Consolidated financial statements and independent auditor's report

Arzan Financial Group for Financing and Investment – KPSC and its Subsidiaries

Kuwait

31 December 2018

Contents

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Independent auditor's report

To the shareholders of
Arzan Financial Group for Financing and Investment - KPSC
Kuwait

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Arzan Financial Group for Financing and Investment - KPSC ("Parent Company ") and its subsidiaries ("the Group"), which comprise the consolidated statement of financial position as at 31 December 2018, and the consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2018, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted for use in the State of Kuwait.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' *Code of Ethics for Professional Accountants* (IESBA Code), and we have fulfilled our ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of financial assets at FVTPL and FVTOCI

The Group's financial assets at fair value through profit or loss (FVTPL) and financial assets at fair value through other comprehensive income (FVTOCI) include significant unquoted investments. Due to their unique structure and terms, the valuation of these instruments is based either on external independent valuations or on entity-developed internal models. Therefore, there is significant measurement uncertainty involved in valuations. As a result, the valuations of these instruments was significant to our audit. We have, therefore, spent significant audit efforts in assessing the appropriateness of the valuations and underlying assumptions. The Group's disclosures about its financial assets at FVTPL and FVTOCI are included in Notes 14, 17 and 35.2 to the consolidated financial statements.

Independent Auditor's Report to the Shareholders of Arzan Financial Group for Financing and Investment - KPSC (continued)

Key Audit Matters (continued)

Valuation of investments at FVTPL and FVTOCI (continued)
Our audit procedures included agreeing carrying value of the unquoted securities to the Group's internal or external valuations prepared using valuation techniques, assessing and challenging the appropriateness of estimates, assumptions and valuation methodology and obtained supporting documentation and explanations to corroborate the valuations.

Equity Method of Accounting
The Group has interests in number of associates which are significant to the Group's consolidated financial statements which are accounted for under the equity method of accounting. Under the equity method, the Group's interests in the associates are initially stated at cost, and are adjusted thereafter for the post-acquisition changes in the Group's share of the net assets of the associates, less any impairment. The complexity of the Group's control environment and our ability as Group's auditor to obtain an appropriate level of understanding of these entities including any related party transactions. Due to these factors and the significance of the investment in associates to the Group's consolidated financial statements we consider this as a key audit matter.

Our audit procedures included, among others, determining the nature and extent of audit procedures to be carried out for associates and selecting significant associates based on the size and/or risk profile of these entities. During our audit we communicated with the component auditors. We also provided instructions to the component auditors covering the significant areas and risks to be addressed including the identification of related parties and transactions. Furthermore, we evaluated the Group's methodology and testing of the key assumptions used by the Group in determining the associates' recoverable amount based on value-in-use. We also assessed the adequacy of the Group's disclosures in Notes 4.10 and 18 to the consolidated financial statements.

Other information included in the Group's 2018 Annual Report

Management is responsible for the other information. Other information consists of the information included in the Group's 2018 Annual Report, other than the consolidated financial statements and our Auditor's report thereon. We obtained the report of the Parent Company's Board of Directors, prior to the date of our Auditor's report, and we expect to obtain the remaining sections of the Annual Report after the date of our Auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this Auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs, as adopted for use in the State of Kuwait, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Independent Auditor's Report to the Shareholders of Arzan Financial Group for Financing and Investment - KPSC (continued)

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements (continued)

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

Independent Auditor's Report to the Shareholders of Arzan Financial Group for Financing and Investment - KPSC (continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our Auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Furthermore, in our opinion, proper books of account have been kept by the Parent Company and the consolidated financial statements, together with the contents of the report of the Parent Company's board of directors relating to these consolidated financial statements, are in accordance therewith. We further report that we obtained all the information and explanations that we required for the purpose of our audit and that the consolidated financial statements incorporate all information that is required by the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, and by the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, that an inventory was duly carried out and that, to the best of our knowledge and belief, no violations of the Companies Law, the Executive Regulations, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the year ended 31 December 2018 that might have had a material effect on the business or financial position of the Parent Company.

We further report that, during the course of our audit and to the best of our knowledge and belief, we have not become aware of any material violations of the provisions of Law 7 of 2010, as amended, relating to the Capital Markets Authority and its related regulations during the year ended 31 December 2018 that might have had a material effect on the business or financial position of the Parent Company.

We further report that, during the course of our audit, we have not become aware, of any material violations of the provisions of Law No. 32 of 1968, as amended, concerning currency, the Central Bank of Kuwait and the organisation of the banking business, and its related regulations during the year ended 31 December 2018 that might have had a material effect on the business or financial position of the Parent Company.

Anwar Y. Al-Qatami, F.C.C.A.
(Licence No. 50-A)
of Grant Thornton – Al-Qatami, Al-Aiban & Partners

Kuwait
24 March 2019

Consolidated statement of profit or loss

	Notes	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Continuing Operations			
Income			
Income from instalment credit debtors	7	1,695,184	1,665,992
Revenue from contracts with customers	8	1,656,324	2,425,871
Rental income		153,437	148,786
Interest income		1,027,704	709,065
Gain on sale of financial assets at fair value through profit or loss		391,004	299,287
Change in fair value of financial assets at fair value through profit or loss		953,926	215,465
Loss on sale of available for sale investments		-	(48,214)
Gain on liquidation of subsidiaries		-	76,216
Loss on deemed disposal of subsidiaries		-	(46,909)
Share of results of associates	18	206,489	477,402
Dividend income	11	2,255,153	1,966,989
(Loss)/gain on sale of properties held for trading		(18,119)	17,440
Reversal of provision for properties held for trading	16	65,156	120,561
Loss on foreign currency exchange		(28,446)	(252,520)
Other income		299,189	281,585
		8,657,001	8,057,016
Expenses and other charges			
Staff costs		(2,649,208)	(2,516,143)
General and administrative expenses		(1,624,024)	(1,522,914)
Finance costs	9	(1,580,541)	(1,712,668)
Depreciation		(418,828)	(446,896)
Reversal/(provision) for instalment credit debtors	13	216,111	(475,148)
Impairment of available for sale investments		-	(77,105)
Impairment of investment in real estate under development	19	(67,080)	(83,850)
Provision for doubtful debts	15	(209,392)	-
		(6,332,962)	(6,834,724)
Profit for the year from continuing operations		2,324,039	1,222,292
Profit for the year from discontinued operations		-	963,725
Profit for the year before provisions for contribution to Kuwait Foundation for the Advancement of Sciences (KFAS), National Labour Support Tax (NLST)		2,324,039	2,186,017
Provision for KFAS		(6,746)	(587)
Provision for NLST		(30,529)	(34,160)
Profit for the year		2,286,764	2,151,270
Attributable to:			
Shareholders of the Parent Company		2,533,530	1,741,781
Non-controlling interests		(246,766)	409,489
Profit for the year		2,286,764	2,151,270
Basic and diluted earnings per share attributable to the shareholders of the Parent Company (Fils)			
- From continuing operations		3.180	2.128
- From discontinued operations		-	0.058
Basic and diluted earnings per share attributable to the shareholders of the Parent Company (Fils)	10	3.180	2.186

The notes set out on pages 12 to 67 form an integral part of these consolidated financial statements.

Consolidated statement of profit or loss and other comprehensive income

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Profit for the year	**2,286,764**	2,151,270
Other comprehensive income:		
Items that will not be reclassified subsequently to consolidated statement of profit or loss:		
Financial assets at fair value through other comprehensive income:		
- Net change in fair value arising during the year	**(10,764,560)**	-
Items that may be reclassified subsequently to consolidated statement of profit or loss:		
Exchange differences arising on translation of foreign operations	**112,177**	2,633,949
Available for sale investments:		
- Net change in fair value arising during the year	**-**	2,039,023
- Transferred to consolidated statement of profit or loss on sale	**-**	14,210
- Transferred to consolidated statement of profit or loss on impairment	**-**	77,105
Share of other comprehensive (loss)/income of associates	**(201,285)**	108,319
Total other comprehensive (loss)/income for the year	**(10,853,668)**	4,872,606
Total comprehensive (loss)/income for the year	**(8,566,904)**	7,023,876
Attributable to:		
Shareholders of the Parent Company	**(8,176,280)**	4,615,566
Non-controlling interests	**(390,624)**	2,408,310
Total comprehensive (loss)/income for the year	**(8,566,904)**	7,023,876

The notes set out on pages 12 to 67 form an integral part of these consolidated financial statements.

Consolidated statement of financial position

	Notes	31 Dec. 2018 KD	31 Dec. 2017 KD
Assets			
Cash and cash equivalents	12	**10,374,053**	7,805,543
Instalment credit debtors	13	**7,904,355**	8,931,619
Financial assets at fair value through profit or loss	14	**9,847,774**	7,905,472
Accounts receivable and other assets	15	**4,191,835**	5,135,927
Properties held for trading	16	**1,023,280**	1,327,865
Financial assets at fair value through other comprehensive income	17	**76,596,937**	-
Available for sale investments		**-**	86,466,759
Investment in associates	18	**27,476,807**	28,178,561
Investment in real estate under development	19	**5,050,140**	4,120,080
Investments properties	20	**1,655,205**	1,713,944
Property and equipment	21	**2,820,274**	3,028,056
Total assets		**146,940,660**	154,613,826
Liabilities and equity			
Liabilities			
Due to banks	22	**4,019,970**	5,226,027
Accounts payable and other liabilities	23	**7,049,378**	7,474,742
Term loans	24	**17,880,000**	16,380,000
Murabaha payable	25	**4,469,119**	5,267,067
Provision for employees' end of service benefits		**1,369,578**	1,175,185
Total liabilities		**34,788,045**	35,523,021
Equity			
Share capital	26	**80,288,256**	80,288,256
Share premium	26	**23,803,273**	23,803,273
Treasury shares	27	**(559,232)**	(559,232)
Legal reserve	28	**503,767**	246,687
Voluntary reserve	28	**503,767**	246,687
Foreign currency translation reserve		**(318,402)**	(415,344)
Fair value reserve		**(2,436,904)**	8,235,780
Retained earnings		**1,461,292**	1,930,453
Total equity attributable to the shareholders of the Parent Company		**103,245,817**	113,776,560
Non-controlling interests		**8,906,798**	5,314,245
Total equity		**112,152,615**	119,090,805
Total liabilities and equity		**146,940,660**	154,613,826

Jassem Hasan Zainal
Vice chairman and CEO

The notes set out on pages 12 to 67 form an integral part of these consolidated financial statements.

Consolidated statement of changes in equity

	Equity attributable to the shareholders of the Parent Company										
	Share capital KD	Share premium KD	Treasury shares KD	Legal reserve KD	Voluntary reserve KD	Foreign currency translation reserve KD	Fair value reserve KD	Retained earnings KD	Sub-Total KD	Non-controlling interests KD	Total KD
Balance at 1 January 2018	80,288,256	23,803,273	(559,232)	246,687	246,687	(415,344)	8,235,780	1,930,780	113,776,560	5,314,245	119,090,805
Adjustment arising on adoption of IFRS 9 (note 3.1)	-	-	-	-	-	-	(330,075)	(1,592,801)	(1,922,876)	-	(1,922,876)
Balance as at 1 January 2018 (restated)	80,288,256	23,803,273	(559,232)	246,687	246,687	(415,344)	7,905,705	337,652	111,853,684	5,314,245	117,167,929
Disposal of partial interest in a subsidiary (note 6.1.1)	-	-	-	-	-	-	-	(431,587)	(431,587)	431,587	-
Effect of change in ownership percentage of subsidiary (note 6.1.1)	-	-	-	-	-	-	-	-	-	3,551,590	3,551,590
Total transactions with owners	-	-	-	-	-	-	-	(431,587)	(431,587)	3,983,177	3,551,590
Profit/(loss) for the year	-	-	-	-	-	-	-	2,533,530	2,533,530	(246,766)	2,286,764
Other comprehensive income/(loss) for the year	-	-	-	-	-	96,942	(10,806,752)	-	(10,709,810)	(143,858)	(10,853,668)
Total comprehensive income/(loss) for the year	-	-	-	-	-	96,942	(10,806,752)	2,533,530	(8,176,280)	(390,624)	(8,566,904)
Loss on disposal of financial assets at FVTOCI	-	-	-	-	-	-	464,143	(464,143)	-	-	-
Transferred to reserves	-	-	-	257,080	257,080	-	-	(514,160)	-	-	-
Balance at 31 December 2018	80,288,256	23,803,273	(559,232)	503,767	503,767	(318,402)	(2,436,904)	1,461,292	103,245,817	8,906,798	112,152,615

The notes set out on pages 12 to 67 form an integral part of these consolidated financial statements.

Consolidated statement of changes in equity (continued)

	Equity attributable to the shareholders of the Parent Company										
	Share capital KD	Share premium KD	Treasury shares KD	Legal reserve KD	Voluntary reserve KD	Foreign currency translation reserve KD	Fair value reserve KD	Retained earnings KD	Sub-Total KD	Non-controlling interests KD	Total KD
Balance at 1 January 2017	80,288,256	23,803,273	(559,232)	69,034	69,034	(1,101,706)	6,048,357	580,940	109,197,956	43,537,893	152,735,849
Arising from liquidation and loss of control of subsidiaries	-	-	-	-	-	-	-	-	-	(40,668,920)	(40,668,920)
Effect of change in ownership percentage of subsidiary	-	-	-	-	-	-	-	(36,962)	36,962	36,962	-
Transactions with owners	-	-	-		-	-	-	(36,962)	36,962	(40,631,958)	(40,668,920)
Profit for the year	-	-	-	-	-	-	-	1,741,781	1,741,781	409,489	2,151,270
Other comprehensive income for the year	-	-	-	-	-	686,362	2,187,423	-	2,873,785	1,998,821	4,872,606
Total comprehensive income for the year	-	-	-	-	-	686,362	2,187,423	1,741,781	4,615,566	2,408,310	7,023,876
Transfer to reserves	-	-	-	177,653	177,653	-	-	(355,306)	-	-	-
Balance at 31 December 2017	80,288,256	23,803,273	(559,232)	246,687	246,687	(415,344)	8,235,780	1,930,453	113,776,560	5,314,245	119,090,805

The notes set out on pages 12 to 67 form an integral part of these consolidated financial statements.

Consolidated statement of cash flows

	Notes	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
OPERATING ACTIVITIES			
Profit for the year		2,286,764	2,151,270
Adjustments:			
Interest income		(1,027,704)	(709,065)
Dividend income	11	(2,255,153)	(1,966,989)
Impairment of available for sale investments		-	77,105
Impairment of investment in real estate under development	19	67,080	83,850
Loss on sale of available for sale investments		-	48,214
Loss/(gain) on sale of properties held for trading		18,119	(17,440)
Reversal of provision for properties held for trading	16	(65,156)	(120,561)
Gain on liquidation of subsidiaries		-	(76,216)
Loss on deemed disposal of subsidiaries		-	46,909
Share of results of associates	18	(206,489)	(477,402)
(Reversal)/provision for instalment credit debtors		(216,111)	475,148
Provision for doubtful debts		209,392	-
Finance costs		1,580,541	1,712,668
Depreciation		418,828	446,896
Provision for employees' end of service benefits		239,318	266,152
		1,049,429	1,940,539
Changes in operating assets and liabilities:			
Instalment credit debtors		(500,173)	1,711,886
Financial assets at fair value through profit or loss		749,649	(1,090,600)
Accounts receivable and other assets		(2,082,116)	(910,983)
Accounts payable and other liabilities		(166,425)	26,452
Employees' end of service benefits paid		(45,793)	(14,841)
Net cash (used in)/from continuing operations		(995,429)	1,662,453
Net cash from discontinued operations		-	127,260
Net cash (used in)/from operating activities		(995,429)	1,789,713
INVESTING ACTIVITIES			
Purchase of property and equipment	21	(153,229)	(196,725)
Purchase of financial assets at fair value through other comprehensive income		(3,543,385)	-
Purchase of available for sale investments		-	(11,548,027)
Proceeds from sale of available for sale investments		-	8,589,006
Proceeds from sale of financial assets at fair value through other comprehensive income		2,874,657	-
Proceeds from sale of properties held for trading		351,623	124,083
Proceeds from liquidation of subsidiaries		-	1,551,448
Additions on investments in real estate under development	19	(997,141)	(22,990)
Dividend income received		2,255,153	1,966,989
Dividend from associates	18	721,958	707,512
Interest income received		442,494	320,599
Net cash from investing activities		1,952,130	1,491,895

The notes set out on pages 12 to 67 form an integral part of these consolidated financial statements.

