

**Fujairah Building Industries
P.J.S.C. and its subsidiaries**

**UNAUDITED INTERIM CONDENSED
CONSOLIDATED FINANCIAL STATEMENTS**

**AS AT AND FOR THE NINE-MONTH PERIOD ENDED
30 SEPTEMBER 2025**

Fujairah Building Industries P.J.S.C. and its subsidiaries
Unaudited interim condensed consolidated financial statements
As at and for the nine-month period ended 30 September 2025

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Fujairah Building Industries P.J.S.C. and its subsidiaries

General information

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United Arab Emirates

DIRECTORS' REPORT
for the nine-month period ended 30 September 2025

The Board of Directors has the pleasure in presenting the unaudited interim condensed consolidated financial statements of Fujairah Building Industries P.J.S.C. ("the Company") and its subsidiaries (collectively referred to as "the Group") for the nine-month period ended 30 September 2025.

Principal activities of the Group

The principal activities of the Group are unchanged since the previous period and comprise manufacturing, marketing and distribution of rock wool insulation materials, concrete blocks, interlocks, kerbstones, and Terrazzo tiles, cutting, polishing, supply and installation of marble products, and extraction and processing of range of gabbro quarry materials.

Financial performance

	<i>Nine-month period</i>	
	30 September 2025 AED (Unaudited)	30 September 2024 AED (Unaudited)
<i>Continuing operations:</i>		
Revenue	195,776,446	148,295,742
Gross profit	81,349,971	54,273,538
Gross profit margin	41.55%	36.60%
Profit for the period from continuing operations	31,460,126	16,921,448
<i>Discontinued operations:</i>		
Loss for the period from discontinued operations	(700)	(4,675)
Net profit for the period	31,459,426	16,916,773

The general assembly of the Company held on 20 March 2025 has approved the distribution of cash dividends of AED 40,796,250 representing 30% of the share capital (i.e. United Arab Emirates ("UAE") Fils 30 per share).

Going concern basis

The Board of Directors has reasonable expectation that the Group has adequate resources and support to continue its operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the interim condensed consolidated financial statements for the nine-month period ended 30 September 2025.


Events after the period end

In the opinion of the Board of Directors, no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the reporting period and the date of this report, which is likely to affect, substantially the financial position and the result of the operations of the Group for the nine-month period ended 30 September 2025.

Independent Auditors

Ernst & Young Middle East (Sharjah Branch) offered their services to be the independent auditors of the Company for the financial year 31 December 2025. In the Annual General Meeting held on 20 March 2025, their appointment has been approved by general assembly for the financial year 31 December 2025.

On behalf of the Board


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Ahmed Saeed Mohammed Alraqbani
Chairman

6 November 2025

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE SHAREHOLDERS OF FUJAIRAH BUILDING INDUSTRIES P.J.S.C. AND ITS SUBSIDIARIES

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Fujairah Building Industries P.J.S.C. (the “Company”) and its subsidiaries (together the “Group”) which comprise the interim condensed consolidated statement of financial position as at 30 September 2025, and the related interim condensed consolidated statement of profit or loss and other comprehensive income for the three-month and nine-month periods then ended, and the interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the nine-month period then ended and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standards 34, *Interim Financial Reporting* (“IAS 34”). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of Review

We conducted our review in accordance with 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.

Other Matter

The consolidated financial statements of the Group as at and for the year ended 31 December 2024 were audited by another auditor who expressed an unmodified opinion on those consolidated financial statements on 17 February 2025.

The interim condensed consolidated financial statements as at and for the nine-month period ended 30 September 2024 were reviewed by another auditor who expressed an unmodified conclusion on those interim condensed consolidated financial statements on 7 November 2024.

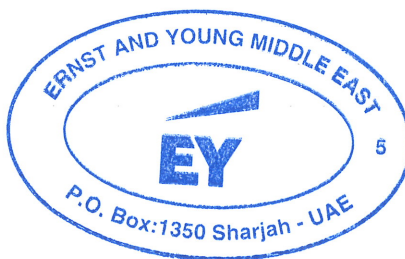
Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

For and on behalf of Ernst & Young (Sharjah Branch)


Anthony O'Sullivan
Registration No.: 687

6 November 2025
Sharjah, United Arab Emirates



Fujairah Building Industries P.J.S.C. and its subsidiaries
INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL
POSITION
As at 30 September 2025 (Unaudited)

