### **National Hotels Company B.S.C.**

# CONDENSED INTERIM FINANCIAL INFORMATION

31 March 2024

# **CONDENSED INTERIM FINANCIAL INFORMATION** for the three months ended 31 March 2024

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CR No. 6220 - 2

# Independent auditors' report on review of condensed interim financial information

#### To the Board of Directors

National Hotels Company B.S.C. Kingdom of Bahrain

#### Introduction

We have reviewed the accompanying 31 March 2024 condensed interim financial information of National Hotels Company B.S.C. (the "Company"), which comprises:

- the condensed statement of financial position as at 31 March 2024;
- the condensed statement of profit or loss for the three-month period ended 31 March 2024;
- the condensed statement of comprehensive income for the three-month period ended 31 March 2024;
- the condensed statement of changes in equity for the three-month period ended 31 March 2024;
- the condensed statement of cash flows for the three-month period ended 31 March 2024; and
- notes to the condensed interim financial information.

The Board of Directors of the Company is responsible for the preparation and presentation of this condensed interim financial information in accordance with IAS 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on this condensed interim financial information based on our review.

### **Scope of Review**

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing 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 31 March 2024 condensed interim financial information is not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'.



25 April 2024

# CONDENSED STATEMENT OF FINANCIAL POSITION as at 31 March 2024

Bahraini Dinars

	Note	31 March 2024	31 December 2023
ACCITC		(reviewed)	(audited)
ASSETS Non-current assets			
Property, plant and equipment		00 707 700	00.504.555
Investment property		33,707,708	33,591,757
Investment property	2	29,713,937	29,913,554
Investment securities	3 4	5,466,639	6,525,967
investment securities	4	5,201,894	4,839,767
Total non-current assets		74,090,178	74,871,045
Current assets			
Inventories		72,943	74,604
Investment securities	4	1,137,497	1,118,806
Trade receivables and other assets	·	825,725	599,753
Bank deposits	5	1,800,000	2,300,000
Cash and cash equivalents	5	5,647,199	3,862,115
Total current assets		9,483,364	7,955,278
Total assets		83,573,542	82,826,323
LIABILITIES AND EQUITY			
Non-current liabilities Employees' end of service benefits		287,720	278,775
Total non-current liabilities		287,720	278,775
Current liabilities			
Trade and other payables		2,917,622	1,514,654
Total current liabilities		2,917,622	1,514,654
Total liabilities		3,205,342	1,793,429
EQUITY			
Share capital		12,127,500	12,127,500
Statutory reserve		6,063,750	6,063,750
General reserve		1,087,579	1,087,579
Property revaluation reserve		14,418,702	14,418,702
nvestments fair value reserve		1,554,865	1,583,771
Share of reserves of associate		170,001	166,152
Retained earnings		44,945,803	45,585,440
otal equity		80,368,200	81,032,894
otal liabilities and equity		83,573,542	82,826,323
Ne		00,010,072	02,020,020

Faisal Ahmed Al Zayani Chairman

Adel Nahabah Hamadeh Vice Chairman and Managing Director

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

### CONDENSED STATEMENT OF PROFIT OR LOSS for the three months ended 31 March 2024

Bahraini Dinars

	Note	31 March 2024 (reviewed)	31 March 2023 (reviewed)
Revenue from contracts with customers	6	2,051,835	1,998,787
Operating costs		(1,198,139)	(1,122,115)
GROSS PROFIT		853,696	876,672
Share of profit of an associate Dividend income Interest income Change in fair value of investments at fair value through	3 7	336,823 132,116 123,201	465,141 116,741 106,505
profit or loss Other income Depreciation General and administration expenses	4	18,691 3,795 (523,879) (128,972)	(1,520) 2,030 (537,478) (129,565)
Profit for the period		815,471	898,526
Basic and diluted earnings per share (in fils)	10	7	7

Faisal Ahmed Al Zayani Chairman

Adel Nahabah Hamadeh Vice Chairman and Managing Director

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

# **CONDENSED STATEMENT OF COMPREHENSIVE INCOME** for the three months ended 31 March 2024

Bahraini Dinars

	Note	31 March 2024 (reviewed)	31 March 2023 (reviewed)
Profit for the period		815,471	898,526
Other comprehensive income			
Items that will not be reclassified to profit or loss in subsequent periods:  - Net movement in fair value of investments in equity securities at fair value through other comprehensive income during the period	4	(28,906)	11,814
- Share in associates' other comprehensive income	3	12,110	3,260
Other comprehensive income for the period		(16,796)	15,074
Total comprehensive income for the period		798,675	913,600