Consolidated statement of cash flows (continued)

	Notes	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
FINANCING ACTIVITIES			
Net movement in term loans		**1,500,000**	(2,350,000)
Repayment of murabaha payable		**(797,948)**	(2,818,811)
Finance costs paid		**(1,483,356)**	(1,712,668)
Change in ownership percentage of subsidiary		**3,576,900**	-
Net cash from/(used in) financing activities		**2,795,596**	(6,881,479)
Net increase in cash and cash equivalents		**3,752,297**	(3,599,871)
Foreign currency adjustment		**22,270**	(76,789)
Cash and cash equivalents at beginning of the year	12	**2,579,516**	6,256,176
Cash and cash equivalents at end of the year	12	**6,354,083**	2,579,516

Non-cash transactions:

Accounts receivable and other assets		**(3,204,643)**	(2,669,755)
Due from/to related parties		**713,848**	(1,070,574)
Accounts payables and other liabilities		**3,576,900**	875,202
Instalment credit debtors		**(1,277,476)**	-
Purchase of financial assets at fair value through other comprehensive income		**2,917,958**	-
Financial assets at fair value through profit or loss		**2,691,951**	-

Notes to the consolidated financial statements

1 Incorporation and activities

Arzan Financial Group for Financing and Investment – KPSC (the "Parent Company") was incorporated in Kuwait on 15 April 1980 in accordance with the Companies Law under the name of International Transport Equipment Company – KSC (Closed). On 14 December 1996 an extraordinary general assembly resolved to change the name of the Parent Company to International Murabaha Company – KSC (Closed). Later, on 24 April 2002 an extraordinary general assembly resolved to change the name of the Parent Company to International Finance Company – KPSC and to expand its permitted activities.

The extraordinary general assembly held on 24 July 2013 approved to change the name of the Parent Company from International Finance Company – KSCC to Arzan Financial Group for Financing and Investment – KPSC which has been registered in the commercial register under No. 29629 on 11 November 2013.

The Parent Company is listed on the Kuwait Stock Exchange and is governed under the directives of Central Bank of Kuwait and Capital Markets Authority.

The Group comprises the Parent Company and its subsidiaries (together referred as "the Group").

The details of the subsidiaries are noted in note 6.

The Parent Company's objectives are as follows:

- Invest in various economic sectors through the incorporation or participation in the incorporation of various companies or institutions practicing similar or complementary activities to the company's objectives for its account and for the account of third parties inside or outside the State of Kuwait.
- Manage local or foreign various companies and institutions and market the investment services and products owned by them or by third parties inside or outside the State of Kuwait.
- Own and acquire the right of disposal of whatever it deems necessary thereto of movable and immovable property or any parts thereof or any franchising rights the company deems they are necessary or appropriate to the nature of its activity or to the development of its funds, excluding trading in goods for its account.
- Conduct all business related to securities trading for its account and for the account of third parties inside or outside the State of Kuwait, including sale, purchase and marketing of securities of shares and sukuks and other securities issued by local and foreign government and private companies, institutions and bodies and practice the related financial mediation and brokerage activities.
- Manage the funds of individuals and local or foreign public and private companies, institutions and bodies and invest these funds in various economic sectors through investment and real estate portfolios inside or outside the State of Kuwait.
- Provide economic advice related to investment and hold courses, issue brochures of various investment activities for individuals, local and foreign companies and institutions.
- Prepare and provide technical, economic and assessment studies and consultations and prepare feasibility studies for various investment activities and other studies, examining the technical, financial and administrative aspects related to these activities for its account or for the account of third parties inside or outside the State of Kuwait.

Notes to the consolidated financial statements (continued)

1 Incorporation and activities (continued)

- Establish and manage the collective investment systems and local and foreign investment funds of all kinds and contribute to their establishment for the account of the company and for the account of third parties in accordance with the regulating laws, rules and conditions specified by the competent regulatory authorities; put its stakes or units to subscription so that the company's contributions to the share capital of the collective investment system or the investment fund shall not be less than the minimum limit specified by the regulatory authorities; sell or purchase stakes or units in the local or foreign collective investment systems or investment funds for its account and for the account of third parties or market same, provided the necessary approvals are obtained from the competent regulatory authorities; act as investment custodian, investment monitor and investment advisor in general for the investment funds inside or outside the State of Kuwait in accordance with the regulating laws.
- Invest funds for its account and for the account of third parties in the various aspects of investment inside or outside the State of Kuwait and acquire movable and immovable assets.
- Act as the issuance manager for the securities issued by the local and foreign government and private companies, institutions and bodies and act as the subscription agent, listing advisor, investment custodian and monitor, including publications management and commitments of subscription operations management, receiving applications and covering subscription thereto.
- Perform all advisory services that help develop and strengthen the ability of financial and monetary market in the State of Kuwait and meet its requirements within the limits of the law and the decisions or instructions issued by the competent regulatory authorities (after obtaining the necessary approvals from those authorities), provided this does not result in granting funding by the company in any way.
- Mediate in financing operations, structure and manage the financing arrangements of the local and international companies, institutions, bodies and projects in the various economic sectors in accordance with the rules and conditions specified by the competent regulatory authorities.
- Carry out all the works related to the activities for the arrangement and management of consolidation, acquisition and separation operations for the local and foreign government and private companies, institutions and bodies.
- Trade in transportation means and related heavy equipment.
- Finance the purchases of capital goods, durable and non-durable goods.
- Lease capital and durable goods.
- Grant short and medium term loans to natural and judicial persons.
- Perform real estate investment operations aiming at the management and development of residential lands and building of residential and commercial units and complexes for the purpose of selling them in cash or on installments or leasing same.
- Manage all kinds of financial portfolios, invest and develop funds by employing them locally and internationally for the account of the company or for the account of its clients, in addition to lending and borrowing operations.
- Mediate in the operations of lending, borrowing, brokerage and warrantees against commission or pay.
- Finance and mediate in international and local trade operations.
- Manage and create mutual investment funds according to the law and after approval by the competent authorities.
- Mediate in investment in the international instruments and securities.

Notes to the consolidated financial statements (continued)

1 Incorporation and activities (continued)

- Invest in real estate, industrial and agricultural sectors and other economic sectors, whether directly or through contribution to the incorporation of specialized companies or purchase of the shares of these companies.
- Sell and purchase foreign currencies and trade in precious metals only for the account of the company.
- Conduct researches and studies for private and public real estate projects and for the employment of funds for its account or for the account of third parties.
- Trade in securities such as shares and investment certificates and the like.

The Parent Company may have an interest or participate in any aspect with the companies, institutions and bodies performing similar works or which might assist it in the achievement of its objectives in Kuwait or abroad. The company may also open branches inside and outside the State of Kuwait in such a way that does not contradict with the company's law and the instructions of the competent regulatory authorities.

The address of the Parent Company's registered office is PO Box 26442, Safat 13125, State of Kuwait.

The Parent Company's board of directors approved these consolidated financial statements for issue on 24 March 2019. The general assembly of the Parent Company's shareholders has the power to amend these consolidated financial statements after issuance.

2 Statement of compliance

These consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards ("IFRS") promulgated by the International Accounting Standards Board ("IASB"), and Interpretations issued by the International Financial Reporting Interpretations Committee ("IFRIC") of the IASB, as modified for use by the Government of Kuwait for financial services institutions regulated by the Central Bank of Kuwait ("CBK"). The modification requires adoption of all IFRSs for such institutions except for the IFRS 9 requirement for measurement of estimated credit losses ("ECL") for credit facilities. The CBK requires to measure the provision for credit losses at the higher of provision calculated under IFRS 9 in accordance with the CBK guidelines, and the provision required by the prudential regulations of the CBK.

3 Changes in accounting policies

3.1 New and amended standards adopted by the Group

A number of new and revised standards are effective for annual periods beginning on or after 1 January 2018 which have been adopted by the Group. Information on these new standards is presented below:

Standard or Interpretation	*Effective for annual periods beginning*
IFRS 9 Financial Instruments: Classification and Measurement	1 January 2018
IFRS 15 Revenue from Contracts with Customers	1 January 2018
IAS 40 Investment Property – Amendments	1 January 2018
Annual Improvements to IFRSs 2014-2016 Cycle	1 January 2018
IFRIC 22 Foreign Currency Transactions and Advance Consideration	1 January 2018

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.1 New and amended standards adopted by the Group (continued)

IFRS 9 Financial Instruments
The IASB published IFRS 9 'Financial Instruments' (2014), representing the completion of its project to replace IAS 39 'Financial Instruments: Recognition and Measurement'. The new standard introduces extensive changes to IAS 39's guidance on the classification and measurement of financial assets and introduces a new 'expected credit loss' model for the impairment of financial assets. IFRS 9 also provides new guidance on the application of hedge accounting.

The main areas of impact are as follows:

- the classification and measurement of the financial assets are based on the new criteria that considers the assets' contractual cash flows and the business model in which they are managed.
- an expected credit loss-based impairment is recognised on the receivables and investments in debt-type assets currently classified as available for sale and held-to-maturity, unless classified as at fair value through profit or loss in accordance with the new criteria.
- it is no longer possible to measure equity investments at cost less impairment and all such investments are instead measured at fair value. Changes in fair value are presented in profit or loss unless an irrevocable designation is made to present them in other comprehensive income.
- if the fair value option continues to be elected for certain financial liabilities, fair value movements are presented in other comprehensive income to the extent those changes relate to own credit risk.

IFRS 9 contains three principal classification categories for financial assets: measured at amortised cost, fair value through other comprehensive income (FVTOCI) and fair value through profit or loss (FVTPL). The standard eliminates IAS 39 categories of held to maturity, loans and receivables and available for sale.

Further, the gains and losses on subsequent measurement of debt type financial instruments measured at Fair Value Through Other Comprehensive Income (FVTOCI) are now recognised in equity and will be recycled to profit or loss on derecognition or reclassification.

However, gains or losses on subsequent measurement of equity type financial assets measured at FVTOCI are now recognised in equity and not recycled to profit or loss on derecognition. Dividend income on these assets continues to be recognised in profit or loss.

Based on the analysis of the Group's financial assets and liabilities as at 1 January 2018 and of the circumstances that existed at that date, management of the Group have determined the impact of implementation of IFRS 9 on the consolidated financial statements of the Group as follows:

Classification and measurement:
Equity investments are to be measured at FVTPL as well as FVTOCI as certain existing investments in equity instruments qualify for designation as FVTOCI category. The gains and losses on these investments will no longer be recycled to statement of profit or loss on subsequent measurement or on derecognition. Further, these investments are no longer subject to impairment test.

Debt instruments to be measured at FVOCI, with gains or losses recycled to profit or loss on derecognition. Financial assets in this category are the Group's debt financial instruments that meet the SPPI criterion and are held within a business model both to collect cash flows and to sell.

Instalment credit debtors and accounts receivable are held to collect contractual cash flows and are expected to give rise to cash flows representing solely payments of principal and interest. Management analysed the contractual cash flow characteristics of those instruments and concluded that they meet the criteria for amortised cost measurement under IFRS 9. Therefore, reclassification for these instruments is not required.

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.1 New and amended standards adopted by the Group (continued)

IFRS 9 Financial Instruments (continued)

Classification and measurement: (continued)

The following table explains the original measurement categories under IAS 39 and the new measurement categories under IFRS 9 for each class of the Group's financial assets as at 1 January 2018:

	IAS 39		IFRS 9	
	Classification	Carrying amount KD	Classification	Carrying amount KD
Financial assets				
Cash and cash equivalents	Loans and receivables	7,805,543	Amortised cost	7,802,427
Instalment credit debtors	Loans and receivables	8,931,619	Amortised cost	7,383,064
Accounts receivable and other assets	Loans and receivables	5,135,927	Amortised cost	4,764,722
Local quoted shares	FVTPL	881,992	FVTPL	881,992
Foreign unquoted shares	FVTPL	61,013	FVTPL	61,013
Investments in managed portfolios	FVTPL	6,962,467	FVTPL	6,962,467
Local quoted shares	Available for sale	6,133,960	FVTOCI	6,133,960
Local unquoted shares	Available for sale	12,734,773	FVTOCI	12,734,773
Foreign unquoted shares	Available for sale	2,691,951	FVTPL	2,691,951
Foreign unquoted shares	Available for sale	33,922,756	FVTOCI	33,922,756
Investments in managed portfolios	Available for sale	30,790,517	FVTOCI	30,790,517
Investment in managed funds	Available for sale	192,802	FVTOCI	192,802
Total financial assets		116,245,320		114,322,444

As a result of the above re-classification of available for sale investments to financial assets at fair value through profit or loss, the Group reclassified an amount of KD330,075 from fair value reserve account to the retained earnings.

There is no impact on the financial liabilities of the Group and will continue to be measured at amortised cost.

Impairment:

IFRS 9 requires the Group to record expected credit losses (ECL) on all of its financial assets measured at amortised cost. ECL are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the asset's original effective interest rate. Under IFRS 9, the Group measures ECL as follows:

- 12-month ECLs: these are ECLs that result from possible default events within the 12 months after the reporting date; and
- lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument

The Group has applied simplified approach to impairment for financial assets at amortised cost as required or permitted under the standard. The Group has established a provision matrix that is based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

Instalment credit debtors are subject to the minimum provisioning requirements of the Central Bank of Kuwait. The CBK require to measure the provision for credit losses at the higher of provision calculated under IFRS 9 in accordance with the CBK guidelines, and the provision required by the prudential regulators of the CBK.

As a result, the Group recognised an additional impairment loss amounting to KD1,922,876 in the retained earnings as at 1 January 2018 on its financial assets at amortised cost.

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.1 New and amended standards adopted by the Group (continued)

IFRS 9 Financial Instruments (continued)

Summary of impact on application of IFRS 9:
As allowed by the transition provisions of IFRS 9, the Group elected not to restate comparative information for prior periods with respect to classification and measurement and impairment requirements. Differences in the carrying amounts of financial assets resulting from the adoption of IFRS 9 are recognised in the retained earnings and reserves as at 1 January 2018. Accordingly, the information presented for the comparative periods does not generally reflect the requirements of IFRS 9 but rather those of IAS 39.

Adjustments to the opening consolidated statement of financial position are detailed below:

	31 Dec. 2017 KD	Adjustments/ reclassifications KD	1 Jan. 2018 KD
Assets			
Cash and cash equivalents	7,805,543	(3,116)	7,802,427
Instalment credit debtors	8,931,619	(1,548,555)	7,383,064
Accounts receivables and other assets	5,135,927	(371,205)	4,764,722
Financial assets at fair value through profit or loss	7,905,472	2,691,951	10,597,423
Financial assets at fair value through other comprehensive income	-	83,774,808	83,774,808
Available for sale investments	86,466,759	(86,466,759)	-
Equity			
Fair value reserve	8,235,780	(330,075)	7,905,705
Retained earnings	1,930,453	(1,592,801)	337,652

IFRS 15 Revenue from Contracts with Customers

IFRS 15 replaced IAS 18 "Revenues", IAS 11 "Construction Contract" and several revenues – related Interpretations and provides a new control-based revenue recognition model using five-step approach to all contracts with customers.