	Notes	30 September 2025 AED (Unaudited)	31 December 2024 AED (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	10	104,253,750	115,599,314
Advances, deposits and other receivables	14	444,334	622,494
Investments carried at fair value through other comprehensive income (FVOCI)	11	50,642,983	48,065,867
Total non-current assets		155,341,067	164,287,675
Current assets			
Inventories	12	41,906,627	43,450,094
Trade receivables	13	60,409,578	51,145,463
Advances, deposits and other receivables	14	12,476,307	7,604,038
Contract assets		3,506,817	2,157,344
Other financial assets	16	87,000,000	90,000,000
Cash and cash equivalents	15	14,236,220	13,652,032
Total current assets		219,535,549	208,008,971
TOTAL ASSETS		374,876,616	372,296,646
EQUITY AND LIABILITIES			
Equity			
Share capital	19	135,987,500	135,987,500
Statutory reserve		54,202,914	54,202,914
Fair value reserve of investments carried at FVOCI		44,757,614	42,180,498
Retained earnings		41,029,396	50,366,220
Total equity		275,977,424	282,737,132
Non-current liabilities			
Lease liabilities	18	35,019,390	34,269,879
Employees' end of service benefits		9,246,020	9,344,195
Total non-current liabilities		44,265,410	43,614,074
Current liabilities			
Lease liabilities	18	3,691,140	3,802,716
Current tax liabilities		3,541,792	2,557,920
Trade and other payables	17	47,400,850	39,584,804
Total current liabilities		54,633,782	45,945,440
Total liabilities		98,899,192	89,559,514
TOTAL EQUITY AND LIABILITIES		374,876,616	372,296,646

The notes on pages 10 to 24 are an integral part of these interim condensed consolidated financial statements.

Fujairah Building Industries P.J.S.C. and its subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL
POSITION (continued)

As at 30 September (*Unaudited*)

To the best of our knowledge, the interim condensed consolidated financial statements fairly present, in all material respects, the consolidated financial position, results of operations and consolidated cash flows of the Group as of, and for, the nine-month period ended 30 September 2025.

The interim condensed consolidated financial statements were approved and authorised for issue by and on behalf of the Board of Directors on 6 November 2025 and signed on their behalf by:



Chairman



Director

The notes on pages 10 to 24 are an integral part of these interim condensed consolidated financial statements.

Fujairah Building Industries P.J.S.C. and its subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME

For the nine-month and three-month periods ended 30 September 2025 (*Unaudited*)

	<i>Notes</i>	<i>Nine-month period</i>		<i>Three-month period</i>	
		<i>2025</i> <i>AED</i> <i>(Unaudited)</i>	<i>2024</i> <i>AED</i> <i>(Unaudited)</i>	<i>2025</i> <i>AED</i> <i>(Unaudited)</i>	<i>2024</i> <i>AED</i> <i>(Unaudited)</i>
Continuing operations					
Revenue	5	195,776,446	148,295,742	67,674,531	52,504,427
Cost of sales		(114,426,475)	(94,022,204)	(37,581,317)	(33,523,436)
GROSS PROFIT		81,349,971	54,273,538	30,093,214	18,980,991
Administrative and general expenses	6	(16,769,607)	(17,746,999)	(6,704,534)	(5,279,179)
Selling and distribution expenses	7	(33,420,158)	(20,411,383)	(11,011,600)	(7,510,261)
Other income	9	917,478	542,712	551,144	254,579
Operating profit		32,077,684	16,657,868	12,928,224	6,446,130
Finance expenses	18	(1,851,941)	(2,019,667)	(582,693)	(638,067)
Finance income	16	2,868,356	2,741,152	986,104	982,515
Dividend income	11	1,894,848	1,271,332	-	-
Profit before tax		34,988,947	18,650,685	13,331,635	6,790,578
Income tax expense	24	(3,528,821)	(1,729,237)	(1,316,341)	(588,355)
Profit from continuing operations		31,460,126	16,921,448	12,015,294	6,202,223
Loss from discontinued operations		(700)	(4,675)	(300)	(1,350)
PROFIT FOR THE PERIOD		31,459,426	16,916,773	12,014,994	6,200,873
Other comprehensive income for the period					
<i>Items that will not be reclassified subsequently to profit or loss:</i>					
Equity investments at FVOCI – net change in fair value	11	2,577,116	4,773,179	614,927	(1,721,859)
Total comprehensive income for the period		34,036,542	21,689,952	12,629,921	4,479,014
Earnings per share					
Basic and diluted – continuing operations	23	0.231	0.124	0.088	0.046
Basic and diluted – discontinued operations		(0.00)	(0.00)	(0.00)	(0.00)

The notes on pages 10 to 24 are an integral part of these interim condensed consolidated financial statements.

Fujairah Building Industries P.J.S.C. and its subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the nine-month period ended 30 September 2025 (Unaudited)

