which the existing dispute with Al Ahli Bank was settled in return for the Group paying QAR 120 million and the Al Ahli Bank waived the rest of the adjudged amount.

Furthermore, Debbas has appealed the judgment issued in the lawsuit filed by the EDJV against SMJV to request the adjustment of the adjudged amount from QAR 63 million to no less than QAR 123 million. Thus, the amount that can be issued by the Court of Appeal may cover the settlement amount agreed upon with Al Ahli Bank.

32.2. Other litigations

Dukhan Bank Q.P.S.C. against IHG and other defendants

IHG (the "Company") signed with International Bank of Qatar (currently Dukhan Bank Q.P.S.C.) in December 2012 a banking facility agreement and it was agreed upon in accordance with the aforementioned agreement between the Dukhan Bank and the Company and a list of subsidiary Companies that were specified in a separate annex to grant the Company and some subsidiary companies, including Falcon Ready Mix Concrete Company, banking facilities. Falcon used an amount of QAR 12,550,994 and stopped paying.

The Dukhan Bank filed a lawsuit against the Company and Falcon Ready Mix Concrete W.L.L. ("Falcon") before the Civil Court of First Instance with the number 3110/2020 claiming for the amount due on Falcon despite its issuance of a letter on July 25, 2017 confirming that the Dukhan Bank took note of the change in the legal form of the Company and the amendment of the list of binding subsidiaries.

On April 13, 2023 the first instance court issued the judgment which decided that Group, Al Hudaifi Group and Falcon should jointly pay the amount claimed by the bank, and the aforementioned ruling has been appealed.

A lawsuit has been from QDSBG against Debbas Enterprises (one of Estithmar subsidiaries) to demand the completion of the work of the LCP project and hand over to the project owner the spare parts and guarantees necessary to issue the accreditation certificate, in addition to 69,498,491 riyals, the value of the additional amounts paid in excess to Debbas Company, in addition to delay fines. QDSBG is claiming Debbas to pay an amount of 109,508,421 QAR, the value of the additional amount paid in excess to the defendant, in addition to the amount allocated to complete the work subject to the contract through subcontractors. In addition to an amount of 5,000,000 QAR compensation.

A sub-suit was filed by Debbas demanding the following: - Obliging QDSBG to pay an amount of QAR 227,161,704, as a result of the time extension. In addition to requesting compensation. The case is still ongoing.

33. COMPARATIVE FIGURES:

Certain comparative figures have been reclassified in accordance with International Financial Reporting Standards (IFRS) in order to conform with the presentation of the interim condensed consolidated financial statements for the nine-months period ended September 30, 2023. Such reclassifications did not have any effect on the net profit and equity of the comparative period.

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34. BUSINESS COMBINATION:

On April 12, 2022 the Company obtained Qatar Financial Markets Authority (QFMA) approval on reverse acquisition transaction, the transaction was executed by issuing 2,574,037,500 newly issued shares of "Estithmar Holding" by QAR 1 in share swap transaction as each Elegancia Group shareholder will get worth of share equal to 3.10125 for each share of Estithmar.

34 a) The share capital of the Company was determined to be QAR 3,404,037,500 to reflect its value as per evaluation and not as per book value of partners' equity as of reversal acquisition date, due to legal considerations represented by determining the Company's share capital at QAR 3,404,037,500 by H.E the Minister of Commerce and Industry and consequent approvals by the Ministry of Commerce and Industry, Qatar Financial Markets Authority (QFMA) and Qatar Stock Exchange on the share capital of the reverse acquisition transaction in which the Prospectus took a similar approach. Therefore, the shareholders approved the same in their Constituent General Assembly. Due to all of these approvals and to this reverse acquisition transaction, it resulted with a goodwill amounted to QAR. 3,240,035,090.

34 b) Management impairment assessment on Goodwill

Goodwill acquired in a business combination is allocated to each of the acquirer's CGUs or a group of CGUs that is expected to benefit from the synergies of the combination, management is undergoing the reorganization of the current operating segment's structure post-acquisition and there is expected to be a change in the composition of the segments and the CGUs, accordingly, the goodwill amounted to QAR 3,240,035,090 cannot be reliably allocated to the CGUs as of September 30, 2023.

The recoverable amount of the CGU was determined based on fair value less cost of disposal calculated using the CGU's share market price as of September 30, 2023. The fair value less cost of disposal of the CGU is significantly higher than the carrying value of the CGU, therefore it is assumed to be the recoverable amount, and thus no impairment exists.