The five steps in the model are as follows:

- Identify the contract with the customer
- Identify the performance obligations in the contract
- Determine the transaction price
- Allocate the transaction price to the performance obligations in the contracts
- Recognise revenue when (or as) the entity satisfies a performance obligation.

The Standard includes important guidance, such as:

- Contracts involving the delivery of two or more goods or services – when to account separately for the individual performance obligations in a multiple element arrangement, how to allocate the transaction price, and when to combine contracts
- Timing – whether revenue is required to be recognized over time or at a single point in time
- Variable pricing and credit risk – addressing how to treat arrangements with variable or contingent (e.g. performance-based) pricing, and introducing an overall constraint on revenue

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.1 New and amended standards adopted by the Group (continued)

IFRS 15 Revenue from Contracts with Customers (continued)

- Time value – when to adjust a contract price for a financing component
- Specific issues, including –
  - non-cash consideration and asset exchanges
  - contract costs
  - rights of return and other customer options
  - supplier repurchase options
  - warranties
  - principal versus agent
  - licensing
  - breakage
  - non-refundable upfront fees, and
  - consignment and bill-and-hold arrangements.

The Group recognises revenue from the following major sources:

- Providing asset management services to customers at pre-agreed rates based on the net asset value of the managed portfolios. The Group has reassessed its revenue recognition policy and has concluded that it will continue to recognize revenue on transfer of these services over time.

- Fees arising for rendering specific advisory services, brokerage services and similar services for a third party or arising from negotiating or participating in the negotiation of a transaction for a third party are recognised on completion of the underlying transaction.

Hence, the implementation of IFRS 15 on 1 January 2018 did not have any impact on the Group's consolidated financial statements.

IFRS 40 Investment Property - Amendments

The Amendments to IAS 40 clarifies that transfers to, or from, investment property are required when, and only when, there is a change in use of property supported by evidence. The amendments also re-characterise the list of circumstances appearing in paragraph 57(a)–(d) as a non-exhaustive list of examples of evidence that a change in use has occurred. The Board has also clarified that a change in management's intent, by itself, does not provide sufficient evidence that a change in use has occurred. Evidence of a change in use must be observable.

Adoption of these amendments did not have a significant impact on the Group's consolidated financial statements.

Annual Improvements to IFRSs 2014-2016 Cycle

Amendments to IAS 28 - Clarifies that a qualifying entity is able to choose between applying the equity method or measuring an investment in an associate or joint venture at fair value through profit or loss, separately for each associate or joint venture at initial recognition of the associate or joint venture.

Adoption of these amendments did not have a significant impact on the Group's consolidated financial statements.

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.1 New and amended standards adopted by the Group (continued)

IFRIC 22 Foreign Currency Transactions and Advance Consideration

The Interpretations looks at what exchange rate to use for translation when payments are made or received in advance of the related asset, expense or income. A diversity was observed in practice in circumstances in which an entity recognises a non-monetary liability arising from advance consideration. The diversity resulted from the fact that some entities were recognising revenue using the spot exchange rate at the date of the receipt of the advance consideration while others were using the spot exchange rate at the date that revenue was recognized. IFRIC 22 addresses this issue by clarifying that the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income (or part of it) is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the payment or receipt of advance consideration.

Adoption of these amendments did not have a significant impact on the Group's consolidated financial statements.

3.2 IASB Standards issued but not yet effective

At the date of authorisation of this consolidated financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective, and have not been adopted early by the Group.

Management anticipates that all of the relevant pronouncements will be adopted in the Group's accounting policies for the first period beginning after the effective date of the pronouncements. Information on new standards, amendments and interpretations that are expected to be relevant to the Group's consolidated financial statements is provided below. Certain other new standards and interpretations have been issued but are not expected to have a material impact on the Group's consolidated financial information.

Standard or Interpretation	*Effective for annual periods beginning*
IFRS 10 and IAS 28 Sale or Contribution of Assets between and an Investor and its Associate or Joint Venture - Amendments	No stated date
IFRS 16 Leases	1 January 2019
IAS 28 - Amendments	1 January 2019
IFRS 3 - Amendments	1 January 2020
IAS 1 and IAS 8 - Amendments	1 January 2020

IFRS 10 and IAS 28 Sale or Contribution of Assets between and an Investor and its Associate or Joint Venture - Amendments

The Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures (2011) clarify the treatment of the sale or contribution of assets from an investor to its associate or joint venture, as follows:

- require full recognition in the investor's financial statements of gains and losses arising on the sale or contribution of assets that constitute a business (as defined in IFRS 3 Business Combinations)
- require the partial recognition of gains and losses where the assets do not constitute a business, i.e. a gain or loss is recognised only to the extent of the unrelated investors' interests in that associate or joint venture.

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.2 IASB Standards issued but not yet effective (continued)

IFRS 10 and IAS 28 Sale or Contribution of Assets between and an Investor and its Associate or Joint Venture – Amendments (continued)

These requirements apply regardless of the legal form of the transaction, e.g. whether the sale or contribution of assets occurs by an investor transferring shares in a subsidiary that holds the assets (resulting in loss of control of the subsidiary), or by the direct sale of the assets themselves.

IASB has postponed the effective date indefinitely until other projects are completed. However, early implementation is allowed. Management anticipates that the application of these amendments may have an impact on the Group's consolidated financial statements in future should such transactions arise.

Management does not anticipate that the application of the amendments in the future will have a significant impact on the Group's consolidated financial statements.

IFRS 16 Leases

IFRS 16 will replace IAS 17 and three related Interpretations. Leases will be recorded on the statement of financial position in the form of a right-of-use asset and a lease liability.

Management is yet to fully assess the impact of the Standard and therefore is unable to provide quantified information. However, in order to determine the impact, management is in the process of:

- performing a full review of all agreements to assess whether any additional contracts will now become a lease under IFRS 16's new definition
- deciding which transitional provision to adopt; either full retrospective application or partial retrospective application (which means comparatives do not need to be restated). The partial application method also provides optional relief from reassessing whether contracts in place are, or contain, a lease, as well as other reliefs. Deciding which of these practical expedients to adopt is important as they are one-off choices
- assessing their current disclosures for finance and operating leases as these are likely to form the basis of the amounts to be capitalised and become right-of-use assets
- determining which optional accounting simplifications apply to their lease portfolio and if they are going to use these exemptions
- assessing the additional disclosures that will be required.

Management does not anticipate that the application of this standards in the future will have a significant impact on the Group's consolidated financial statements.

IAS 28 – Amendments

The amendments to IAS 28 clarify that an entity applies IFRS 9 *Financial Instruments* to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture but to which the equity method is not applied.

Management does not anticipate that the application of the amendments in the future will have a significant impact on the Group's consolidated financial statements.

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.2 IASB Standards issued but not yet effective (continued)

IFRS 3 – Amendments

The Amendments to IFRS 3 Business Combinations are changes to Appendix A Defined terms, the application guidance, and the illustrative examples of IFRS 3 only with respect to Definition of Business. The amendments:

- clarify that to be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs;
- narrow the definitions of a business and of outputs by focusing on goods and services provided to customers and by removing the reference to an ability to reduce costs;
- add guidance and illustrative examples to help entities assess whether a substantive process has been acquired;
- remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs; and
- add an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business

Management does not anticipate that the application of the amendments in the future will have a significant impact on the Group's consolidated financial statements.

IAS 1 and IAS 8 – Amendments

The amendments to IAS 1 and IAS 8 clarify the definition of 'material' and align the definition used in the Conceptual Framework and the standards.

Management does not anticipate that the application of the amendments in the future will have a significant impact on the Group's consolidated financial statements.

4 Significant accounting policies

The significant accounting policies adopted in the preparation of these consolidated financial statements are set out below.

4.1 Basis of preparation

These consolidated financial statements are presented in Kuwaiti Dinars ("KD") which is the functional currency of the Parent Company and are prepared under the historical cost convention, except for certain financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income that are measured at fair value.

The Group has elected to present the "statement of profit or loss and other comprehensive income" in two statements: the "statement of profit or loss" and "statement of profit or loss and other comprehensive income".

4.2 Basis of consolidation

The Parent controls a subsidiary if it is exposed, or has rights, to variable returns from its involvement with the subsidiary and has the ability to affect those returns through its power over the subsidiary. The financial statements of the subsidiaries are prepared for reporting dates which are typically not more than three months from that of the Parent Company, using consistent accounting policies. Adjustments are made for the effect of any significant transactions or events that occur between that date and the reporting date of the Parent Company's financial statements.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.2 Basis of consolidation (continued)

All transactions and balances between Group companies are eliminated on consolidation, including unrealised gains and losses on transactions between Group companies. Where unrealised losses on intra-Group asset sales are reversed on consolidation, the underlying asset is also tested for impairment from a Group perspective. Amounts reported in the financial statements of subsidiaries have been adjusted where necessary to ensure consistency with the accounting policies adopted by the Group.

Profit or loss and other comprehensive income of subsidiaries acquired or disposed of during the year are recognised from the effective date of acquisition, or up to the effective date of disposal, as applicable.

Non-controlling interests, presented as part of equity, represent the portion of a subsidiary's profit or loss and net assets that is not held by the Group. The Group attributes total comprehensive income or loss of subsidiaries between the owners of the parent and the non-controlling interests based on their respective ownership interests.

When a controlling interest in the subsidiaries is disposed of, the difference between the selling price and the net asset value plus cumulative translation difference and goodwill is recognised in the consolidated statement of profit or loss.

4.3 Business combinations

The Group applies the acquisition method in accounting for business combinations. The consideration transferred by the Group to obtain control of a subsidiary is calculated as the sum of the acquisition-date fair values of assets transferred, liabilities incurred and the equity interests issued by the Group, which includes the fair value of any asset or liability arising from a contingent consideration arrangement. Acquisition costs are expensed as incurred. For each business combination, the acquirer measures the non-controlling interests in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through the consolidated statement of profit or loss.

The Group recognises identifiable assets acquired and liabilities assumed in a business combination regardless of whether they have been previously recognised in the acquiree's financial statements prior to the acquisition. Assets acquired and liabilities assumed are generally measured at their acquisition-date fair values.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

Goodwill is stated after separate recognition of identifiable intangible assets. It is calculated as the excess of the sum of a) fair value of consideration transferred, b) the recognised amount of any non-controlling interest in the acquiree and c) acquisition-date fair value of any existing equity interest in the acquiree, over the acquisition-date fair values of identifiable net assets. If the fair values of identifiable net assets exceed the sum calculated above, the excess amount (i.e. gain on a bargain purchase) is recognised in the consolidated statement of profit or loss immediately.

4.4 Goodwill

Goodwill represents the future economic benefits arising from a business combination that are not individually identified and separately recognised. Goodwill is carried at cost less accumulated impairment losses.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.5 Revenue from contracts with customers

Revenue is measured based on the consideration to which the Group expects to be entitled in a contract with a customer and excludes amounts collected on behalf of third parties. The Group recognises revenue when it transfers control of a product or service to a customer. The Group follows a 5-step process:

1 Identifying the contract with a customer
2 Identifying the performance obligations
3 Determining the transaction price
4 Allocating the transaction price to the performance obligations
5 Recognising revenue when/as performance obligation(s) are satisfied.

The total transaction price for a contract is allocated amongst the various performance obligations based on their relative stand-alone selling prices. The transaction price for a contract excludes any amounts collected on behalf of third parties.

Revenue is recognised either at a point in time or over time, when (or as) the Group satisfies performance obligations by transferring the promised goods or services to its customers.

The Group recognises contract liabilities for consideration received in respect of unsatisfied performance obligations and reports these amounts, if any, as other liabilities in the statement of financial position. Similarly, if the Group satisfies a performance obligation before it receives the consideration, the Group recognises either a contract asset or a receivable, if any, in its statement of financial position, depending on whether something other than the passage of time is required before the consideration is due.

4.5.1 Asset management services

Asset management fees is variable consideration based on the net assets value of portfolios at pre-agreed rates in accordance with the respective contracts with customers for the supervision and managing portfolios' assets, safe custody of the assets and conducting buy/sell transactions for the customers.

4.5.2 Fees from advisory services

Fees arising for rendering specific advisory services, brokerage services, equity and debt placement transactions for a third party or arising from negotiating or participating in the negotiation of a transaction for a third party are recognised on completion of the underlying transaction.

4.6 Interest on instalment credit loans

Interest on instalment credit facilities is calculated at the time of a contract with the customer. The customer repays the total amount due (including interest) by equal instalments over the period of the contract. The interest is allocated over the life of the agreement using the "effective interest" method. Interest relating to outstanding instalments is considered as deferred income and is included in the consolidated statement of financial position as a deduction from instalment credit debtors.

4.7 Interest income

Interest income is recognised using the effective interest method.

4.8 Dividend income

Dividend income is recognised when the right to receive payment is established.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.9 Operating expenses
Operating expenses are recognised in consolidated statement of profit or loss upon utilisation of the service or at the date of their origin.

4.10 Finance costs
Finance costs are recognised on a time proportion basis taking into account the outstanding balance of borrowing payable and applicable interest rate.

Finance costs that are directly attributable to the acquisition and construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Capitalisation of finance costs ceases when substantially all the activities necessary to prepare the asset for its intended use or sale are complete. Other finance costs are recognised as an expense in the period in which they are incurred.

4.11 Taxation

4.11.1 National Labour Support Tax (NLST)
NLST is calculated in accordance with Law No. 19 of 2000 and the Minister of Finance Resolutions No. 24 of 2006 at 2.5% of taxable profit of the Group attributable to the shareholders of the Parent Company. As per law, income from associates and subsidiaries, cash dividends from listed companies which are subjected to NLST have to be deducted from the profit for the year.

4.11.2 Kuwait Foundation for the Advancement of Sciences (KFAS)
The contribution to KFAS is calculated at 1% of taxable profit of the Group attributable to the shareholders of the Parent Company in accordance with the modified calculation based on the Foundation's Board of Directors' resolution, which states that income from associates and subsidiaries, Board of Directors' remuneration, transfer to statutory reserve should be excluded from profit for the year when determining the contribution.

4.11.3 Zakat
Contribution to Zakat is calculated at 1% of the profit of the Group attributable to the shareholders of the Parent Company in accordance with the Ministry of Finance resolution No. 58/2007 effective from 10 December 2007.

Under the NLST and Zakat regulations, no carry forward of losses to the future years or any carry back to prior years is permitted.

4.12 Segment reporting
The Group has four operating segments: instalment credit, investments, financial brokerage and real estate. In identifying these operating segments, management generally follows the Group's service lines representing its main products and services. Each of these operating segments is managed separately as each requires different approaches and other resources. All inter-segment transfers are carried out at arm's length prices.

For management purposes, the Group uses the same measurement policies as those used in its financial statements. In addition, assets or liabilities which are not directly attributable to the business activities of any operating segment are not allocated to a segment.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.13 Investment in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The Group's investment in associates is accounted for under the equity method of accounting, i.e. on the statement of financial position at cost plus post-acquisition changes in the Group's share of the net assets of the associate, less any impairment and the consolidated statement of profit or loss reflects the Group's share of the results of operations of associate.

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities of the associate recognised at the date of acquisition is recognised as goodwill.

The goodwill is included within the carrying amount of the investment and is assessed for impairment as part of that investment. Any excess of the Parent Company's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the consolidated statement of profit or loss.