		<i>Nine-month period ended (Unaudited)</i>	
	<i>Notes</i>	<i>30 September 2025 AED (Unaudited)</i>	<i>30 September 2024 AED (Unaudited)</i>
OPERATING ACTIVITIES			
Profit before tax from continuing and discontinued operations		34,988,247	18,646,010
<i>Adjustments for:</i>			
Depreciation on property, plant and equipment (including right of use assets)	10	18,738,095	18,798,199
Interest expense on lease liabilities	18	1,851,941	2,019,667
(Reversal of provision) / provision of expected credit losses on trade receivables	13	(3,629,643)	9,526
Reversal of provision for slow moving inventories, net	12	(634,183)	(434,186)
Provision for employees' end of service benefits		850,631	696,682
Interest income on short-term deposits	16	(2,868,356)	(2,741,152)
Dividend income from investments carried at FVOCI	11	(1,894,848)	(1,271,332)
Loss on write off of property, plant and equipment		-	401,026
		47,401,884	36,124,440
<i>Changes in working capital:</i>			
Inventories		2,177,650	5,514,660
Trade receivables		(5,634,472)	2,951,961
Advances, deposits and other receivables (including contract assets)		(6,043,582)	(2,572,270)
Trade and other payables		7,828,069	4,312,917
		(950,831)	(975,185)
Employees' end-of-service benefits paid		(2,554,948)	-
Corporate tax paid			
Net cash generated from operating activities		42,223,770	45,356,523
INVESTING ACTIVITIES			
Additions to property, plant and equipment	10	(7,392,531)	(3,872,749)
Investment in fixed deposits		(48,000,000)	(51,000,000)
Proceeds from redemption of fixed deposits		51,000,000	48,000,000
Dividend received from investments carried at FVOCI		1,894,848	1,271,332
Interest received on short-term deposits	16	2,868,356	2,741,152
Net cash generated from/ (used in) investing activities		370,673	(2,860,265)
FINANCING ACTIVITIES			
Payment of lease liabilities	18	(1,214,005)	(1,375,316)
Dividends paid	20	(40,796,250)	(40,796,250)
Net cash used in financing activities		(42,010,255)	(42,171,566)
NET INCREASE IN CASH AND CASH EQUIVALENTS		584,188	324,692
Cash and cash equivalents at the beginning of the period		13,652,032	19,752,615
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	15	14,236,220	20,077,307

The notes on pages 10 to 24 are an integral part of these interim condensed consolidated financial statements.

Fujairah Building Industries P.J.S.C. and its subsidiaries

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the nine-month period ended 30 September 2025 (Unaudited)

	Share capital AED	Statutory reserve AED	Fair value reserve of investments carried at FVOCI AED	Retained earnings AED	Total AED
Balance at 1 January 2024 (Unaudited)	135,987,500	50,992,621	54,268,148	71,253,945	312,502,214
<i>Total comprehensive income for the period</i>					
Profit for the period (Unaudited)	-	-	-	16,916,773	16,916,773
Other comprehensive income for the period (Unaudited)	-	-	4,773,179	-	4,773,179
Total comprehensive income for the period (Unaudited)	-	-	4,773,179	16,916,773	21,689,952
<i>Transactions with owners of the Company</i>					
Dividends (note 20) (Unaudited)	-	-	-	(40,796,250)	(40,796,250)
Balance at 30 September 2024 (Unaudited)	135,987,500	50,992,621	59,041,327	47,374,468	293,395,916

The notes on pages 10 to 24 are an integral part of these interim condensed consolidated financial statements.

Fujairah Building Industries P.J.S.C. and its subsidiaries

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

For the nine-month period ended 30 September 2025 (Unaudited)

	<i>Share capital AED</i>	<i>Statutory reserve AED</i>	<i>Fair value reserve of investments carried at FVOCI AED</i>	<i>Retained earnings AED</i>	<i>Total AED</i>
Balance at 1 January 2025	135,987,500	54,202,914	42,180,498	50,366,220	282,737,132
<i>Total comprehensive income for the period</i>					
Profit for the period (Unaudited)	-	-	-	31,459,426	31,459,426
Other comprehensive income for the period (Unaudited)	-	-	2,577,116	-	2,577,116
Total comprehensive income for the period (Unaudited)	-	-	2,577,116	31,459,426	34,036,542
<i>Transactions with owners of the Company</i>					
Dividends (note 20) (Unaudited)	-	-	-	(40,796,250)	(40,796,250)
Balance at 30 September 2025 (Unaudited)	135,987,500	54,202,914	44,757,614	41,029,396	275,977,424

The notes on pages 10 to 24 are an integral part of these interim condensed consolidated financial statements.

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

1. REPORTING ENTITY

Fujairah Building Industries P.J.S.C. (the “Company”) was incorporated as an establishment in 1979 in the Emirate of Fujairah, United Arab Emirates (“UAE”). Subsequently, the legal status of the Company was changed to Public Joint Stock Company in 1991. The registered address of the Company is P.O. Box 383, Fujairah, UAE. The Company’s ordinary shares are listed on the Abu Dhabi Securities Exchange (Ticker: FBI). The Company is ultimately controlled by the Government of Fujairah (the “Government”).

The interim condensed consolidated financial statements (“interim financial statements”) as at and for the nine-month period ended 30 September 2025 (“the current period”) comprise the Company and its subsidiaries (collectively referred to as “the Group” and individually as “the Group entities”). The Company’s subsidiaries (collectively referred to as the “Group”) and their principal activities are as follows:

Name of Subsidiary	Country of incorporation	Ownership interest (%)		Principal activities
		30 September 2025 (Unaudited)	31 December 2024 (Audited)	
Fujairah Concrete Products	UAE	100%	100%	Manufacturing and selling of concrete blocks, interlocks and kerbstones
Fujairah National Quarry	UAE	100%	100%	Manufacturing and selling of quarry products
Fujairah Marbles and Tiles Factory	UAE	100%	100%	Manufacturing and selling of marble and tiles and contracting for installation of marbles
Fujairah Rockwool Factory	UAE	100%	100%	Manufacturing and selling of rockwool products
Emirates Ceramics Factory	UAE	100%	100%	Manufacturing and selling of ceramic tiles

The principal activities of the Group are manufacturing, marketing and distribution of rock wool insulation materials, concrete blocks, interlocks, kerbstones, and Terrazzo tiles, cutting, polishing, supply and installation of marble products, and extraction and processing of range of gabbro quarry materials.