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

# CONDENSED STATEMENT OF CHANGES IN EQUITY for the three months ended 31 March 2024

Bahraini Dinars

2024 (reviewed)	Share capital	Treasury shares	Statutory reserve	General reserve	Property revaluation reserve	Investments fair value reserve	Share of reserves of associate	Retained earnings	Total
At 1 January 2024	12,127,500	-	6,063,750	1,087,579	14,418,702	1,583,771	166,152	45,585,440	81,032,894
- Profit for the period - Other comprehensive income for	-	-	-	-	-	- (00,000)	-	815,471	815,471
the period  Total comprehensive income for	-	-	-	-	-	(28,906)	12,110	-	(16,796)
the period	_	-	-	-	-	(28,906)	12,110	815,471	798,675
Adjustment to associate's reserve Dividends declared for 2023	-	-	- -	- -	- -	- -	(8,261) -	- (1,455,108)	(8,261) (1,455,108)
Balance at 31 March 2024	12,127,500	-	6,063,750	1,087,579	14,418,702	1,554,865	170,001	44,945,803	80,368,200
2023 (reviewed)	Share capital	Treasury shares	Statutory reserve	General reserve	Property revaluation reserve	Investments fair value reserve	Share of reserves of associate	Retained earnings	Total
At 1 January 2023	12,127,500	(46,451)	6,011,069	1,087,579	14,418,702	2,000,347	223,037	44,912,675	80,734,458
<ul><li>Profit for the period</li><li>Other comprehensive income for</li></ul>	-	-	-	-	-	-	-	898,526	898,526
the period	<u>-</u>	-	-	-	-	11,814	3,260	-	15,074
Total comprehensive income for the period	-	-	-	-	-	11,814	3,260	898,526	913,600
Sale of treasury shares	-	15,904	-	-	-	-	-	14,346	30,250
Dividends declared for 2022	-	-	-	-	-	-	-	(1,450,411)	(1,450,411)
Balance at 31 March 2023	12,127,500	(30,547)	6,011,069	1,087,579	14,418,702	2,012,161	226,297	44,375,136	80,227,897

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

# **CONDENSED STATEMENT OF CASH FLOWS for the three months ended 31 March 2024**

Bahraini Dinars

	Note	31 March 2024 (reviewed)	31 March 2023 (reviewed)
OPERATING ACTIVITIES Profit for the period		815,471	898,526
Adjustments for: Depreciation Share of profit of an associate Change in fair value on investments at FVTPL Dividend income Interest income Impairment on financial assets Provision for employees' benefits	3 4 7	523,879 (336,823) (18,691) (132,116) (123,201) (2,340) 21,015	537,478 (465,141) 1,520 (116,741) (106,505) (8,931) 14,834
Operating profit before working capital changes		747,194	755,040
Change in inventories Change in trade receivables and other assets Change in trade and other payables		1,661 226,346 (198,960)	(3,066) (157,797) (116,101)
Cash generated from operating activities		776,241	478,076
Employees' end of service benefits paid Directors' remuneration paid	9	(12,070) (130,750)	(5,008) (210,000)
Net cash from operating activities		633,421	263,068
INVESTING ACTIVITIES Purchase of property, plant and equipment Purchase of investment property Purchase of investments at FVOCI Bank deposits Dividends received from an associate Dividend received Interest received	3	(434,491) (5,725) (398,823) 500,000 1,400,000 24,000 66,702	(195,770) (75,772) - 4,200,000 1,400,000 116,741 11,342
Net cash from investing activities		1,151,663	5,456,541
FINANCING ACTIVITIES Dividend paid Treasury shares		- -	(1,450,411) 30,250
Net cash used in financing activities		-	(1,420,161)
Net increase in cash and cash equivalents		1,785,084	4,299,448
Cash and cash equivalents at 1 January		3,862,115	1,948,604
Cash and cash equivalents at 31 March		5,647,199	6,248,052

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

Bahraini Dinars

#### 1. REPORTING ENTITY

National Hotels Company B.S.C. (the "Company") is a public joint stock company incorporated in the Kingdom of Bahrain and registered with the Ministry of Industry and Commerce under commercial registration (CR) number 1665. The address of the registered office of the Company is P.O. Box 5243, Building 59, Road 1701, Block 317, Diplomatic Area, Kingdom of Bahrain. The Company owns the Diplomat Radisson Blu Hotel, Residence & Spa (the "Hotel" & "Residence"), which is managed by Radisson Hotel Group (the "Radisson") under a management agreement up to 31 December 2030. In 2012,the Company commenced the operations of its office towers, which are managed by the Company directly. The Company operates solely in the Kingdom of Bahrain.