Distributions received from the associate reduce the carrying amount of the investment. Adjustments to the carrying amount may also be necessary for changes in the Group's share in the associate arising from changes in the associate's equity. Changes in the Group's share in associate's equity are recognised immediately in the consolidated statement of changes in equity.

When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

Unrealised gains on transactions with associate are eliminated to the extent of the Group's share in the associate. Unrealised losses are also eliminated unless the transactions provide evidence of impairment in the asset transferred.

An assessment for impairment of investment in associates is performed when there is an indication that the asset has been impaired, or that impairment losses recognised in prior years no longer exist.

The associate's financial statements are prepared either to the Parent Company's reporting date or to a date not earlier than three months of the Parent Company's reporting date using consistent accounting policies. Where practicable, adjustments are made for the effect of significant transactions or other events that occurred between the reporting date of the associates and the Parent Company's reporting date.

Upon loss of significant influence over the associate, the Group measures and recognises any retaining investment at its fair value. Any differences between the carrying amount of the associate upon loss of significant influence and the fair value of the remaining investment and proceeds from disposal are recognised in the consolidated statement of profit or loss.

4.14 Financial instruments

4.14.1 Recognition, initial measurement and derecognition

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted by directly attributable transactions costs, except for those carried at fair value through profit or loss which are measured initially at fair value. Subsequent measurement of financial assets and financial liabilities are described below.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.14 Financial instruments (continued)

4.14.1 Recognition, initial measurement and derecognition (continued)
A financial asset (or, where applicable a part of financial asset or part of Group of similar financial assets) is derecognised when:

- rights to receive cash flows from the assets have expired;

- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass through' arrangement and either

  (a) the Group has transferred substantially all the risks and rewards of the asset or
  (b) the Group has neither transferred nor retained substantially all risks and rewards of the asset but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all the risks and rewards of the asset, nor transferred control of the asset, a new asset is recognised to the extent of the Group's continuing involvement in the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in consolidated statement of profit or loss.

4.14.2 Classification of financial assets
For the purpose of subsequent measurement, financial assets are classified into the following categories upon initial recognition:

• financial assets at amortised cost
• financial assets at fair value through other comprehensive income (FVTOCI)
• financial assets at fair value through profit or loss (FVTPL)

The classification is determined by both:

• the entity's business model for managing the financial asset
• the contractual cash flow characteristics of the financial asset.

The Group may make the following irrevocable election/designation at initial recognition of a financial asset:

• the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if certain criteria are met and
• the Group may irrevocably designate a debt investment that meets the amortised cost or FVTOCI criteria as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.14 Financial instruments (continued)

4.14.3 Subsequent measurement of financial assets

- ***Financial assets at amortised cost***

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding

After initial recognition, these are measured at amortised cost using the effective interest rate method, less provision for impairment. Discounting is omitted where the effect of discounting is immaterial.

The Group's financial assets at amortised cost comprise of the following:

- *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, balances with banks and other financial institutions and short term deposits due within three months which are subject to an insignificant risk of changes in value.

- *Instalment credit debtors*

Instalment credit debtors are stated in the consolidated financial position at amortised cost, net of specific and general provisions. Specific provisions are made to reduce impaired receivables to their estimated recoverable amount and general provisions are made at a rate of 1% on instalment credit debtors for which no specific provisions were made, to provide for losses known from experience to exist, but not yet specifically identifiable, in accordance with the Central Bank of Kuwait instructions in that respect. The recoverable amounts are based on estimated future cash flows discounted at the original effective interest rate on a portfolio basis for Groups of similar debtors.

- *Accounts receivable and other assets*

Accounts receivable and other assets are stated at original amount less allowance for any uncollectible amounts. An estimate for doubtful debts is made when collection of the full amount is no longer probable. Bad debts are written off as incurred

- *Due from related parties*

Due from related parties are financial assets originated by the Group by providing money directly to the borrower that have fixed or determinable payments and are not quoted in an active market.

- ***Financial assets at FVTOCI***

The Group's financial assets at FVTOCI comprise equity investments and debt instruments. The equity investments represent investments in shares of various companies and include both quoted and unquoted.

The Group accounts for financial assets at FVTOCI if the assets meet the following conditions:

- they are held under a business model whose objective it is "hold to collect" the associated cash flows and sell; and

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.14 Financial instruments (continued)

4.14.3 Subsequent measurement of financial assets (continued)

- ***Financial assets at FVTOCI (continued)***

• the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Any gains or losses recognised in other comprehensive income (OCI) will be recycled to the consolidated statement of profit or loss upon derecognition of the asset (except for equity investments at FVTOCI as detailed below).

Equity investments at FVTOCI
On initial recognition, the Group may make an irrevocable election (on an instrument-by-instrument basis) to designate investments in equity instruments as at FVTOCI. Designation at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognised by an acquirer in a business combination.

A financial asset is held for trading if:

• it has been acquired principally for the purpose of selling it in the near term; or
• on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has evidence of a recent actual pattern of short-term profit-taking; or
• it is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs.

Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the fair value reserve. The cumulative gain or loss is transferred to retained earnings within the consolidated statement of changes in equity.

Dividends on these investments in equity instruments are recognised in the consolidated statement of profit or loss.

- ***Financial assets at FVTPL***

Financial assets that do not meet the criteria for measurement at amortised cost or FVOCI are categorised at fair value through profit and loss. Further, irrespective of business model financial assets whose contractual cash flows are not solely payments of principal and interest are accounted for at FVTPL. The category also contains investments in equity shares.

Assets in this category are measured at fair value with gains or losses recognised in consolidated statement of profit or loss. The fair values of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

The Group's financial assets at FVTPL comprise investment in equity shares.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.14 Financial instruments (continued)

4.14.4 Impairment of financial assets

All financial assets except for those at FVTPL and Equity investments at FVTOCI are subject to review for impairment at least at each reporting date to identify whether there is any objective evidence that a financial asset or a Group of financial assets is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described below.

The Group recognises a loss allowance for expected credit losses ("ECL") on financial assets at amortised cost or at FVTOCI.

For financial assets (except instalment credit debtors), the expected credit loss is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive. The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial asset.

Instalment credit debtors are subject to the minimum provisioning requirements of the Central Bank of Kuwait. Management believes that the impairment allowance for the instalment credit debtors under the CBK requirements exceed the requirements of IFRS 9.

The measurement of expected credit losses is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date.

The Group always recognises lifetime ECL for accounts receivable and other assets. The expected credit losses on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

For all other financial instruments, the Group recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The Group recognises an impairment gain or loss in the consolidated statement of profit or loss for all financial assets with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt instruments that are measured at FVTOCI, for which the loss allowance is recognised in other comprehensive income and accumulated in the investment revaluation reserve, and does not reduce the carrying amount of the financial asset in the statement of financial position.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.14 Financial instruments (continued)

4.14.4 Impairment of financial assets (continued)
If the Group has measured the loss allowance for a financial instrument at an amount equal to lifetime ECL in the previous reporting period, but determines at the current reporting date that the conditions for lifetime ECL are no longer met, the Group measures the loss allowance at an amount equal to 12-month ECL at the current reporting date, except for assets for which simplified approach was used.

4.14.5 Classification and subsequent measurement of financial liabilities
The Group's financial liabilities include due to banks, accounts payable and other liabilities, due to related parties, term loans and murabaha payable.

The subsequent measurement of financial liabilities depends on their classification as follows:

- ***Financial liabilities at amortised cost***

These are stated using effective interest rate method. Due to banks, accounts payable and other liabilities, due to related parties, term loans and murabaha payable are classified as financial liabilities other than at FVTPL.

Term loans and due to banks
All term loans and due to banks are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated statement of profit or loss when the liabilities are derecognised as well as through the effective interest rate method (EIR) amortisation process.

Accounts payable and other liabilities
Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed or not.

Due to related parties
Due to related parties are financial liabilities arising in the normal courses of the business and are not quoted in an active market.

Murabaha payable
Murabaha payable represents amounts payable on a deferred settlement basis for assets purchased under murabaha arrangements. Murabaha payable is stated at the gross amount of the payable, net of deferred finance cost. Deferred finance cost is expensed on a time apportionment basis taking into account the borrowing rate attributable and the balance outstanding.

4.15 Amortised cost of financial instruments
This is computed using the effective interest method less any allowance for impairment. The calculation takes into account any premium or discount on acquisition and includes transaction costs and fees that are an integral part of the effective interest rate.

4.16 Trade and settlement date accounting
All 'regular way' purchases and sales of financial assets are recognised on the trade date i.e. the date that the entity commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.17 Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

4.18 Fair value of financial instruments

The fair value of financial instruments that are traded in active markets at each reporting date is determined by reference to quoted market prices or dealer price quotations (bid price for long positions and ask price for short positions), without any deduction for transaction costs.

For financial instruments not traded in an active market, the fair value is determined using appropriate valuation techniques. Such techniques may include using recent arm's length market transactions; reference to the current fair value of another instrument that is substantially the same; a discounted cash flow analysis or other valuation models.

4.19 Impairment testing of goodwill and non-financial assets

For impairment assessment purposes, assets are Grouped at the lowest levels for which there are largely independent cash inflows (cash generating units). As a result, some assets are tested individually for impairment and some are tested at cash-generating unit level. Goodwill is allocated to those cash-generating units that are expected to benefit from synergies of the related business combination and represent the lowest level within the Group at which management monitors goodwill.

Cash-generating units to which goodwill has been allocated (determined by the Group's management as equivalent to its operating segments) are tested for impairment at least annually.

All other individual assets or cash-generating units are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount, which is the higher of fair value less costs to sell and value-in-use. To determine the value-in-use, management estimates expected future cash flows from each cash-generating unit and determines a suitable interest rate in order to calculate the present value of those cash flows. The data used for impairment testing procedures are directly linked to the Group's latest approved budget, adjusted as necessary to exclude the effects of future reorganisations and asset enhancements. Discount factors are determined individually for each cash-generating unit and reflect management's assessment of respective risk profiles, such as market and asset-specific risks factors.

Impairment losses for cash-generating units reduce first the carrying amount of any goodwill allocated to that cash-generating unit. Any remaining impairment loss is charged pro rata to the other assets in the cash-generating unit. With the exception of goodwill, all assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist. An impairment charge is reversed if the cash-generating unit's recoverable amount exceeds its carrying amount.

4.20 Properties held for trading

Properties held for trading are stated at the lower of cost and net realisable value. Costs are those expenses incurred in bringing each property to its present condition including identifiable finance cost. Net realisable value is based on estimated selling price less any further costs expected to be incurred on completion and disposal.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.21 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation, and are accounted for using the cost model. Investment properties are initially measured at cost, being the purchase price and any directly attributable expenditure for a purchased investment property and cost at the date when construction or development is complete for a self-constructed investment property.

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and any impairment losses. Gains and losses arising from the sale of investment properties are included in the consolidated statement of profit or loss.

The estimated useful life for the calculation of depreciation, excluding land, is 25 years using straight line method. The carrying amounts are reviewed at each reporting date on an individual basis to assess whether they are recorded in excess of their recoverable amount. Provision for impairment losses, if any, are made where carrying values exceed the recoverable amount.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

4.22 Property and equipment

Land is stated at cost less any impairment losses based upon the reports of independent professional valuers.

Capital expenditure on assets in the course of construction are classified as assets under construction. Such costs are subsequently charged to the consolidated statement of profit or loss if the project is abandoned, or, if the project is, completed, are capitalised and transferred to the appropriate property and equipment category, from which time depreciation is charged using the rate applicable to the category concerned. Interest incurred on funds specifically obtained to finance construction activities are capitalised using the actual interest rate incurred during construction.

Other property and equipment assets are stated at cost less accumulated depreciation. The Group depreciates these assets using the straight-line method at rates estimated to fully depreciate the cost of the property and equipment over their expected useful lives.

The useful life and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits arising from items of property. In the case of leasehold property, expected useful lives are determined by reference to comparable owned assets or over the term of the lease, if shorter.

Material residual value estimates and estimates of useful life are updated as required, but at least annually.

When assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognised in the consolidated statement of profit or loss.

4.23 Provisions, contingent assets and contingent liabilities

Provisions are recognised when the Group has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required from the Group and amounts can be estimated reliably. Timing or amount of the outflow may still be uncertain.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.23 Provisions, contingent assets and contingent liabilities (continued)

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation. Where there is a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Provisions are discounted to their present values, where the time value of money is material.

Contingent assets are not recognised in the consolidated financial statements, but are disclosed when an inflow of economic benefits is probable.

Contingent liabilities are not recognised in the consolidated statement of financial position, but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

4.24 Equity, reserves and dividend payments

Share capital represents the nominal value of shares that have been issued and paid up.

Share premium includes any premiums received on issue of share capital. Any transaction costs associated with the issuing of shares are deducted from share premium.

Legal and voluntary reserves comprise appropriations of current and prior period profits in accordance with the requirements of the Companies' Law and the Parent Company's memorandum of incorporation and articles of association, as amended.

Other components of equity include the following:

- Foreign currency translation reserve – comprises foreign currency translation differences arising from the translation of financial statements of the Group's foreign entities into KD.
- Fair value reserve – comprises valuation gains and losses relating to available for sale financial assets.

Retained earnings include all current and prior period retained profits and losses.

All transactions with owners are recorded separately within equity.

Dividend distributions payable to shareholders are included in other liabilities when the dividends have been approved in a general meeting.

4.25 Treasury shares

Treasury shares consist of the Parent Company's own issued shares that have been reacquired by the Group and not yet reissued or cancelled. Treasury shares are accounted for under cost method. Under this method, the weighted average cost of the shares reacquired is charged to a contra account in equity. Treasury shares are not entitled to cash dividends that the Group may distribute. The issue of stock dividend shares increases the number of treasury shares proportionately and reduces the average cost per share without affecting the total cost of treasury shares.

When the treasury shares are reissued, gains are recorded directly in "treasury shares reserve" in the shareholders' equity. Any realised losses are charged to the same account to the extent of the credit balance on that account. Any excess losses are charged to retained earnings then to the voluntary reserve and legal reserve. Subsequent to this, should profits arise from sale of treasury shares an amount is transferred to reserves and retained earnings equal to the loss previously charged to this account.

4.26 Related parties transactions

Related parties are associates, major shareholders, board of directors, executive staff, their family members and the companies owned by them. All related party transactions are carried out with the approval of the Group's management.

Notes to the consolidated financial statements (continued)

4 Significant accounting policies (continued)

4.27 End of service benefits

The Group provides end of service benefits to its employees. The entitlement to these benefits is based upon the employees' final salary and length of service, subject to the completion of a minimum service period in accordance with relevant labour law and the employees' contracts. The expected costs of these benefits are accrued over the period of employment. This liability, which is unfunded, represents the amount payable to each employee as a result of termination on the reporting date.

With respect to its Kuwaiti national employees, the Group makes contributions to the Public Institution for Social Security calculated as a percentage of the employees' salaries. The Group's obligations are limited to these contributions, which are expensed when due.

4.28 Foreign currency translation

4.28.1 Functional and presentation currency

The consolidated financial statements are presented in currency Kuwait Dinar (KD), which is also the functional currency of the Parent Company. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

4.28.2 Foreign currency transactions and balances

Foreign currency transactions are translated into the functional currency of the respective Group entity, using the exchange rates prevailing at the dates of the transactions (spot exchange rate). Foreign exchange gains and losses resulting from the settlement of such transactions and from the remeasurement of monetary items denominated in foreign currency at year-end exchange rates are recognised in consolidated statement of profit or loss. Non-monetary items are not retranslated at year-end and are measured at historical cost (translated using the exchange rates at the transaction date), except for non-monetary items measured at fair value which are translated using the exchange rates at the date when fair value was determined.