2. BASIS OF ACCOUNTING AND MATERIAL ACCOUNTING POLICY INFORMATION

These interim financial statements for the nine-month period ended 30 September 2025 have been prepared in accordance with IAS 34 *Interim Financial Reporting* and should be read in conjunction with the Group’s last annual consolidated financial statements as at and for the year ended 31 December 2024 (‘last annual financial statements’). They do not include all of the information required for a complete set of financial statements prepared in accordance with IFRS Accounting Standards and the requirements of UAE Federal Decree Law No. 32 of 2021. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance since the last annual consolidated financial statements.

These interim financial statements provide comparative information in respect of the previous period. In addition, results for the nine-month period ended 30 September 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

2. BASIS OF ACCOUNTING AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

The Group's management have made an assessment of the Group's ability to continue as a going concern and are satisfied that the Group has adequate financial resources to continue in business for the foreseeable future. Further, Group's management and Board of Directors are not aware of any material uncertainty that may cast significant doubt upon the Group's ability to continue as a going concern. Therefore, the interim condensed consolidated financial statements continue to be prepared on the going concern basis.

The interim financial statements are presented in the United Arab Emirates Dirham (AED), which is the Company's functional currency, unless otherwise stated.

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 consolidated financial statements for the year ended 31 December 2024, except for the adoption of new standards effective as of 1 January 2025, which had no significant impact on the interim condensed consolidated financial statements of the Group.

The Group has not early adopted any standard, interpretation or amendment that has been issued as at the date of the authorisation of these interim condensed consolidated financial statements but is not yet effective.

Subsidiaries

Subsidiaries are entities controlled by the Group. The Group control exists when it is exposed to or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the interim condensed consolidated financial statements from the date that control commences until the date that control ceases.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses (except for foreign currency transaction gains or losses) arising from intra-group transactions, are eliminated. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Seasonality of results

The nature of Group's business is such that the income and expenditure are incurred in a manner, which is not significantly impacted by any forms of seasonality. These interim condensed consolidated financial statements were prepared based upon accrual concept, which requires income and expenses to be recorded as earned or incurred and not as received or paid throughout the period.

3. USE OF SIGNIFICANT ESTIMATES AND JUDGMENTS

The significant estimates and judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those described in the last annual consolidated financial statements for the year ended 31 December 2024.

4. FINANCIAL RISK MANAGEMENT

The Group's activities potentially expose it to a variety of financial risks: market risk (including currency risk, price risk and interest rate risk), credit risk and liquidity risk.

The Group's financial risk management objectives and policies are consistent with that disclosed in the last annual consolidated financial statements for the year ended 31 December 2024.

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

5. REVENUE

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>AED</i>	<i>AED</i>	<i>AED</i>	<i>AED</i>
Sale of goods – point in time	190,867,681	147,073,640	66,148,214	51,400,243
Contract revenue – over time	4,908,765	1,222,102	1,526,317	1,104,184
	195,776,446	148,295,742	67,674,531	52,504,427

5.1 Disaggregated revenue information

Set out below is the disaggregation of the Group's revenue from contracts with its customers:

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>AED</i>	<i>AED</i>	<i>AED</i>	<i>AED</i>
Major product / service line				
Rockwool products	86,939,261	66,859,123	31,697,040	24,075,035
Concrete products	75,319,900	65,512,331	26,356,125	22,877,111
Quarry products	20,884,391	8,143,295	5,499,449	2,206,041
Marbles and tiles	12,632,894	7,780,993	4,121,917	3,346,240
	195,776,446	148,295,742	67,674,531	52,504,427
Geographical markets				
Within UAE	190,155,917	143,672,672	66,513,164	50,561,246
Outside UAE	5,620,529	4,623,070	1,161,367	1,943,181
	195,776,446	148,295,742	67,674,531	52,504,427

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (Unaudited)

6. ADMINISTRATIVE AND GENERAL EXPENSES

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025 AED</i>	<i>2024 AED</i>	<i>2025 AED</i>	<i>2024 AED</i>
Salaries and related benefits (note 8)	14,558,183	10,730,882	5,271,545	3,264,826
Depreciation on property, plant and equipment (including right of use assets) (note 10)	2,511,267	2,860,485	835,846	989,456
Board of director's remuneration (note 21)	1,260,000	1,260,000	-	-
Utilities	558,389	539,151	121,744	246,881
Legal, professional and license fees	545,272	507,338	160,482	165,178
Loss on write-off of property, plant and equipment	-	401,026	-	401,026
Social contribution (refer (i) below)	168,809	222,652	69,804	49,880
Others	797,330	1,225,465	541,656	161,932
	20,399,250	17,746,999	7,001,077	5,279,179
Less:				
Reversal of provision for expected credit losses on receivables (note 13)	(3,629,643)	-	(296,543)	-
	16,769,607	17,746,999	6,704,534	5,279,179

- (i) This represents social contributions in the form of free of cost goods issued to 'Fujairah Foundation for Regional Development' for the development of local communities based in Fujairah region.