#### Associate:

The Company has a 33.33% interest in African & Eastern (Bahrain) W.L.L. (2023: 33.33%).

#### 2. ACCOUNTING POLICIES

#### **Basis of preparation**

The condensed interim financial information for the three months ended 31 March 2024 has been prepared in accordance with International Accounting Standard 34 - "Interim Financial Reporting". The condensed interim financial information does not contain all information and disclosures required for the full financial statements prepared in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board, and should be read in conjunction with the Company's annual financial statements as at 31 December 2023. In addition, results for the three months ended 31 March 2024 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2024. In preparing these condensed interim financial information, management make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates. The significant judgements made by the management in applying the Company's accounting policies and the key sources of estimation uncertainty were similar to those applied to the financial statements as at and for the year ended 31 December 2023.

The condensed interim financial information are reviewed, not audited. The comparatives for the condensed statement of financial position have been extracted from the audited financial statements for the year ended 31 December 2023 and comparatives for the condensed statements of profit or loss and other comprehensive income, changes in equity and cash flows have been extracted from the reviewed condensed interim financial information of the Company for the three month period ended 31 March 2023.

#### Financial risk management

The Company's financial risk management objectives and policies are consistent with those disclosed in the audited financial statements for the year ended 31 December 2023.

### New and amended standards and interpretations

A number of new standards, amendments and interpretations were issued under International Financial Reporting Standards, which are effective as of 1 January 2024. However, these do not have a significant impact on the interim financial information of the Company.

#### Material accounting policies

The accounting policies adopted in the preparation of the condensed interim financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended 31 December 2023.

Bahraini Dinars

#### 3. INVESTMENT IN AN ASSOCIATE

The Company has a 33.33% (2023: 33.33%) interest in African & Eastern (Bahrain) W.L.L., which is incorporated in the Kingdom of Bahrain and is involved in the business of importing and selling consumer products. African & Eastern (Bahrain) W.L.L. is a private entity that is not listed on any public exchange. The Company's interest in African & Eastern (Bahrain) W.L.L. is accounted for using the equity method in these condensed interim financial information. Movements in the carrying value of the investment were as follows:

At 1 January
Share of profit for the period / year
Share in associate's other comprehensive income
Adjustment to the associate's reserve
Dividends received during the period / year

31 March 2024 (reviewed)		
6,525,967		
336,823 12,110 (8,261)		
(8,261) (1,400,000)		
5,466,639		

31 December
2023
(audited)
6,685,897
1,796,955
(50,625)
(6,260)
(1,900,000)
•
6,525,967

Based on the reviewed condensed interim financial information of African & Eastern (Bahrain) W.L.L., profit of BD 1,010,469 was recognised by the associate for the three months ended 31 March 2024 (three months ended 31 March 2023: BD 1,395,425). The Company has recognised its share of profit of BD 336,823 (three months ended 31 March 2023: BD 465,141) in these condensed interim financial information.

#### 4. INVESTMENT SECURITIES

Equity investments at FVOCI
Debt investment at amortised cost

Investment at FVTPL

31 March 2024 (reviewed)	31 December 2023 (audited)
2,604,060 2,597,834	2,234,143 2,605,624
5,201,894	4,839,767
1,137,497	1,118,806
6,339,391	5,958,573

### a) Equity investments at FVOCI

Quoted equity investments Unquoted equity investments

31 March 2023 (reviewed)
2,201,349 402,711
2,604,060

	_
31 December	
2023	
(audited)	
1,859,076	
375,067	
2,234,143	

# NOTES TO THE CONDENSED INTERIM FINANCIAL INFORMATION for the three months ended 31 March 2024

Bahraini Dinars

#### 4. INVESTMENT SECURITIES (continued)

The movement in the equity investments of FVOCI is as follow:

At 1 January
Addition during the period / year
Change in fair value during the period / year

31 March 2024 (reviewed)	
2,234,143	
398,823	
(28,906)	
2,604,060	

31 December 2023 (audited)					
2,632,924 17,795					
(416,576)					
2.234.143					

b) Investment at FVTPL

31 March				
2024				
(reviewed)				
1,137,497				

31 December	
2023	
(audited)	
1.118.806	

Managed fund

Managed fund of BD 1,137,497(2023: 1,118,806) is managed by external fund manager (refer note 9). The movement in the fair value of the investment at FVTPL is as follow:

Balance at 1 January
Transfer / disposal during the period / year
Change in fair value during the period / year