4.28.3 Foreign operations

In the Group's financial statements, all assets, liabilities and transactions of Group entities with a functional currency other than the KD are translated into KD upon consolidation. The functional currency of the entities in the Group has remained unchanged during the reporting period.

On consolidation, assets and liabilities have been translated into KD at the closing rate at the reporting date. Goodwill and fair value adjustments arising on the acquisition of a foreign entity have been treated as assets and liabilities of the foreign entity and translated into KD at the closing rate. Income and expenses have been translated into KD at the average rate over the reporting period. Exchange differences are charged/credited to other comprehensive income and recognised in the foreign currency translation reserve in equity. On disposal of a foreign operation, the related cumulative translation differences recognised in equity are reclassified to the consolidated statement of profit or loss and are recognised as part of the gain or loss on disposal.

4.29 Fiduciary assets

Assets held in trust or in a fiduciary capacity are not treated as assets of the Group and accordingly are not included in these consolidated financial statements.

5 Significant management judgements and estimation uncertainty

The preparation of the Group's consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Notes to the consolidated financial statements (continued)

5 Significant management judgements and estimation uncertainty (continued)

5.1 Significant management judgments

In the process of applying the Group's accounting policies, management has made the following significant judgments, which have the most significant effect on the amounts recognised in the consolidated financial statements:

5.1.1 Business model assessment

The Group classifies financial assets after performing the business model test (please see accounting policy for financial instruments sections in note 4.14). This test includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured and the risks that affect the performance of the assets. Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

5.1.2 Significant increase in credit risk

Estimated credit losses are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define "significant" increase. Therefore, assessment whether the credit risk of an asset has significantly increased the Group takes into account qualitative and quantitative reasonable and supportable forward looking information.

5.1.3 Judgements in determining the timing of satisfaction of performance obligations

The determination of the whether or not performance obligation criterial set out in IFRS 15 relating to transfer of control of goods to customers has been satisfied requires significant judgement.

5.1.4 Fair values of assets and liabilities acquired

The determination of the fair value of the assets, liabilities and contingent liabilities as a result of business combination requires significant judgement.

5.1.5 Control assessment

When determining control, management considers whether the Group has the practical ability to direct the relevant activities of an investee on its own to generate returns for itself. The assessment of relevant activities and ability to use its power to affect variable return requires considerable judgement.

5.2 Estimates uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be substantially different.

5.2.1 Impairment of assets with definite lives

At the financial position date, the Group's management assesses, whether there is any indication that assets with definite lives may be impaired. The recoverable amount of an asset is determined based on the "value in use" method. This method uses estimated cash flow projections over the estimated useful life of the asset.

5.2.2 Impairment of associates

After application of the equity method, the Group determines whether it is necessary to recognise any impairment loss on the Group's investment in its associated companies, at each reporting date based on existence of any objective evidence that the investment in the associate is impaired. If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount in the consolidated statement of profit or loss.

Notes to the consolidated financial statements (continued)

5 Significant management judgements and estimation uncertainty (continued)

5.2 Estimates uncertainty (continued)

5.2.3 Impairment of financial assets
Measurement of estimated credit losses involves estimates of loss given default and probability of default. Loss given default is an estimate of the loss arising in case of default by customer. Probability of default is an estimate of the likelihood of default in the future. The Group based these estimates using reasonable and supportable forward looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other.

An estimate of the collectible amount of trade accounts receivable is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.

5.2.4 Classification of real estate property
Management decides on acquisition of a real estate property whether it should be classified as trading, property held for development or investment property.

The Group classifies property as trading property if it is acquired principally for sale in the ordinary course of business.

The Group classifies property as property under development if it is acquired with the intention of development.

The Group classifies property as investment property if it is acquired to generate rental income or for capital appreciation, or for undetermined future use.

5.2.5 Useful lives of depreciable assets
Management reviews its estimate of the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical obsolescence that may change the utility of certain software and equipment.

5.2.6 Business combinations
Management uses valuation techniques in determining the fair values of the various elements of a business combination. Particularly, the fair value of contingent consideration is dependent on the outcome of many variables that affect future profitability.

5.2.7 Fair value of financial instruments
Management applies valuation techniques to determine the fair value of financial instruments where active market quotes are not available. This requires management to develop estimates and assumptions based on market inputs, using observable data that market participants would use in pricing the instrument. Where such data is not observable, management uses its best estimate. Estimated fair values of financial instruments may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

5.2.8 Significant influence
Significant influence exists when the size of an entity's own voting rights relative to the size and dispersion of other vote holders, give the entity the practical ability unilaterally to direct the relevant activities of the company.

Notes to the consolidated financial statements (continued)

6 Subsidiaries

6.1 Composition of the Group

Set out below are details of subsidiaries held directly by the Group:

Company name	Voting capital held as at 31 December 2018	2017	Place of incorporation	Principal activities	Reporting date
Direct subsidiaries:					
Al-Addan Real Estate Co. – SPC	**100%**	100%	Kuwait	Trading in all real estate activities	31 December 2018
Arzan CC for Collection Co. – SPC	**100%**	100%	Kuwait	Trading in real estate activities and collecting money on behalf of others	31 December 2018
Kuwait Invest Real Estate Co.– WLL	**51%**	51%	Kuwait	Real estate services	31 December 2018
International Finance Company – SAL	**100%**	100%	Lebanon	Finance services including financing, management and brokerage	30 September 2018
IFA Securities Brokerage Co.- SAE	**84.55%**	84.55%	Egypt	Brokerage services	30 September 2018
International Financial Advisers Company – WLL	**65.20%**	65.20%	Jordan	Brokerage services	30 September 2018
Saudi Invest Real Estate Co. – WLL	**100%**	100%	Saudi Arabia	Real estate services	31 December 2018
Arzan Wealth (DIFC) Co. Limited (6.1.3)	**-**	100%	United Arab Emirates	Financial advisory services	31 December 2018
Arzan VC for Projects Management – WLL (6.1.3)	**-**	99%	Kuwait	Projects management	31 December 2018
Arzan VC I Ltd.	**100%**	100%	United Arab Emirates	Projects management	31 December 2018
HI Equity Company Ltd.	**99.29%**	99.29%	Cayman Islands	Real estate	30 September 2018
HI Debt Company Ltd.	**99.29%**	99.29%	Cayman Islands	Real estate	30 September 2018
Arzan Capital (Holding) Limited (6.1.1)	**81.81%**	100%	United Arab Emirates	Holding Company	30 September 2018
Arzan AM Limited	**100%**	100%	United Arab Emirates	General Trading	31 December 2018
Arzan Real Estate Co. – SAE	**80%**	80%	Egypt	Real estate	30 September 2018
Blender Company for Rent and Lease Lands and Properties – SPC (6.1.2)	**100%**	-	Kuwait	Real estate	31 December 2018
Indirect subsidiaries:					
Through Arzan Capital (Holding) Limited:					
Arzan Wealth (DIFC) Co. Limited(6.1.3)	**100%**	-	United Arab Emirates	Financial advisory services	30 September 2018
Arzan VC for Projects Management – WLL (6.1.3)	**99%**	-	Kuwait	Projects management	31 December 2018

Notes to the consolidated financial statements (continued)

6 Subsidiaries (continued)

6.1 Composition of the Group (continued)

6.1.1 During the year, Arzan Capital (Holding) Limited increased its share capital by USD60 million in kind from USD1 million to USD61 million. The subsidiary again increased the share capital by USD11.8 million to USD72.8 million in which the Group did not participate. As a result the Group's ownership diluted from 100% to 83.79%.

Furthermore, during the year, the Parent Company's board of directors approved to transfer part of its ownership in Arzan Capital (Holding) Ltd, equivalent to 6 million shares with nominal value of USD1 per share, to the employees of the subsidiary to be distributed in accordance with the Employee Stock Option Plan of Arzan Capital (Holding) Ltd. Accordingly, during the year 1,442,095 shares equivalent to 2.36% of the Group's ownership interest in Arzan Capital (Holding) Limited was transferred. This transaction resulted in a loss of KD431,587 recognised in the shareholders' equity.

6.1.2 During the year, the Group established a new subsidiary under the name of Blender Company for Rent and Lease Lands and Properties – SPC in Kuwait with a share capital of KD75,000 representing its 100% ownership interest in the subsidiary.

6.1.3 During the year, the Group transferred its ownership in Arzan Wealth (DIFC) Co. Limited and Arzan VC for Projects Management – WLL to its subsidiary Arzan Capital (Holding) Limited. No gain or loss was recognised in these consolidated financial statements as a result of these transfers.

6.2 Subsidiaries with material non-controlling interests:

The Group includes the following subsidiaries with material non-controlling interests (NCI):

Name	Proportion of ownership interests and voting rights held by the NCI		Results allocated to NCI		Accumulated NCI	
	31 Dec. 2018 %	31 Dec. 2017 %	**31 Dec. 2018 KD**	31 Dec. 2017 KD	**31 Dec. 2018 KD**	31 Dec. 2017 KD
Kuwait Invest Real Estate Co. – WLL	**49**	49	**(322,645)**	(525,048)	**4,217,202**	4,638,471
Azan Capital (Holding) Ltd	**18.19**	-	**63,838**	-	**3,980,372**	-

Summarised financial information for subsidiaries with material non-controlling interests, before inter Group elimination is set out below:

a) Kuwait Invest Real Estate Co. – WLL

	31 Dec. 2018 KD	31 Dec. 2017 KD
Non-current assets	**8,655,746**	9,501,522
Current assets	**6,393**	7,426
Total assets	**8,662,139**	9,508,948
Current liabilities	**55,605**	42,680
Total liabilities	**55,605**	42,680
Equity attributable to the shareholders of the Parent Company	**4,389,332**	4,827,797
Non-controlling interests	**4,217,202**	4,638,471
Total equity	**8,606,534**	9,466,268

Notes to the consolidated financial statements (continued)

6 Subsidiaries (continued)

6.2 Subsidiaries with material non-controlling interests: (continued)

a) Kuwait Invest Real Estate Co. – WLL (continued)

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Income	(105,501)	(337,713)
Expenses and other charges	(552,958)	(733,813)
Loss for the year attributable to the shareholders of the Parent Company	(335,814)	(546,478)
Loss for the year attributable to NCI	(322,645)	(525,048)
Loss for the year	(658,459)	(1,071,526)
Total comprehensive loss for the year attributable to the shareholders of the Parent Company	(438,464)	(493,153)
Total comprehensive loss for the year attributable to NCI	(421,269)	(473,814)
Total comprehensive loss for the year	(859,733)	(966,967)

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Net cash flow used in operating activities	(7,034)	(96)
Net cash outflows	(7,034)	(96)

b) Arzan Capital (Holding) Ltd

	31 Dec. 2018 KD	31 Dec. 2017 KD
Non-current assets	18,938,052	-
Current assets	3,202,992	-
Total assets	22,141,044	-
Non-current liabilities	107,617	-
Current liabilities	248,954	-
Total liabilities	356,571	-
Equity attributable to the shareholders of the Parent Company	17,804,101	-
Non-controlling interests	3,980,372	-
Total equity	21,784,473	-

Notes to the consolidated financial statements (continued)

6 Subsidiaries (continued)

6.2 Subsidiaries with material non-controlling interests: (continued)

b) Arzan Capital (Holding) Ltd (continued)

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Income	1,152,791	-
Expenses and other charges	(627,656)	-
Profit for the year attributable to the shareholders of the Parent Company	461,297	-
Profit for the year attributable to NCI	63,838	-
Profit for the year	525,135	-
Total comprehensive income for the year attributable to the shareholders of the Parent Company	104,382	-
Total comprehensive income for the year attributable to NCI	14,445	-
Total comprehensive income for the year	118,827	-
Net cash flow from operating activities	1,656,904	-
Net cash inflows	1,216,098	-

7 Income from instalment credit debtors

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Interest income from instalment credit	923,980	892,153
Discount, commission and fees	467,218	387,287
Recovery of written off balances	303,986	386,552
	1,695,184	1,665,992

8 Revenue from contracts with customers

The Group earns revenue from its asset management and advisory services, which is transferred over time.

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Assets management	67,150	5,278
Custodian and other fees	263,081	231,951
Advisory services	1,326,093	2,188,642
	1,656,324	2,425,871

Revenue from advisory services represents 80% of the revenue from contracts with customers for the year ended 31 December 2018 (31 December 2017: 90%).

Notes to the consolidated financial statements (continued)

9 Finance costs

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
On financial liabilities at amortised cost:		
Others	**45,190**	149,998
Due to banks	**298,946**	274,805
Term loans	**981,210**	933,356
Murabaha payable	**255,195**	354,509
	1,580,541	1,712,668

10 Basic and diluted earnings per share

Basic and diluted earnings per share is calculated by dividing the profit for the year attributable to the shareholders of the Parent Company by the weighted average number of shares outstanding during the year excluding treasury shares.

The Parent Company had no outstanding dilutive potential shares.

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Profit for the year attributable to shareholders of the Parent Company from continuing operations (KD)	**2,533,530**	1,695,515
Profit for the year attributable to shareholders of the Parent Company from discontinued operations (KD)	**-**	46,266
	2,533,530	1,741,781
Weighted average number of shares outstanding during the year (excluding treasury shares) – shares	**796,798,668**	796,798,668
Basic and diluted earnings per share attributable to the shareholders of the Parent Company – Fils		
- From continuing operations	**3.180**	2.128
- From discontinued operations	**-**	0.058
Total (Fils)	**3.180**	2.186

11 Net (loss)/gain on financial assets

Net (loss)/gain on financial assets, analysed by category, is as follows:

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
At amortised cost:		
Cash and cash equivalents	**950,154**	709,065
Instalments credit debtors	**1,911,295**	1,190,844
	2,861,449	1,899,909

Notes to the consolidated financial statements (continued)

11 Net (loss)/gain on financial assets (continued)

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Financial assets at fair value through profit or loss:		
Gain on change in fair value	**953,926**	215,465
Gain on sale	**391,004**	299,287
Dividend income	**372,827**	229,897
	1,717,757	744,649
Financial assets at fair value through other comprehensive income:		
Interest income	**77,550**	-
Dividend income	**1,882,326**	-
Recognised in consolidated statement of profit or loss	**1,959,876**	-
Loss on change in fair value	**(10,764,560)**	-
Loss on sale	**(464,143)**	-
Recognised in equity	**(11,228,703)**	-
	(9,268,827)	-
Financial assets available for sale:		
Loss on sale	-	(48,214)
Dividend income	-	1,737,092
Impairment of available for sale investments	-	(77,105)
Recognised in consolidated statement of profit or loss	-	1,611,773
Recognised in equity	-	2,130,338
	-	3,742,111
	(4,689,621)	6,386,669

12 Cash and cash equivalents

	31 Dec. 2018 KD	31 Dec. 2017 KD
Cash and bank balances	**7,414,427**	4,607,292
Term deposits – 1 to 3 months	**2,959,626**	3,198,251
Cash and cash equivalents	**10,374,053**	7,805,543
Less: due to banks	**(4,019,970)**	(5,226,027)
Cash and cash equivalents for statement of cash flow	**6,354,083**	2,579,516

The term deposits carry effective interest rate of 1.35% (31 December 2017: 1.35%) per annum.

Notes to the consolidated financial statements (continued)

13 Instalment credit debtors

	31 Dec. 2018 KD	31 Dec. 2017 KD
Gross instalment credit debtors	12,904,423	12,414,947
Deferred income	(1,541,493)	(1,364,486)
	11,362,930	11,050,461
Specific provision for credit losses	(2,106,596)	(2,000,048)
General provision for credit losses	(1,351,979)	(118,794)
	7,904,355	8,931,619

Gross instalment credit debtors are repayable as follows:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Within one year	3,477,065	3,221,459
More than a year	9,427,357	9,193,488
	12,904,423	12,414,947

The effective annual interest rate earned on instalment credit ranged from 2.5% to 8% per annum (31 December 2017: 2.5% to 8% per annum).