7. SELLING AND DISTRIBUTION EXPENSES

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025 AED</i>	<i>2024 AED</i>	<i>2025 AED</i>	<i>2024 AED</i>
Vehicle expenses	13,655,679	6,814,256	4,220,065	2,655,587
Salaries and related benefits (note 8)	8,269,562	7,152,956	2,879,772	2,564,853
Depreciation on property, plant and equipment (including right of use assets) (note 10)	3,355,378	3,407,014	1,138,532	1,139,635
Government fees on quarry sales (note 21)	2,943,776	821,387	760,978	205,342
Equipment hire charges	2,690,725	55,050	1,055,575	50,195
Advertisement and business promotion	589,835	565,863	165,156	251,740
Utilities	480,300	442,922	181,054	173,790
Legal, visa and professional expenses	369,728	271,039	159,956	109,198
Bank charges	238,098	188,925	88,651	63,690
Insurance	166,649	177,016	56,983	67,589
Rent on short term leases (note 18)	111,612	87,985	37,349	35,202
Others	548,816	426,970	267,529	193,440
	33,420,158	20,411,383	11,011,600	7,510,261

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

8. SALARIES AND RELATED BENEFITS

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>AED</i>	<i>AED</i>	<i>AED</i>	<i>AED</i>
Administrative and general expenses (note 6)	14,558,183	10,730,882	5,271,545	3,264,826
Cost of sales	14,371,087	12,099,953	4,899,671	4,384,346
Selling and distribution expenses (note 7)	8,269,562	7,152,956	2,879,772	2,564,853
	37,198,832	29,983,791	13,050,988	10,214,025

9. OTHER INCOME

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>AED</i>	<i>AED</i>	<i>AED</i>	<i>AED</i>
Insurance claims	422,449	-	103,253	-
Income from scrap sales	244,832	431,286	224,647	199,958
Miscellaneous income	250,197	111,426	223,244	54,621
	917,478	542,712	551,144	254,579

10. PROPERTY, PLANT AND EQUIPMENT

Additions (unaudited)

During the nine-month period ended 30 September 2025 (unaudited), the Group purchased property, plant and equipment amounting to AED 7,392,531 [for the nine-month period ended 30 September 2024 (unaudited): AED 3,872,749].

Disposals (unaudited)

There were no significant disposals during the nine-month period ended 30 September 2025 (unaudited). For the nine-month period ended 30 September 2024 (unaudited): the Group has recorded loss on write off of property, plant and equipment amounting to AED 401,026.

The Group's management revisited the assumptions used as at 31 December 2024 to test impairment of certain cash-generating units and concluded that there are no adverse changes thereof as at 30 September 2025.

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

10. PROPERTY, PLANT AND EQUIPMENT (continued)

Depreciation (unaudited)

Depreciation charge for the period has been allocated as follows:

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025 AED</i>	<i>2024 AED</i>	<i>2025 AED</i>	<i>2024 AED</i>
Cost of sales	12,871,450	12,530,700	4,366,071	4,119,572
Selling and distribution expenses (note 7)	3,355,378	3,407,014	1,138,532	1,139,635
Administrative and general expenses (note 6)	2,511,267	2,860,485	835,846	989,456
	18,738,095	18,798,199	6,340,449	6,248,663

11. INVESTMENTS CARRIED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (FVOCI)

	<i>30 September 2025 AED (Unaudited)</i>	<i>31 December 2024 AED (Audited)</i>
Equity securities		
Quoted securities	49,196,833	46,491,080
Unquoted securities	1,446,150	1,574,787
Total investments carried at FVOCI	50,642,983	48,065,867

Classification of investment in equity securities at FVOCI

The Group designated the above investments as equity securities carried at FVOCI because these equity securities represent investments that the Group intends to hold for the long term for strategic purposes.

Change in fair value of investments carried at FVOCI (unaudited)

During the nine-month period ended 30 September 2025, gain on fair valuation of investments amounting to AED 2,577,116 [for the nine-month period ended 30 September 2024 (unaudited): AED 4,773,179] has been recorded in other comprehensive income.

Dividend income from investments carried at FVOCI (unaudited)

During the nine-month period ended 30 September 2025 (unaudited), the Group has recognised dividend income amounting to AED 1,894,848 [for the nine-month period ended 30 September 2024 (unaudited): AED 1,271,332].