31 March	31 December
2024	2023
(reviewed)	(audited)
1,118,806	1,072,911
-	(17,795)
18,691	63,690
1,137,497	1,118,806

c) Debt investment at amortised cost

31 March
2024
(reviewed)
2 597 834

31 December
2023
(audited)
2,605,624

Quoted debt securities

Quoted debt securities consist of the following bonds:

	Issuer	Face Value Maturity		Coupon rate	
	National Oil & Gas Authority	USD 2,300,000	25 October 2027	7.5% semi-annual basis	
	Ministry of Finance and National Economy	USD 2,400,000	12 October 2028	7% semi-annual basis	
Government Development Bonds		BD 700,000	17 March 2025	4.2% semi-annual basis	

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#### 5. CASH AND CASH EQUIVALENTS

Cash on hand Bank balances

31 December 2023 (audited)			
6,707			
3,855,408			

Bank deposits of BD 1,800,000 (2023: BD 2,300,000) have an original maturity date of more than three months. The average interest rate of these deposits for the period was 6% (2023: 4.8%). The Company has an unused overdraft facility of BD 0.5 million to finance working capital requirements granted by a financial institution in the Kingdom of Bahrain. The facility bears interest of 4.5% per annum above one month Bahrain Interbank Offered Rate.

### 6. REVENUE FROM CONTRACTS WITH CUSTOMERS

Hotel Services Revenue Rental Revenue

31 March	31 March
2024	2023
(reviewed)	(reviewed)
1,665,119	1,678,145
386,716	320,642
2,051,835	1,998,787

#### 7. SEASONALITY OF RESULTS

Dividend income of BD 132,116 for the three months ended 31 March 2024 (for the three months ended 31 March 2023: BD 116,741) maybe of a seasonal nature due to usual timing of payments.

### NOTES TO THE CONDENSED INTERIM FINANCIAL INFORMATION for the three months ended 31 March 2024

Bahraini Dinars

#### 8. SEGMENT INFORMATION

The Company's operating businesses are organised into the following segments:

Hotel business Room rental, food and beverage sales, conferences and events.

Real estate properties Rental income from offices and commercial property.

Investments and corporate Income from investments including the associate, equity investments and bank deposits, and head office expenses.

Segment assets include all operating assets used by a segment and consist primarily of property, plant and equipment, inventories, investments and accounts receivable. Whilst the majority of the assets can be directly attributed to individual business segments, the carrying amounts of certain assets used jointly by two segments is allocated to segments on a reasonable basis. Segment liabilities include all operating liabilities and consist primarily of accounts payable and accrued liabilities.

31	March
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Hotel services revenue
Rental Revenue
Gross operating costs
Gross operating profit
Investment income - net\*
Other income
Depreciation
General and administration expenses

Hotel business		Real estate	Real estate properties		Investments and corporate		tal
2024	2023	2024	2023	2024	2023	2024	2023
(reviewed)	(reviewed)	(reviewed)	(reviewed)	(reviewed)	(reviewed)	(reviewed)	(reviewed)
1,665,119	1,678,145	-	-	_	-	1,665,119	1,678,145
-	-	386,716	320,642	-	-	386,716	320,642
(1,120,902)	(1,046,842)	(77,237)	(75,273)	-	-	(1,198,139)	(1,122,115)
544,217	631,303	309,479	245,369	-	-	853,696	876,672
-	-	-	-	610,831	686,867	610,831	686,867
-	-	-	-	3,795	2,030	3,795	2,030
(318,537)	(341,182)	(205,342)	(196,296)	-	-	(523,879)	(537,478)
-	<u>-</u>	-	<u>-</u>	(128,972)	(129,565)	(128,972)	(129,565)
225,680	290,121	104,137	49,073	485,654	559,332	815,471	898,526

<sup>\*</sup> Including share of profit of associate, dividend income, interest income and change in fair value of investments at fair value through profit or loss.

Hotel business		Real estate	properties	Investments and corporate		Total	
31 March	31 December	31 March	31 December	31 March	31 December	31 March	31 December
2024	2023	2024	2023	2024	2023	2024	2023
(reviewed)	(audited)	(reviewed)	(audited)	(reviewed)	(audited)	(reviewed)	(audited)
34,348,063	34,117,786	29,744,596	30,061,842	19,480,883	18,646,695	83,573,542	82,826,323
1,299,975	1,306,773	21,474	31,287	1,883,893	455,369	3,205,342	1,793,429

Total assets
Total liabilities

Profit for the period

Bahraini Dinars

#### 9. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties represent the associated company, major shareholders, directors and key management personnel of the Company, the operator of the hotel and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are at agreed terms and approved by the Company's Board of Directors.