The gross instalment credit debtors include an amount of KD759,723 (31 December 2017: KD817,066) in respect of related parties (note 33). This amount is secured by way of pledge of certain local shares.

The movements in the provisions for credit losses are as follows:

	31 December 2018			31 December 2017		
	Specific provision KD	General provision KD	Total KD	Specific provision KD	General provision KD	Total KD
Opening balance	2,000,048	118,794	2,118,842	1,682,970	194,179	1,877,149
Effect of adoption IFRS 9	416,949	1,131,606	1,548,555	-	-	-
Write off during the year	-	-	-	(213,323)	-	(213,323)
Charge for the year	51,533	198,428	249,961	472,245	2,903	475,148
Transfer	(42,580)	42,580	-	76,783	(76,783)	-
Reversal during the year	(326,084)	(139,988)	(466,072)	-	-	-
Foreign currency translation differences	6,730	559	7,289	(18,627)	(1,505)	(20,132)
Closing balance	2,106,596	1,351,979	3,458,575	2,000,048	118,794	2,118,842

Provision for credit losses is calculated, in all material respect, with the requirements of the Central Bank of Kuwait.

Notes to the consolidated financial statements (continued)

14 Financial assets at fair value through profit or loss

	31 Dec. 2018 KD	31 Dec. 2017 KD
Local quoted shares	929,905	881,992
Foreign quoted shares	221,427	61,013
Foreign unquoted shares	1,998,196	-
Investments in managed portfolios	6,698,246	6,962,467
	9,847,774	7,905,472

The investments in managed portfolios with aggregate carryings value of KD6,262,169 (31 December 2017: KD6,479,050) are pledged against term loans (note 24).

The hierarchy for determining and disclosing the fair values of financial assets at fair value through profit or loss is presented in Note 35.2.

15 Accounts receivable and other assets

	31 Dec. 2018 KD	31 Dec. 2017 KD
Financial assets		
Trade receivables	3,196,765	3,734,172
Due from related parties	948,467	191,306
Staff loans receivable	3,479	5,944
	4,148,711	3,931,422
Provision for doubtful debts	(2,209,758)	(1,654,249)
	1,938,953	2,277,173
Non-financial assets		
Prepayments	147,791	19,651
Advance payments to purchase investments	1,000,976	1,206,370
Other assets	1,104,115	1,632,733
	4,191,835	5,135,927

The carrying values of the financial assets included above approximate their fair values and all are due within one year.

The movement in the provision for accounts receivable is as follows:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Balance at the beginning of the year	1,654,249	1,654,249
Arising on adoption of IFRS 9	371,204	-
Charge for the year	290,781	-
Written off during the year	(27,518)	-
Reversal during the year	(78,958)	-
Balance at end of the year	2,209,758	1,654,249

Notes to the consolidated financial statements (continued)

16 Properties held for trading

Properties held for trading represent the Group's share of investments in properties outside Kuwait.

The movement in the properties held for trading is as follows:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Balance at 1 January	1,799,345	1,934,714
Disposal during the year	(389,814)	(135,369)
	1,409,531	1,799,345
Provision for properties held for trading	(386,251)	(471,480)
Balance at 31 December	1,023,280	1,327,865

As a result of impairment testing of the carrying value of the properties, an amount of KD65,156 (31 December 2017: KD120,561) has been recognised as a gain on reversal of provision recognised in prior years. The impairment testing by management was based on fair value of the properties which has been determined based on two valuations obtained from independent and qualified valuers as of the date of the consolidated financial statements.

17 Financial assets at fair value through other comprehensive income

	31 Dec. 2018 KD	31 Dec. 2017 KD
Local quoted shares	5,146,295	-
Local unquoted shares	13,325,654	-
Foreign unquoted shares	28,981,411	-
Investments in managed portfolios	22,275,990	-
Debt instruments	6,618,848	-
Investment funds	248,739	-
	76,596,937	-

These investments are held for medium to long-term strategic purposes. Accordingly, the Group has elected to designate these financial assets as at FVTOCI as it believes that recognising short-term fluctuations in the fair value of these financial assets in the consolidated statement of profit or loss would not be consistent with the Group's strategy of holding these financial assets for long-term purposes and realising their performance potential in the long run. The group's financial assets at FVTOCI disaggregated by its business sectors are as follows:

	Financial services KD	Real estate KD	Consumer services KD	Others KD	Total KD
Local quoted shares	130,089	4,040,421	950,107	25,678	5,146,295
Local unquoted shares	13,262,124	32,806	-	30,724	13,325,654
Foreign unquoted shares	11,050,788	17,200,191	-	730,432	28,981,411
Investments in managed portfolios	14,152,270	-	8,123,720	-	22,275,990
Debt instruments	-	5,724,549	894,299	-	6,618,848
Investment funds	248,739	-	-	-	248,739
	38,844,010	26,997,967	9,968,126	786,834	76,596,937

Notes to the consolidated financial statements (continued)

17 Financial assets at fair value through other comprehensive income (contiuned)

Debt instruments amounting to KD894,299 are secured by charges over real estate properties and carry average interest rate of 7% (31 December 2017: 9%) per annum.

Quoted and unquoted local shares and investments in managed portfolios with an aggregate carrying value of KD28,178,450 (31 December 2017: KD35,953,779) are pledged against due to banks, term loans and murabaha payable (notes 22, 24 and 25).

The hierarchy for determining and disclosing the fair values of financial instruments is presented in note 35.2.

18 Investment in associates

18.1 The details of the Group's investment in associates are given below:

	Country of incorporation	Percentage of ownership 31 December		Activity
		2018	2017	
		%	%	
Offset Holding Co. - KSCC	Kuwait	**50.00**	50.00	Holding Company
Al Wafir Marketing Services Co. - KSCC	Kuwait	**34.00**	34.00	Real estate
Al Oula Slaughterhouse Co. - KSCC	Kuwait	**28.89**	28.89	Services
Gulf Real Estate Co. - WLL	Kuwait	**20.13**	20.13	Real estate
Arzan International Company for Hospital Construction and Management – WLL (*)	Kuwait	**10.00**	-	Establishment & Management of Hospitals

During the year, the Group with other parties established a new company, Arzan International Company for Hospital Construction and Management – WLL in Kuwait. The Group's ownership in the investee is 10%. However, the Group classified this investment as an associate because it is able to exercise significant influence over the operations of associate but do not control the investee.

All associates are unquoted.

Notes to the consolidated financial statements (continued)

18 Investment in associates (continued)

18.2 Summarised financial information of Group's material associates are set out below:

	Offset Holding Co. KSCC		Al Wafir Marketing Services Co. KSCC	
	31 Dec. 2018	31 Dec. 2017	31 Dec. 2018	31 Dec. 2017
	KD	KD	KD	KD
Assets	**21,925,089**	23,860,549	**50,248,038**	49,017,903
Current	**4,905,494**	5,009,448	**19,016,499**	20,369,555
Non-current	**17,019,595**	18,851,101	**31,231,539**	28,648,348
Liabilities	**1,044,179**	858,752	**21,523,247**	21,596,377
Current	**380,633**	227,510	**6,978,174**	6,069,989
Non-current	**663,546**	631,242	**14,545,073**	15,526,388
	20,880,910	23,001,797	**28,724,791**	27,421,526
Non-controlling interests	**(3,569,418)**	(3,998,753)	**(771,455)**	(300,573)
Net assets	**17,311,492**	19,003,044	**27,953,336**	27,120,953
Group's share of net assets	**8,655,746**	9,501,522	**9,503,743**	9,225,850
Goodwill	**-**	-	**7,905,703**	8,039,252
Carrying amount	**8,655,746**	9,501,522	**17,409,446**	17,265,102
Revenue	**1,229,045**	221,645	**11,000,204**	8,351,828
Net (loss)/profit	**(1,289,004)**	(1,393,705)	**2,293,115**	3,869,582
Total comprehensive (loss)/income	**(402,548)**	(466,305)	**2,293,115**	3,880,639
Group' share of results	**(644,502)**	(1,055,993)	**779,627**	1,315,604
Dividend received	**-**	-	**635,283**	635,283

The remaining associates are considered immaterial to the Group.

Notes to the consolidated financial statements (continued)

18 Investment in associates (continued)

18.3 Set out below is the aggregate information for the individually immaterial associates.

	31 Dec. 2018 KD	31 Dec. 2017 KD
Aggregate share in associates' assets and liabilities:		
Assets	**1,488,535**	1,608,277
Liabilities	**76,917**	196,340
	1,411,618	1,411,937
Aggregate share in associates' results:		
Revenue	**190,325**	285,332
Profit for the year	**71,364**	217,791
Group's share of total comprehensive income	**71,309**	217,791
Dividends received	**86,675**	72,229

18.4 The movement in the investment in associates is as follows:

	31 Dec. 2018 KD	31 Dec. 2017 KD
At 1 January	**28,178,561**	47,347,791
Arising on liquidation and loss of control of subsidiaries	**-**	(19,047,439)
Additions	**15,000**	-
Share of results	**206,489**	477,402
Dividends	**(721,958)**	(707,512)
Share of other comprehensive income	**(201,285)**	108,319
At 31 December	**27,476,807**	28,178,561

Investments in associate with a carrying value of KD8,140,899 (31 December 2017: KD7,629,156) are pledged against term loans (note 24).

19 Investments in real estate under development

	31 Dec. 2018 KD	31 Dec. 2017 KD
Cost		
Land cost	**4,120,080**	4,180,940
Lands purchased	**854,154**	-
Development costs	**142,985**	22,990
Total cost	**5,117,220**	4,203,930
Provision for Impairment in value	**(67,080)**	(83,850)
Net book value at end of the year	**5,050,140**	4,120,080

Investments in real estate under development represent the following:

- Real estate with net book value of KD4,053,000 represents the Parent Company's 33.54% share in the ownership of the right of use of land located in Al Dubaiya leased from the Ministry of Finance in Kuwait. The right of use of land is jointly owned by the Parent Company and other investors through a real estate portfolio agreement. Under the agreement, the real estate is being developed by one of the other investors, which is a company specialized in the field of real estate investments.

Notes to the consolidated financial statements (continued)

19 Investment in real estate under development (continued)

- During the year, the Group acquired plots of land located in Egypt for the purpose of developing a residential building. As of 31 December 2018, the net book value of this real estate under development amounted to KD981,233.

As a result of impairment testing of the carrying value of the property, the Group recognised an impairment loss of KD67,080 (31 December 2017: KD83,850). The impairment testing by management was based on fair value of the property which has been determined based on valuations obtained from independent and qualified valuers as of the date of the consolidated financial statements.

20 Investment properties

	Land KD	Building KD	Total KD
Cost			
1 January 2018	**1,023,750**	**1,484,989**	**2,508,739**
31 December 2018	**1,023,750**	**1,484,989**	**2,508,739**
Accumulated depreciation			
1 January 2018	**-**	**794,795**	**794,795**
Charge for the year	**-**	**58,739**	**58,739**
31 December 2018	**-**	**853,534**	**853,534**
Net book value			
At 31 December 2018	**1,023,750**	**631,455**	**1,655,205**
Fair value as at 31 December 2018	**1,638,953**	**1,029,797**	**2,668,750**
Cost			
1 January 2017	1,023,750	1,484,989	2,508,739
31 December 2017	1,023,750	1,484,989	2,508,739
Accumulated depreciation			
1 January 2017	-	736,055	736,055
Charge for the year	-	58,740	58,740
31 December 2017	-	794,795	794,795
Net book value			
At 31 December 2017	1,023,750	690,194	1,713,944
Fair value as at 31 December 2017	2,254,963	710,412	2,965,375

Land is not depreciated. Building is depreciated over 25 years. The fair value of the investment properties is determined based on independent valuations.

The investment property represents the part of building constructed on land rented to third parties, and is accounted for as an investment property under IAS 40.

The investment properties are mortgaged against murabaha payable (note 25).

Notes to the consolidated financial statements (continued)

21 Property and equipment

	Land	Building	Office equipment and computers	Fixtures and decoration	Computer software	Total
	KD	KD	KD	KD	KD	KD
31 December 2018:						
Cost						
At 1 January	1,316,250	2,000,606	627,545	419,519	1,004,455	5,368,375
Additions	-	-	36,800	96,850	19,579	153,229
Disposals	-	-	(21,258)	(1,081)	(1,088)	(23,428)
Foreign currency translation differences	-	(109)	429	275	379	974
At 31 December	1,316,250	2,000,497	643,516	515,563	1,023,325	5,499,151
Accumulated depreciation						
At 1 January	-	1,046,385	594,690	318,343	380,901	2,340,319
Charge for the year	-	80,615	23,807	46,046	209,620	360,088
Related to disposal	-	-	(20,480)	(1,009)	(868)	(22,357)
Foreign currency translation differences	-	(47)	290	220	364	827
At 31 December	-	1,126,953	598,307	363,600	590,017	2,678,877
Net book value						
At 31 December 2018	1,316,250	873,544	45,209	151,963	433,308	2,820,274

Notes to the consolidated financial statements (continued)

21 Property and equipment (continued)

	Land	Building	Office equipment and computers	Fixtures and decoration	Computer software	Work in progress	Total
	KD	KD	KD	KD	KD	KD	KD
31 December 2017:							
Cost							
At 1 January	1,316,250	1,989,303	607,608	326,823	211,679	692,761	5,144,424
Additions	-	-	16,821	91,371	88,533	-	196,725
Transferred	-	-	-	-	692,761	(692,761)	-
Foreign currency translation differences	-	11,303	3,116	1,325	11,482	-	27,226
At 31 December	1,316,250	2,000,606	627,545	419,519	1,004,455	-	5,368,375
Accumulated depreciation							
At 1 January	-	985,762	483,624	293,949	163,317	-	1,926,652
Charge for the year	-	80,597	72,248	20,606	214,705	-	388,156
Foreign currency translation differences	-	(19,974)	38,818	3,788	2,879	-	25,511
At 31 December	-	1,046,385	594,690	318,343	380,901	-	2,340,319
Net book value							
At 31 December 2017	1,316,250	954,221	32,855	101,176	623,554	-	3,028,056

The building is depreciated over 25 years.

The estimated useful lives of the Group's office equipment, fixtures and decoration for the calculation of depreciation is 4 years, with the exception of its computer software which is depreciated over 3 years. Land is not depreciated.

Property and equipment are mortgaged against murabaha payable (note 25).

Notes to the consolidated financial statements (continued)

22 Due to banks

This represents outstanding amounts of the credit facilities obtained by the Group from local and foreign banks in the form of overdraft facilities. The credit facilities carry interest rate ranging from 5.25% to 5.50% per annum (31 December 2017: 4.75% - 5.5% per annum) and payable on demand. Credit facilities are granted against pledge of certain financial assets at fair value through other comprehensive income (note 17).

23 Accounts payable and other liabilities

	31 Dec. 2018 KD	31 Dec. 2017 KD
Trade payables	142,228	156,552
Due to related parties	971,561	1,230,500
Other payables	2,100,280	2,339,305
Accrued interest	117,890	99,738
Provision for staff leave	204,561	171,903
KFAS payable	226,802	220,056
NLST and Zakat payable	2,924,742	2,895,374
Due to shareholders	361,314	361,314
	7,049,378	7,474,742

24 Term loans

The term loans have been obtained from local banks. The balance includes an amount of KD1,244,000 transferred from due to banks to term loans. Term loans carry interest rates ranging from 5.75% to 6.5% (31 December 2017: 5.75%) per annum and repayable in varoius installments ending in June 2022. Loans are repayable as follows:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Within one year	4,856,000	3,640,000
After one year	13,024,000	12,740,000
	17,880,000	16,380,000

The terms loans are secured by financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income and investment in associate (notes 14, 17 and 18).