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

12. INVENTORIES

	30 September 2025 AED (Unaudited)	31 December 2024 AED (Audited)
Raw materials	9,454,797	5,227,451
Finished goods	22,547,092	29,948,645
Spare parts and consumables	25,037,155	24,040,598
	<u>57,039,044</u>	<u>59,216,694</u>
Less: provision for slow-moving inventories	<u>(15,132,417)</u>	<u>(15,766,600)</u>
	<u>41,906,627</u>	<u>43,450,094</u>

The Group recognised net reversal of provisions for slow moving inventories amounting to AED 634,183 which is included under cost of sales in the interim condensed consolidated statement of profit or loss for the nine-month period ended 30 September 2025 (unaudited) [for the nine-month period ended 30 September 2024 (unaudited): AED 434,186].

13. TRADE RECEIVABLES

	30 September 2025 AED (Unaudited)	31 December 2024 AED (Audited)
Trade receivables	75,330,230	69,798,292
Less: impairment loss on trade receivables	<u>(14,920,652)</u>	<u>(18,652,829)</u>
	<u>60,409,578</u>	<u>51,145,463</u>

The Group recognised reversal of provisions for expected credit loss on receivables amounting to AED 3,629,643 which is included under administrative and general expenses in the interim condensed consolidated statement of profit or loss for the nine-month period ended 30 September 2025 (unaudited) [for the nine-month period ended 30 September 2024 (unaudited): provision for expected credit loss on receivables amounting to AED 9,526] (note 6).

Unimpaired trade receivables are expected, on the basis of past experience, to be fully recoverable.

As at 30 September 2025, trade receivable includes amount due from related parties of AED 2,425,727 (unaudited) [31 December 2024 (audited): AED 2,200,954] (note 21).

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

14. ADVANCES, DEPOSITS AND OTHER RECEIVABLES

	<i>30 September 2025 AED (Unaudited)</i>	<i>31 December 2024 AED (Audited)</i>
Prepayments	4,358,608	2,990,140
Advances	4,379,381	1,821,032
Interest receivables	2,436,848	1,869,175
Retention receivables	1,172,582	907,808
Refundable deposits	506,024	497,438
Other receivables	67,198	140,939
	<hr/>	<hr/>
Total advances, deposits and other receivables (a)	12,920,641	8,226,532
<i>Less: non-current portion</i>		
Refundable deposits	(444,334)	(444,334)
Retention receivable	-	(178,160)
	<hr/>	<hr/>
Non-current portion of advances, deposits and other receivables (b)	(444,334)	(622,494)
	<hr/>	<hr/>
Current portion of advances, deposits and other receivables (a) – (b)	12,476,307	7,604,038
	<hr/> <hr/>	<hr/> <hr/>

15. CASH AND CASH EQUIVALENTS

	<i>30 September 2025 AED (Unaudited)</i>	<i>31 December 2024 AED (Audited)</i>
Cash in hand	341,181	256,787
Bank balances – <i>current accounts</i>	13,895,039	13,395,245
	<hr/>	<hr/>
	14,236,220	13,652,032
	<hr/> <hr/>	<hr/> <hr/>

16. OTHER FINANCIAL ASSETS

	<i>30 September 2025 AED (Unaudited)</i>	<i>31 December 2024 AED (Audited)</i>
Bank deposits with an original maturity of more than three months	87,000,000	90,000,000
	<hr/> <hr/>	<hr/> <hr/>

As at 30 September 2025 (Unaudited) and 31 December 2024 (Audited), deposits placed with the bank bear commercial interest rates and have an original maturity of more than three months. These deposits have low credit risk as they are held with high credit rating international banking institution and there have been no history of default with the bank.

Finance income (unaudited)

During the nine-month period ended 30 September 2025 (unaudited), the Group has recognised interest income on short-term deposits amounting to AED 2,868,356 [for the nine-month period ended 30 September 2024 (unaudited): AED 2,741,152].

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

17. TRADE AND OTHER PAYABLES

	30 September 2025 AED (Unaudited)	31 December 2024 AED (Audited)
Trade payables	36,126,963	29,169,181
Accruals	6,095,241	5,273,859
Advances from customers	3,412,111	4,137,522
Staff provisions and other liabilities	1,184,789	835,968
VAT payable (net)	581,746	168,274
	47,400,850	39,584,804

As at 30 September 2025, trade payables includes amount due to a related party of AED 15,718 (unaudited) [31 December 2024 (audited): AED 31,432] (note 21).

18. LEASE LIABILITIES

Leases as lessee

The Group leases land and staff accommodations. Lease terms and rental calculations vary significantly between different lease agreements. The leases typically run for a period of 1 to 25 years. There are no significant lease modifications or additions during the nine-month period ended 30 September 2025 and 30 September 2024 (unaudited).

During the nine-month period ended 30 September 2025 (unaudited), finance expenses for interest on lease liabilities amounted to AED 1,851,941 [For the nine-month period ended 30 September 2024 (unaudited): AED 2,019,667].

The Group has made payments of AED 1,214,005 towards lease liabilities during the nine-month period ended 30 September 2025 (unaudited) [For the nine-month period ended 30 September 2024 (unaudited): AED 1,375,316].