Transactions with related parties included in the condensed statement of profit or loss are as follows:

31 March 2024 (reviewed)	Share of profit	Purchases	Management fees	Other expenses	Revenues	
Shareholder	-	-	-	-	150,069	
Associate Management company	336,823	16,862	-	-	1,050	
(Radisson)	-	_	37,816	21,699	_	
Directors ´	-	-		51,349	678	
	336,823	16,862	37,816	73,048	151,797	
31 March 2023 (reviewed)	Share of profit	Purchases	Management fees	Other expenses	Revenues	
Shareholder	_	_	_	_	150,069	
Associate Management company	465,141	23,226	-	-	4,357	
(Radisson)	-	-	35,218	23,914	-	
Directors	-	-	-	51,123	2,476	
	465,141	23,226	35,218	75,037	156,902	

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

	31 March 2024 (reviewed)	31 December 2023 (audited)
Assets		
Trade receivable and other assets - Associate - Management company(Radisson) - Directors	2,854 1,234	286 - 1,090
Investments at FVTPL - Investment managed by Shareholder	1,137,497	1,118,806

Bahraini Dinars

24 March

### 9. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

	31 March 2024 (reviewed)	31 December 2023 (audited)
Liabilities		
Trade and other payables		
- Associate	11,510	15,070
- Management Company (Radisson)	91,230	68,393
- Directors	102,388	210,000

#### Terms and conditions of transactions with related parties

Outstanding balances arise in the normal course of business and are unsecured, interest free and settlement occurs in cash, and are usually settled within 30 days. There have been no guarantees received or provided for any related party payables and receivable balances.

The directors' remuneration charged to condensed statement of profit or loss during the period ended 31 March 2024 amounted to BD 23,138 (31 March 2023: BD 23,243). Further, the directors' remuneration related to year ended 31 December 2023 paid during the period amounted to BD 130,750 (31 March 2023: BD 210,000 related to year ended 31 December 2022).

#### Compensation of key management personnel

The remuneration of key management personnel, other than directors, during the period were as follows:

	31 March 2024 (reviewed)	31 March 2023 (reviewed)
Short-term benefits Post-employment benefits	101,551 8,602	78,712 2,509
	110,153	81,221

#### 10. EARNINGS PER SHARE

	2024 (reviewed)	2023 (reviewed)
Profit for the period	815,471	898,526
Weighted average number of equity shares	121,275,000	120,796,475
Basic earnings per share in fils	7	7

24 March

Diluted earnings per share is same as basic earnings per share as the Company does not have any potential dilutive instruments in issue.

Bahraini Dinars

#### 11. APPROPRIATIONS

At the shareholders' annual general meeting held on 28 March 2024, the shareholders of the Company resolved to distribute cash dividends of 12 fils (2023: 12 fils) per share totaling BD 1,455,108 (2023: BD 1,450,411).

#### 12. FAIR VALUE MEASUREMENT

As at reporting date, the Company held the following classes of assets measured at fair value:

31 March 2024 (reviewed)			
Investments at FVOCI Investments at FVTPL			

Level 1	Level 2	Level 3	Total
2,201,349	- 1,137,497	402,711 -	2,604,060 1,137,497
2,201,349	1,137,497	402,711	3,741,557

(audited)
Investments at FVOC
Investments at FVTPL

31 December 2023

Level 1	Level 2	Level 3	Total
1,859,076	-	375,067	2,234,143
-	1,118,806	ı	1,118,806
1,859,076	1,118,806	375,067	3,352,949

Fair value of financial instruments is estimated based on the following methods and assumptions:

- a. The fair values of the quoted investments are determined by reference to published quotes in an active market, or its net asset value, which based on the fair value of the underlying assets.
- b. The fair values of unquoted equity investments have been estimated using other appropriate valuation techniques, and using of recent arm's length market transactions, or current fair value of another similar instrument as applicable.
- c. Cash and bank balances, term deposits, trade and other receivables and trade and other payables approximate their carrying amounts largely due to the short-term maturities of these financial instruments.
- d. The fair value of the debt security at amortised cost with carrying value of BD 2,597,834 (2023: BD 2,605,624) is BD 2,496,898 (2023: BD 2,539,124). The fair value is classified as Level 2.

There is no movement in the unquoted equity shares and revalued freehold land, therefore, reconciliation of Level 3 fair value hierarchy is not disclosed. For fair value hierarchy and disclosure of fair value information for assets for which fair value is required to be disclosed, refer to note 4.

#### 13. COMPARATIVE

The comparative figures have been regrouped, where necessary, in order to conform to the current period's presentation. Such regrouping did not affect the previously reported profit, comprehensive income for the period or total equity.