25 Murabaha payable

This represents Islamic financing obtained from local and foreign financial institutions, carrying an effective profit rate of 3% to 6% (31 December 2017: 3% - 5.75%) per annum. This financing is secured by way of pledge of certain financial assets at fair value through other comprehensive income, investment properties and property and equipment (notes17, 20 and 21) and payable in various instalments ending in June 2023. Murabaha payable is due as follows:

Notes to the consolidated financial statements (continued)

25 Murabaha payable (continued)

	31 Dec. 2018 KD	31 Dec. 2017 KD
Within one year	**856,619**	2,757,654
After one year	**3,612,500**	2,509,413
	4,469,119	5,267,067

26 Share capital and share premium

As at 31 December 2018, the authorised, issued and paid up share capital of the Parent Company consists of 802,882,556 shares of 100 fils each (31 December 2017: 802,882,556 shares). All shares are in cash.

The share premium is non distributable.

27 Treasury shares

	31 Dec. 2018	31 Dec. 2017
Number of treasury shares	**6,083,892**	6,083,892
Percentage of ownership (%)	**0.758%**	0.758%
Market value (KD)	**170,349**	179,475
Cost (KD)	**559,232**	559,232

Reserves of the Parent Company equivalent to the cost of the treasury shares have been earmarked as non-distributable.

28 Reserves

Legal reserve

In accordance with the Companies Law and the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, 10% of the profit for the year attributable to the shareholders of the Parent Company (before contributions to KFAS, NLST, Zakat and directors' remuneration) is required to be transferred to legal reserve. The Parent Company may resolve to discontinue such annual transfers when the reserve totals 50% of the paid up share capital.

Distribution of the reserve is limited to the amount required to enable the payment of a dividend of 5% of paid up share capital to be made in years when retained earnings are not sufficient for the payment of a dividend of that amount.

Voluntary reserve

The Parent Company's Articles of Association, as amended require that 10% of the profit for the year attributable to the shareholders of the Parent Company (before contributions to KFAS, NLST, Zakat and directors' remuneration) should be transferred to voluntary reserve. There are no restrictions on distribution of voluntary reserve.

No transfer is required in a year in which the Parent Company has incurred a loss or where cumulative losses exist.

Notes to the consolidated financial statements (continued)

29 Reconciliation of liabilities arising from financing activities

The changes in the Group's liabilities arising from financing activities can be classified as follows:

	Due to banks KD	Term loans KD	Murabaha Payables KD	Total KD
Balance at 1 January 2018	**5,226,027**	**16,380,000**	**5,267,067**	**26,873,094**
Cash flows:				
• Repayment	**-**	**(3,744,000)**	**(5,047,663)**	**(8,791,663)**
• Proceeds	**37,933**	**4,000,000**	**4,250,000**	**8,287,933**
Non-cash items:				
• Transfer	**(1,244,000)**	**1,244,000**	**-**	**-**
• Foreign currency differences	**10**	**-**	**(285)**	**(275)**
31 December 2018	**4,019,970**	**17,880,000**	**4,469,119**	**26,369,089**
Balance at 1 January 2017	3,847,752	18,730,000	8,085,878	30,663,630
Cash flows:				
• Repayment	-	(4,350,000)	(2,784,835)	(7,134,835)
• Proceeds	1,407,608	2,000,000	-	3,407,608
Non-cash items:				
• Foreign currency differences	(29,333)	-	(33,976)	(63,309)
31 December 2017	5,226,027	16,380,000	5,267,067	26,873,094

30 Proposed dividends and annual general assembly

Subsequent to the date of the consolidated statement of financial position, the board of directors have proposed not to distribute any dividend for the year ended 31 December 2018. This proposal is subject to the approval of the general assembly and the regulatory authorities.

The Annual General Assembly of the shareholders of the Parent Company held on 13 May 2018 approved the consolidated financial statements for the year ended 31 December 2017 without dividend. Furthermore, the general assembly approved to distribute directors' remuneration of KD42,000.

31 Fiduciary accounts

Investment portfolios managed by the Group and assets held in trust or in a fiduciary capacity and related liabilities are not treated as the Group's assets or liabilities and accordingly are not included in the consolidated financial position. Total fiduciary assets as at the financial position date were KD35,154,384 (31 December 2017: KD10,305,554).

32 Segmental information

Operating segments are identified based on internal management reporting information that is regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance, and is reconciled to Group profit or loss.

The Group's principal trading activities are carried out within the State of Kuwait and all of the Group's assets and liabilities are located in Kuwait in addition to GCC, Middle East and other countries. The Group operates in four business segments; instalment credit, investments, financial brokerage and real estate. The segmental analysis of total revenues, profit for the year, total assets and total liabilities for the business segments are as follows:

Notes to the consolidated financial statements (continued)

32 Segmental information (continued)

	Instalment credit KD	Investments KD	Financial brokerage KD	Real estate KD	Total KD
Year ended 31 December 2018					
Total revenues	**1,918,943**	**6,810,687**	**(273,104)**	**200,475**	**8,657,001**
(Loss)/profit for the year	**(2,153,694)**	**4,976,208**	**(532,589)**	**(3,161)**	**2,286,764**
As at 31 December 2018					
Total assets	**11,910,718**	**115,104,497**	**11,607,284**	**8,318,161**	**146,940,660**
Total liabilities	**3,612,551**	**29,851,432**	**772,949**	**551,113**	**34,788,045**
Net assets	**8,298,167**	**85,253,065**	**10,834,335**	**7,767,048**	**112,152,615**
Year ended 31 December 2017					
Total revenues	1,833,143	6,745,368	(808,283)	286,788	8,057,016
(Loss)/profit for the year	(2,038,788)	5,104,138	(1,057,154)	143,074	2,151,270
As at 31 December 2017					
Total assets	12,988,937	121,243,796	12,604,466	7,776,627	154,613,826
Total liabilities	3,341,236	31,033,695	780,580	367,510	35,523,021
Net assets	9,647,701	90,210,101	11,823,886	7,409,117	119,090,805

33 Related party balances and transactions

Related parties represent associates, major shareholders, directors and key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management. Transactions between the Parent Company and its subsidiaries which are related parties of the Parent Company have been eliminated on consolidation and are not disclosed in this note.

Details of significant related party balances and transactions are as follows:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Balances included in the consolidated statement of financial position		
Instalment credit debtors-gross (note 13)	**759,723**	817,066
Due from related parties (note 15)	**798,190**	191,306
Due to shareholders (note 23)	**361,314**	361,314
Due to related parties (note 23)	**971,561**	1,230,500

	Year ended 31 Dec. 2018 KD	Year ended 31 Dec. 2017 KD
Transactions included in the consolidated statement of profit or loss		
Income from installment credit debtors	**54,888**	56,708
Interest income	**77,550**	-
General and administrative expenses	**103,163**	56,501
Key management compensation:		
Salaries and other short term benefits	**631,082**	554,217
End of service benefits	**52,681**	47,823
Board of directors' remuneration	**42,000**	-
Board committee remuneration	**22,200**	-

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies

The Group's activities expose it to variety of financial risks: market risk, credit risk and liquidity risk.

The Parent Company's board of directors sets out policies for reducing each of the risks discussed below.

The Group does not use derivative financial instruments, for speculative purposes.

The most significant financial risks to which the Group is exposed are described below.

34.1 Market risk

a) Foreign currency risk

The Group mainly operates in the GCC, other Middle Eastern countries, Europe and USA and is exposed to foreign currency risk arising from various foreign currency exposures. Foreign exchange risk arises from future commercial transactions, recognised assets and liabilities and net investments in foreign operations.

To mitigate the Group's exposure to foreign currency risk, non-Kuwaiti Dinar cash flows are monitored in accordance with the Group's risk management policies. Generally, the Group's risk management procedures distinguish short-term foreign currency cash flows (due within twelve months) from longer-term cash flows.

The Group had the following net significant exposures denominated in foreign currencies, translated into Kuwaiti Dinar at the closing rate:

	31 Dec. 2018 KD	31 Dec. 2017 KD
US Dollar	**29,772,152**	24,720,979
Lebanese Lira	**7,950,216**	7,300,044
GBP	**5,148,890**	6,433,989
Egyptian Pound	**1,949,762**	1,282,388
UAE Dirham	**72,962**	148,612
Saudi Riyal	**(8,458)**	(8,458)
Euro	**3,716,694**	6,896,478
Omani Riyal	**54,110**	54,085
Jordanian Dinar	**862,801**	872,939

The following table details the Group's sensitivity to a 2% (2017: 2%) increase and decrease in the KD against above foreign currencies. The sensitivity analysis includes only outstanding foreign currencies denominated monetary assets and liabilities and adjusts their translation at the year-end for a 2% change in foreign currency rates. A positive number below indicates an increase in profit and equity and a negative number indicates decrease in profit and equity. All other variables are held constant. There has been no change in the methods and the assumptions used in the preparation of the sensitivity analysis.

	+2 % Impact 31 Dec. 2018 KD	+2 % Impact 31 Dec. 2017 KD	**-2 % Impact 31 Dec. 2018 KD**	-2 % Impact 31 Dec. 2017 KD
Profit for the year	**314,905**	227,886	**(314,905)**	(227,886)
Equity	**682,258**	730,936	**(682,258)**	(730,936)

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies (continued)

34.1 Market risk (continued)

b) Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future profitability or the fair values of financial instruments. As the Group is not exposed to a significant interest rate risk on interest bearing assets, the Group is exposed to interest rate risk with respect to its borrowings which are both at fixed rate and floating interest rate. The risk is managed by the Group by maintaining an appropriate mix between fixed and floating rate borrowings. The Board has established levels of interest rate risk by setting limits on the interest rate gaps for stipulated periods.

Positions are monitored on a daily basis and hedging strategies used, if required, to ensure positions are maintained within established limits.

The effective interest rate (effective yield) of a monetary financial instrument is the rate that, when used in a present value calculation, results in the carrying amount of the instrument. The rate is a historical rate for a fixed rate instrument carried at amortised cost and a current rate for a floating rate instrument or an instrument carried at fair value.

The Group's interest rate exposure based on earlier of contractual repricing arrangements and maturity at 31 December 2018 was as follows:

	Up to 1 month	1-3 months	3-12 months	Sub-total up to 1 year	Over 1 year	Non-interest bearing items	Total	Effective interest rate
	KD	KD	KD	KD	KD	KD	KD	(%)
Assets								
Cash and cash equivalents	7,414,427	2,959,626	-	10,374,053	-	-	10,374,053	1.35%
Instalment credit debtors	590,264	337,601	2,253,948	3,181,813	4,722,542	-	7,904,355	25%-8%
Financial assets at fair value through profit or loss	-	-	-	-	-	9,847,774	9,847,774	-
Accounts receivable and other assets	-	-	-	-	-	4,191,835	4,191,835	-
	8,004,691	3,297,227	2,253,948	13,555,866	4,722,542	14,039,609	32,318,017	
Liabilities								
Due to banks	4,019,970	-	-	4,019,970	-	-	4,019,970	5.25%-5%
Accounts payable and other liabilities	-	-	-	-	-	7,049,378	7,049,378	-
Term loans	-	1,014,000	3,842,600	4,856,000	13,024,000	-	17,880,000	6%-6.5%
Murabaha payable	-	537,869	318,750	856,619	3,612,500	-	4,469,119	3%-6%
Provision for employees' end of service benefits	-	-	-	-	-	1,369,578	1,369,578	-
	4,019,970	1,551,869	4,161,350	9,732,589	16,636,500	8,418,956	34,788,045	

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies (continued)

34.1 Market risk (continued)

b) Interest rate risk (continued)

The Group's interest rate exposure based on earlier of contractual repricing arrangements and maturity at 31 December 2017 was as follows:

	Up to 1 month KD	1-3 months KD	3-12 months KD	Sub-total up to 1 year KD	Over 1 year KD	Non-interest bearing items KD	Total KD	Effective interest rate (%)
Assets								
Cash and cash equivalents	4,607,292	3,198,251	-	7,805,543	-	-	7,805,543	1.35%
Instalment credit debtors	383,135	287,421	2,550,903	3,221,459	5,710,160	-	8,931,619	2.5%-8%
Financial assets at fair value through profit or loss	-	-	-	-	-	7,905,472	7,905,472	-
Accounts receivable and other assets	-	-	-	-	-	5,135,927	5,135,927	-
	4,990,427	3,485,672	2,550,903	11,027,002	5,710,160	13,041,399	29,778,561	-
Liabilities								
Due to banks	5,226,027	-	-	5,226,027	-	-	5,226,027	4.75%
Accounts payable and other liabilities	-	-	-	-	-	7,474,742	7,474,742	5.50%
Term loans	-	910,000	2,730,000	3,640,000	12,740,000	-	16,380,000	-
Murabaha payable	949,414	-	1,808,240	2,757,654	2,509,413	-	5,267,067	5.75%
Provision for employees' end of service benefits	-	-	-	-	-	1,175,185	1,175,185	3%-5.75%
	6,175,441	910,000	4,538,240	11,623,681	15,249,413	8,649,927	35,523,021	

The following table illustrates the sensitivity of the result for the year to a reasonably possible change in interest rates of +1% and –1% (2017: +1% and –1%) with effect from the beginning of the year. These changes are considered to be reasonably possible based on observation of current market condition. The calculations are based on the Group's financial instruments held at each financial position date. All other variables are held constant.

	31 Dec. 2018 + 1% KD	31 Dec. 2018 -1% KD	31 Dec. 2017 + 1% KD	31 Dec. 2017 -1% KD
Results for the year	**(80,907)**	**80,907**	(101,359)	101,359

c) Price risk

The Group is exposed to equity price risk with respect to its equity investments. Equity investments are classified either as investments at fair value through profit or loss and investments at fair value through other comprehensive income.

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies (continued)

34.1 Market risk (continued)

c) Price risk (continued)

To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group.

The sensitivity analyses below have been determined based on the exposure to equity price risks at the consolidated financial statements date.

If equity prices had been 10% higher/lower, the effect on the profit for the year and equity for the years ended 31 December 2018 and 2017 would have been as follows:

	Profit for the year		Equity	
	31 Dec. 2018 KD	31 Dec. 2017 KD	**31 Dec. 2018 KD**	31 Dec. 2017 KD
Financial assets at fair value through profit or loss	**±984,777**	±790,547	-	-
Financial assets at fair value through other comprehensive income			**±7,659,694**	-
Available for sale investments	-	-	-	±8,646,676

34.2 Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Group's credit policy and exposure to credit risk is monitored on an ongoing basis. The Group seeks to avoid undue concentrations of risks with individuals or Groups of customers in specific locations or business through diversification of its activities. It also obtains security when appropriate.