Amounts recognised in the interim condensed consolidated statement of financial position

	30 September 2025 AED (Unaudited)	31 December 2024 AED (Audited)
Lease liabilities	38,710,530	38,072,595
Less: current portion of lease liabilities	(3,691,140)	(3,802,716)
Non-current portion of lease liabilities	35,019,390	34,269,879

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

18. LEASE LIABILITIES (continued)

Amounts recognised in the interim condensed consolidated statement of profit or loss and other comprehensive income

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025 AED</i>	<i>2024 AED</i>	<i>2025 AED</i>	<i>2024 AED</i>
Interest expense on lease liabilities	1,851,941	2,019,667	582,693	638,067
Depreciation expense	3,163,458	3,166,370	1,066,074	1,063,161
Rent expense related to short-term leases	111,612	87,985	37,349	35,203
Net impact for the period	5,127,011	5,274,022	1,686,116	1,736,431

19. SHARE CAPITAL

	<i>30 September 2025 AED (Unaudited)</i>	<i>31 December 2024 AED (Audited)</i>
<i>Authorised, issued and paid-up</i>		
135,987,500 shares of AED 1 each (note 1)	135,987,500	135,987,500

20. DIVIDENDS

- At the Annual General Meeting held on 20 March 2025, the shareholders approved a 30% cash dividend of AED 40,796,250 (AED 0.3 per share), which has been paid during the three-month period ended 31 March 2025.
- At the Annual General Meeting held on 6 March 2024, the shareholders approved a 30% cash dividend of AED 40,796,250 (AED 0.3 per share), which has been paid during the three-month period ended 31 March 2024.

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

21. RELATED PARTY TRANSACTIONS AND BALANCES

The Group enters into transactions with other business enterprises which fall within the definition of related parties as contained in IAS 24 *Related Party Disclosures*. Related parties comprise entities under common ownership and/or common management and control of the Company; affiliates and key management personnel.

Management approves terms of transactions which are carried out at mutually agreed rates.

(a) *Material transactions with related parties included in the interim condensed consolidated statement of profit or loss and other comprehensive income are as follows:*

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>AED</i>	<i>AED</i>	<i>AED</i>	<i>AED</i>
<i>Income</i>				
Sales to affiliates	4,639,476	6,644,503	2,018,874	2,711,116
<i>Expense</i>				
Purchases from affiliates	515,666	565,090	103,269	420,699
Government fees on quarry sales (note 7)	2,943,776	821,387	760,978	205,342
Payments of lease rent to Government (note 18)	1,214,005	1,375,316	-	-

(b) *Key management personnel compensation*

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>AED</i>	<i>AED</i>	<i>AED</i>	<i>AED</i>
Board of Director's remuneration	1,260,000	1,260,000	-	-
Short-term benefits	1,604,750	1,631,421	532,750	684,400
Provision for staff terminal benefits	44,572	65,711	29,606	65,711
	2,909,322	2,957,132	562,356	750,111

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

21. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

(c) *Balances with related parties included in the interim condensed consolidated statement of financial position:*

	<i>30 September 2025 AED (Unaudited)</i>	<i>31 December 2024 AED (Audited)</i>
Due from related parties (included in trade receivables) (note 13)		
<i>Affiliates</i>		
Siji Ready Mix LLC	773,507	851,634
Fujairah National Construction and Transport LLC	138,640	311,864
Build Right Construction LLC	430,379	374,024
East Coast Contracting and Trading LLC	925,150	408,002
Decortech LLC	158,051	255,430
	<u>2,425,727</u>	<u>2,200,954</u>
Due to related party (included in trade payables) (note 17)		
<i>Affiliate</i>		
Fujairah National Advertising Company LLC	15,718	31,432
	<u>15,718</u>	<u>31,432</u>

Outstanding balances at the period / year-end are unsecured and settlement occurs generally in cash. The balances are predominantly non-interest bearing unless otherwise agreed with the related parties.

(d) *Share capital*

As at 30 September 2025 (unaudited), the shareholding includes 0.84% of shares in the Company held by the Board of Directors, amounting to AED 1,146,649, comprising 1,146,649 shares with a nominal value of AED 1 each issued at AED 1 per share [31 December 2024 (audited): 0.84%, comprising 1,146,649 shares amounting to AED 1,146,649].

22. CONTINGENT LIABILITIES AND COMMITMENTS

	<i>30 September 2025 AED (Unaudited)</i>	<i>31 December 2024 AED (Audited)</i>
Letter of credit	5,513,364	1,023,049
Bank guarantees	2,344,610	1,650,126
Capital commitments	5,108,322	463,391
	<u>5,108,322</u>	<u>463,391</u>

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at and for the nine-month period ended 30 September 2025 (*Unaudited*)

23. EARNINGS PER SHARE

	<i>Nine-month period ended 30 September (Unaudited)</i>		<i>Three-month period ended 30 September (Unaudited)</i>	
	<i>2025 AED</i>	<i>2024 AED</i>	<i>2025 AED</i>	<i>2024 AED</i>
Profit for the period	31,459,426	16,916,773	12,014,994	6,200,873
Weighted average number of shares	135,987,500	135,987,500	135,987,500	135,987,500
Basic and diluted – continuing operations	0.231	0.124	0.088	0.046

24. INCOME TAX EXPENSE

On 9 December 2022, the UAE Ministry of Finance released Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses (Corporate Tax Law or the Law) to enact a Federal Corporate Tax (CT) regime in the UAE. The CT regime has become effective for accounting periods beginning on or after 1 June 2023.