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35. OPERATING SEGMENTS:

Information reported for the purpose of resource allocation and assessment of segment performance focuses on the types of services being provided. The Group has five reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different products and services and are managed separately because they require separate business strategies. For each of the strategic business units, the Group reviews internal management reports on a regular basis. The Group's have recognized five reportable segments which are corporate, contracting and industries, services, healthcare and ventures.

Management monitors the operating results of the operating segments to make decision about resource allocation and performance measurements. Segment performance is evaluated based on operating profit or loss and measured consistently with operating profit or loss in the consolidated financial statements.

The following table summarizes the performance of the operating segments in the Group for the period ended September 30, 2023 and 2022:

September 30, 2023	Corporate QAR (Reviewed)	Contracting and industries		Services		Healthcare		Ventures		Eliminations and adjustments		Total QAR (Reviewed)
		QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	QAR (Reviewed)	
Revenue												
External customers	-	333,996,473	841,586,528	175,305,113	103,395,125	-	-	-	-	-	-	1,454,283,239
Inter-segment	-	654,068,528	386,374,295	-	23,073,966	-	-	(288,758,894)	-	-	-	774,757,895
Total revenue	-	988,065,001	1,227,960,823	175,305,113	126,469,091	(288,758,894)	(288,758,894)	(288,758,894)	(288,758,894)	(288,758,894)	(288,758,894)	2,229,041,134
Segment profit	(15,883,108)	149,829,811	314,283,627	(75,111,506)	(65,462,436)	(691,725)	(691,725)	(691,725)	(691,725)	(691,725)	(691,725)	306,964,663
Income/ (expenses)												
Other income	59,471,207	4,958,760	11,292,941	6,416,014	40,407,800	(41,442,720)	(41,442,720)	(41,442,720)	(41,442,720)	(41,442,720)	(41,442,720)	81,104,002
Cost of operation:	-	(743,454,509)	(887,828,935)	(133,482,209)	(184,710,059)	288,758,893	288,758,893	288,758,893	288,758,893	288,758,893	288,758,893	(1,660,716,819)
General and administrative expenses (including impairment provision)	(66,313,549)	(82,844,289)	(3,579,742)	(117,111,820)	(15,459,840)	41,042,720	41,042,720	41,042,720	41,042,720	41,042,720	41,042,720	(244,266,520)
Management fee	-	-	-	-	(2,229,122)	-	-	(2,229,122)	-	-	-	(2,229,122)
Total assets	5,355,050,946	2,564,070,871	1,988,737,147	721,177,907	1,232,604,026	(3,114,007,051)	(3,114,007,051)	(3,114,007,051)	(3,114,007,051)	(3,114,007,051)	(3,114,007,051)	8,747,633,846
Total liabilities	1,682,641,373	1,700,027,882	1,026,142,358	644,569,220	1,281,519,633	(2,354,151,823)	(2,354,151,823)	(2,354,151,823)	(2,354,151,823)	(2,354,151,823)	(2,354,151,823)	3,980,748,643

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35. OPERATING SEGMENTS (CONTINUED):

September 30, 2022	Corporate QAR (Reviewed)	Contracting and industries		Services QAR (Reviewed)	Healthcare QAR (Reviewed)	Ventures QAR (Reviewed)	Eliminations and adjustments		Total QAR (Reviewed)
		QAR (Reviewed)	QAR (Reviewed)				QAR (Reviewed)	QAR (Reviewed)	
Revenue									
External customers	-	1,209,568,007		656,603,433	26,881,486	-	-	-	1,893,052,926
Inter-segment	-	553,919,906		895,411,500	-	-	(310,983,498)		1,138,347,908
Total revenue	-	1,763,487,913		1,552,014,933	26,881,486	-	(310,983,498)		3,031,400,834
Segment profit/ (loss)	(25,417,118)	76,292,511		200,897,966	2,436,365	39,331,771	(3,635,085)		289,906,410
Income/ (expenses)									
Other income	161,126,555	2,758,818		8,926,783	-	40,000,000	(162,652,943)		50,159,213
Cost of operations	-	(1,603,914,758)		(1,280,726,727)	(19,327,733)	-	292,392,667		(2,611,576,551)
General and administrative expenses (including impairment provision)	(52,750,189)	(69,141,580)		(52,634,817)	(4,677,814)	(668,229)	47,306,083		(132,566,546)
Management fees	-	(1,286,214)		-	-	-	(1,331,262)		(2,617,476)
Total assets	4,557,581,958	2,721,996,426		1,917,336,984	141,639,449	655,322,558	(1,815,359,738)		8,178,517,637
Total liabilities	820,807,118	2,082,405,098		1,315,557,628	71,559,481	615,790,787	(1,158,304,253)		3,747,815,859