The Group's exposure to credit risk is limited to the carrying amounts of financial assets recognised at the financial position date, as summarised below:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Cash and cash equivalents	**10,374,053**	7,805,543
Instalment credit debtors	**7,904,355**	8,931,619
Financial assets at fair value through profit or loss (note 14)	**6,698,246**	6,962,467
Financial assets at fair value through other comprehensive income	**22,524,729**	-
Available for sale investments	-	30,983,319
Accounts receivable and other assets	**4,191,835**	5,135,927
Total	**51,693,218**	59,818,875

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies (continued)

34.3 Concentration of assets

The distribution of assets by geographic region is as follows:

	Kuwait KD	GCC KD	Other Middle Eastern countries KD	Europe and other KD	USA KD	Total KD
At 31 December 2018						
Cash and cash equivalents	**2,993,462**	**2,997,024**	**4,376,535**	**-**	**7,032**	**10,374,053**
Instalment credit debtors	**1,641,296**	**-**	**6,263,059**	**-**	**-**	**7,904,355**
Financial assets at fair value through profit or loss	**7,192,074**	**1,998,196**	**221,427**	**-**	**436,077**	**9,847,774**
Accounts receivable and other assets	**2,554,412**	**336,905**	**1,300,518**	**-**	**-**	**4,191,835**
Properties held for trading	**-**	**1,023,280**	**-**	**-**	**-**	**1,023,280**
Financial assets at fair value through other comprehensive income	**40,996,678**	**7,255,603**	**324,229**	**9,136,612**	**18,883,815**	**76,596,937**
Investment in associates	**27,476,807**	**-**	**-**	**-**	**-**	**27,476,807**
Investment in real estate under development	**4,068,906**	**-**	**981,234**	**-**	**-**	**5,050,140**
Investment properties	**1,655,205**	**-**	**-**	**-**	**-**	**1,655,205**
Property and equipment	**2,738,298**	**997**	**80,979**	**-**	**-**	**2,820,274**
Total	**91,317,138**	**13,612,005**	**13,547,981**	**9,136,612**	**19,326,924**	**146,940,660**
At 31 December 2017						
Cash and cash equivalents	2,234,712	662,939	4,904,551	-	3,341	7,805,543
Installment credit debtors	2,517,442	-	6,414,177	-	-	8,931,619
Financial assets at fair value through profit or loss	7,361,041	55,669	5,344	-	483,418	7,905,472
Accounts receivable and other assets	1,864,163	1,892,182	1,379,582	-	-	5,135,927
Properties held for trading	-	1,327,865	-	-	-	1,327,865
Available for sale investments	49,852,052	2,627,869	332,754	12,527,625	21,126,459	86,466,759
Investment in associates	28,178,561	-	-	-	-	28,178,561
Investment in real estate under development	4,120,080	-	-	-	-	4,120,080
Investment properties	1,713,944	-	-	-	-	1,713,944
Property and equipment	2,959,279	1,631	67,146	-	-	3,028,056
Total	100,801,274	6,568,155	13,103,554	12,527,625	21,613,218	154,613,826

34.4 Liquidity risk

Liquidity risk is the risk that the Group will be unable to meet its liabilities when they fall due. To limit this risk, management has arranged diversified funding sources, manages assets with liquidity in mind, and monitors liquidity on a daily basis.

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies (continued)

34.4 Liquidity risk (continued)

The table below summarises the maturity profile of the Group's assets and liabilities. The maturities of assets and liabilities have been determined on the basis of the remaining period from the financial position date to the contractual maturity date. The maturity profile for available for sale investments is determined based on management's estimate of liquidation of those investments. Maturity profile of assets and liabilities at 31 December 2018:

	Up to 1 month KD	1-3 months KD	3-12 months KD	Sub-total Up to 1 year KD	Over 1 year KD	Total KD
ASSETS						
Cash and cash equivalents	7,414,427	2,959,626	-	10,374,053	-	10,374,053
Installment credit debtors	590,264	337,601	2,253,948	3,181,813	4,722,542	7,904,355
Financial assets at fair value through profit or loss	9,847,774	-	-	9,847,774	-	9,847,774
Accounts receivable and other assets	745,843	223,247	3,222,745	4,191,835	-	4,191,835
Properties held for trading	-	-	1,023,280	1,023,280	-	1,023,280
Financial assets at fair value through other comprehensive income	-	-	-	-	76,596,937	76,596,937
Investment in associates	-	-	-	-	27,476,807	27,476,807
Investment in real estate under development	-	-	-	-	5,050,140	5,050,140
Investment properties	-	-	-	-	1,655,205	1,655,205
Property and equipment	-	-	-	-	2,820,274	2,820,274
Total assets	18,598,308	3,520,474	6,499,973	28,618,755	118,321,905	146,940,660
LIABILITIES						
Due to banks	4,019,970	-	-	4,019,970	-	4,019,970
Accounts payable and other liabilities	448,581	644,093	3,065,620	4,158,294	2,891,084	7,049,378
Term loans	-	1,014,000	3,842,000	4,856,000	13,024,000	17,880,000
Murabaha payable	-	537,869	318,750	856,619	3,612,500	4,469,119
Provision for employees' end of service benefits	-	-	-	-	1,369,578	1,369,578
Total liabilities	4,468,551	2,195,962	7,226,370	13,890,883	20,897,162	34,788,045

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies (continued)

34.4 Liquidity risk (continued)

Maturity profile of assets and liabilities at 31 December 2017:

	Up to 1 month	1-3 months	3-12 months	Sub-total Up to 1 year	Over 1 year	Total
	KD	KD	KD	KD	KD	KD
ASSETS						
Cash and cash equivalents	4,607,292	3,198,251	-	7,805,543	-	7,805,543
Installment credit debtors	383,135	287,421	2,550,903	3,221,459	5,710,160	8,931,619
Financial assets at fair value through profit or loss	7,905,472	-	-	7,905,472	-	7,905,472
Accounts receivable and other assets	414,955	1,044,828	3,676,144	5,135,927	-	5,135,927
Properties held for trading	-	-	1,327,865	1,327,865	-	1,327,865
Available for sale investments	-	-	-	-	86,466,759	86,466,759
Investment in associates	-	-	-	-	28,178,561	28,178,561
Investment in real estate under development	-	-	-	-	4,120,080	4,120,080
Investment properties	-	-	-	-	1,713,944	1,713,944
Property and equipment	-	-	-	-	3,028,056	3,028,056
Total assets	13,310,854	4,530,500	7,554,912	25,396,266	129,217,560	154,613,826
LIABILITIES						
Due to banks	5,226,027	-	-	5,226,027	-	5,226,027
Accounts payable and other liabilities	312,479	510,879	3,790,831	4,614,189	2,860,553	7,474,742
Term loans	-	910,000	2,730,000	3,640,000	12,740,000	16,380,000
Murabaha payable	949,414	-	1,808,240	2,757,654	2,509,413	5,267,067
Provision for employees' end of service benefits	-	-	-	-	1,175,185	1,175,185
Total liabilities	6,487,920	1,420,879	8,329,071	16,237,870	19,285,151	35,523,021

The contractual maturity profile of the financial liabilities based on undiscounted cash flow is as follows:

	Up to 1 month	1-3 months	3-12 months	Sub-total Upto 1 year	Over 1 year	Total
	KD	KD	KD	KD	KD	KD
31 December 2018 Financial liabilities						
Due to banks	4,231,019	-	-	4,231,019	-	4,231,019
Accounts payable and other liabilities	448,581	644,093	3,065,620	4,158,294	2,891,084	7,049,378
Term loans	-	1,078,220	4,082,660	5,160,880	13,840,030	19,000,910
Murabaha payable	-	112,625	781,580	894,205	3,829,250	4,723,455
Provision for employees' end of service benefits	-	-	-	-	1,369,578	1,369,578
	4,679,600	1,834,938	7,929,860	14,444,398	21,929,942	36,374,340

Notes to the consolidated financial statements (continued)

34 Risk management objectives and policies (continued)

34.4 Liquidity risk (continued)

	Up to 1 month	1-3 months	3-12 months	Sub-total Upto 1 year	Over 1 year	Total
	KD	KD	KD	KD	KD	KD
31 December 2017						
Financial liabilities						
Due to banks	5,491,683	-	-	5,491,683	-	5,491,683
Accounts payable and other liabilities	312,479	510,879	3,790,831	4,614,189	2,860,553	7,474,742
Term loans	-	962,325	2,886,975	3,849,300	13,472,550	17,321,850
Murabaha payable	1,004,005	-	1,874,211	2,878,216	2,641,037	5,519,253
Provision for employees' end of service benefits	-	-	-	-	1,175,185	1,175,185
	6,808,167	1,473,204	8,552,017	16,833,388	20,149,325	36,982,713

35 Fair value measurement

35.1 Fair value hierarchy

Fair value represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Financial assets and financial liabilities measured at fair value in the consolidated statement of financial position are Grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

35.2 Fair value measurement of financial instruments

The carrying amounts of the Group's financial assets and liabilities as stated in the consolidated statement of financial position may also be categorised as follows:

	31 Dec. 2018	31 Dec. 2017
	KD	KD
Financial assets:		
At amortised cost:		
Cash and cash equivalents	**10,374,053**	7,805,543
Installments credit debtors	**7,904,355**	8,931,619
Accounts receivable and other assets	**4,191,835**	5,135,927
At fair value		
Financial assets at fair value through profit or loss	**9,847,774**	7,905,472
Financial assets at fair value through other comprehensive income	**76,596,937**	-
Available for sale investments:		
Available for sale investments – at fair value	**-**	74,738,343
Available for sale investments – at cost	**-**	11,728,416
Total	**108,914,954**	116,245,320

Notes to the consolidated financial statements (continued)

35 Fair value measurement (continued)

35.2 Fair value measurement of financial instruments (continued)

	31 Dec. 2018 KD	31 Dec. 2017 KD
Financial liabilities:		
At amortised cost:		
Due to banks	**4,019,970**	5,226,027
Accounts payable and other liabilities	**7,049,378**	7,474,742
Term loans	**17,880,000**	16,380,000
Murabaha payable	**4,469,119**	5,267,067
Provision for employees' end of service benefits	**1,369,578**	1,175,185
Total	**34,788,045**	35,523,021

The level within which the financial asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

The financial assets and liabilities measured at fair value on a recurring basis in the consolidated statement of financial position are Grouped into the fair value hierarchy as follows:

31 December 2018

	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
Financial assets at fair value through profit or loss:				
Local quoted shares	**929,905**	-	-	**929,905**
Foreign quoted shares	**221,427**	-	-	**221,427**
Investment in managed portfolios	**6,698,246**	-	-	**6,698,246**
Foreign unquoted shares	-	-	**1,998,196**	**1,998,196**
Financial assets at fair value through other comprehensive income:				
Local quoted shares	**5,146,295**	-	-	**5,146,295**
Local unquoted shares	-	-	**13,325,654**	**13,325,654**
Foreign unquoted shares	-	-	**28,981,411**	**28,981,411**
Investment in managed portfolios	**11,061,990**	-	**11,214,000**	**22,275,990**
Debit instruments	-	-	**6,618,848**	**6,618,848**
Investment funds	-	**248,739**	-	**248,739**
	24,057,863	**248,739**	**62,138,109**	**86,444,711**

31 December 2017

	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
Financial assets at fair value through profit or loss:				
Local quoted shares	881,992	-	-	881,992
Foreign quoted shares	61,013	-	-	61,013
Investment in managed portfolios	6,962,467	-	-	6,962,467
Available for sale investments				
Local quoted shares	6,133,960	-	-	6,133,960
Local unquoted shares	-	-	12,725,268	12,725,268
Foreign unquoted shares	-	-	19,857,272	19,857,272
Investment in managed portfolios	19,451,917	-	11,338,600	30,790,517
Debt instruments	-	-	5,038,524	5,038,524
Investment funds	-	192,802	-	192,802
	33,491,349	192,802	48,959,664	82,643,815

Notes to the consolidated financial statements (continued)

35 Fair value measurement (continued)

35.2 Fair value measurement of financial instruments (continued)

There have been no transfers between levels during the reporting period.

The valuation techniques and significant unobservable inputs used in determining the fair value measurement of level 2 and level 3 financial instruments, as well as the inter-relationship between key unobservable inputs and fair value, are set out below.

Financial assets in level 3:

The Group's finance team performs valuations of financial items for financial reporting purposes, including Level 3 fair values, in consultation with third party valuation specialists for complex valuations, where required. Valuation techniques are selected based on the characteristics of each instrument, with the overall objective of maximising the use of market-based information.

The valuation techniques used for instruments categorised in Levels 2 and 3 are described below:

a) Unquoted equity securities are valued using cash flow projections based on financial estimates approved by senior management. The growth rates used to arrive at the terminal value ranged from 2.5%. Further the revenue growth projections are based on the assessment of the future business growth.

Key assumptions used in fair value calculations

The calculation of fair value is most sensitive to the following assumptions:

- Discount rates;
- Growth rates used to extrapolate cash flows beyond the budget period;
- Local inflation rates.

Discount rates

Discount rates are calculated by using risk free rate, equity market risk premium, beta factor and company specific risk premium (alpha factor).

Market share assumptions

These assumptions, as well as use of industry data for growth rates, are important as the entity's relative position to its competitors might change over the budget period.

Projected growth rates and local inflation rates

Assumptions are based on references from published industry research reports.

b) Investments in funds have been valued based on Net Asset Value (NAV) of the fund provided by the fund manager.

Changing inputs to the level 3 valuations to reasonably possible alternative assumptions would not change significantly amounts recognised in the consolidated statement of profit or loss, total assets, total liabilities or total equity.

There were no changes to the valuation techniques during the year.

Notes to the consolidated financial statements (continued)

35 Fair value measurement (continued)

35.2 Fair value measurement of financial instruments (continued)

Level 3 fair value measurements

The Group measurement of financial assets and liabilities classified in level 3 uses valuation techniques inputs that are not based on observable market data. The financial instruments within this level can be reconciled from beginning to ending balances as follows:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Opening balance	48,959,664	35,457,471
Change in fair value	(976,440)	1,432,992
Sales	(2,893,542)	(73,413)
Purchases	17,048,427	978,379
Arising from liquidation and loss of control of subsidiaries	-	11,164,235
Closing balance	62,138,109	48,959,664

Non-financial instruments

Investment properties were fair valued at 31 December 2018 and are classified under level 3 fair value hierarchy and reconciliation is provided in note 20.

Description of significant unobservable inputs to valuation of non-financial assets:

Fair value of investment properties were determined using Mark to Market method, conducted by valuators considering transaction prices of the property and similar properties. The significant unobservable valuation input used for the purpose of valuation is the market price per square foot / meter and varies from property to property. A reasonable change in this input would result in an equivalent amount of change in fair value.

36 Capital risk management

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern and to provide adequate return to its shareholders through the optimisation of the capital structure.

The Group manages the capital structure and makes adjustments in the light of changes in economic conditions and risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The capital structure of the Group consists of the following:

	31 Dec. 2018 KD	31 Dec. 2017 KD
Due to banks (note 22)	4,019,970	5,226,027
Term loans (note 24)	17,880,000	16,380,000
Murabaha payable (note 25)	4,469,119	5,267,067
Less: Cash and cash equivalents (note 12)	(10,374,053)	(7,805,543)
Net debt	15,995,036	19,067,551
Equity	112,152,615	119,090,805
Net debt to equity ratio	14.26%	16.01%

Notes to the consolidated financial statements (continued)

37 Subsequent event

Subsequent to the date of these consolidated financial statements, the Parent Company's Board of Directors has initially approved the proposal to division of the Parent Company into two companies by transferring assets from the Parent Company to the new company. The Parent Company will continue to conduct all of its current activities and the activity of the new company will be a holding company. Each shareholder in the Parent Company will have a stake in both companies.

As of the reporting date, neither the assets to be transferred nor the capital of both companies have been determined and the approval of the shareholders and authorities have not yet been obtained for the purpose of this division.

38 Capital commitments

At the date of the consolidated statement of financial position, the Group had capital commitments amounting to KD282,396 for real estate under development.

39 Comparative amounts

Certain other comparative amounts have been reclassified to conform to the presentation in the current year, and such reclassification does not affect previously reported net assets, net equity and net results for the year.