Income tax expense is recognised at an amount determined by multiplying the profit before tax for the interim reporting period by management's best estimate of the weighted-average annual income tax rate expected for the full financial year, adjusted for the tax effect of certain items recognised in full in the interim period. As such, the effective tax rate in the interim condensed consolidated financial statements may differ from management's estimate of the effective tax rate for the annual financial statements. Management has opted to elect taxation on realisation basis.

The Company has opted to form a tax Group for its eligible subsidiaries. However, Fujairah National Quarry ("FNQ") is registered as an exempt entity and is eligible to claim the exemption as per the UAE Corporate Tax Law. Due to its exempt entity registration, it is not part of the tax group.

Fujairah Building Industries P.J.S.C. and its subsidiaries

NOTES THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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25. SEGMENT REPORTING

Management has determined the operating segments based on segments identified for the purpose of allocating resources and assessing performance. The Group is organised into three major segments: Quarrying, manufacturing and others (i.e., Corporate Office). Information regarding the operations of each separate segment is included below:

	<i>Continuing operations</i>					<i>Discontinued operations *</i>	
	<i>Quarrying AED</i>	<i>Manufacturing AED</i>	<i>Others AED</i>	<i>Eliminations AED</i>	<i>Total AED</i>	<i>Ceramic products AED</i>	<i>Total AED</i>
Nine-month period ended 30 September 2025 (<i>Unaudited</i>)							
Revenue	25,860,319	174,893,315	-	(4,977,188)	195,776,446	-	195,776,446
(Loss)/ profit before tax	(6,413,500)	37,427,075	3,975,372	-	34,988,947	(700)	34,988,247
Depreciation	1,034,323	17,703,772	-	-	18,738,095	-	18,738,095
Nine-month period ended 30 September 2024 (<i>Unaudited</i>)							
Revenue	13,947,263	140,154,429	-	(5,805,950)	148,295,742	-	148,295,742
(Loss)/ profit before tax	(2,039,126)	19,855,435	834,376	-	18,650,685	(4,675)	18,646,010
Depreciation	728,327	18,069,872	-	-	18,798,199	-	18,798,199
At 30 September 2025 (<i>Unaudited</i>)							
Total assets	19,840,466	199,858,760	250,603,699	(95,459,828)	374,843,097	33,519	374,876,616
Total liabilities	21,253,966	91,941,842	2,109,628	(16,411,348)	98,894,088	5,104	98,899,192
At 31 December 2024 (<i>Audited</i>)							
Total assets	21,400,471	223,798,897	306,244,264	(179,182,403)	372,261,229	35,417	372,296,646
Total liabilities	20,576,173	66,896,395	59,263,048	(57,182,403)	89,553,213	6,301	89,559,514

* During 2015, to curtail losses incurred by a subsidiary, Emirates Ceramic Factory (“ECF”), the Board of Directors approved closure of the subsidiary’s plant operations. Accordingly, the management has classified operational results of the subsidiary separately as discontinued operations.

26. FINANCIAL INSTRUMENTS

Fair value of financial instruments carried at amortised cost

Management considers that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the interim financial statements approximate their fair values.

Valuation of financial instruments

The Group measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements.

Valuation techniques and assumptions applied for the purposes of measuring fair value

The fair values of financial assets measured at fair value are determined using similar valuation techniques and assumptions as used in the audited annual consolidated financial statements for the year ended 31 December 2024.

The table below analyses financial instruments, measured at fair value at the end of the reporting period, by the level in the fair value hierarchy into which the fair value measurement is categorised:

	<i>Level 1 AED</i>	<i>Level 2 AED</i>	<i>Level 3 AED</i>	<i>Total AED</i>
30 September 2025 (Unaudited)				
Investments carried at FVOCI	<u>49,196,833</u>	<u>-</u>	<u>1,446,150</u>	<u>50,642,983</u>
31 December 2024 (Audited)				
Investments carried at FVOCI	<u>46,491,080</u>	<u>-</u>	<u>1,574,787</u>	<u>48,065,867</u>

During the period ended 30 September 2025 (unaudited) and year ended 31 December 2024 (audited), there were no transfers between the various levels of fair value measurements.

27. COMPARATIVES

Certain comparative figures have been reclassified to conform to the presentation adopted in these interim condensed consolidated financial statements. Such reclassifications do not affect the previously reported interim condensed consolidated statement of comprehensive income or equity.

28. SUBSEQUENT EVENTS

There has been no significant events subsequent to the reporting date and up to the date of authorisation, which would have a material effect on the interim condensed consolidated financial statements.