

14 November 2023

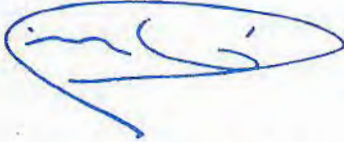
M/s Boursa Kuwait

Subject: Agility's BOD results

Reference to the above-mentioned subject, kindly be informed that Agility's Board of Directors has met on Tuesday 14th November 2023 at 1:00 pm and approved the interim financial statements for the period ending 30 September 2023 as per the attached template.

And pursuant to the requirements of Boursa Kuwait, resolution no. (1) of 2018, we wish to inform you that the quarterly Analyst/ Investor Conference will be held through a Live Webcast on Thursday, 16th November 2023 at 2:00 pm local time. Interested parties can visit our website www.agility.com under News or Investor Relations page for instructions on how to participate in the aforementioned conference. For any further clarification, please reach us at investor@agility.com.

Best Regards,



Tarek Abdulaziz Sultan Al Essa
Vice Chairman



Financial Results Form
Kuwaiti Company (KWD)

نموذج نتائج البيانات المالية
للشركات الكويتية (د.ك.)

Company Name	اسم الشركة
Agility Public Warehousing Company KSCP	شركة أجيليبي للمخازن العمومية ش.م.ك.ع

Third quarter results Ended on	2023-09-30	نتائج الربع الثالث المنتهي في
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Board of Directors Meeting Date	2023-11-14	تاريخ اجتماع مجلس الإدارة
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Required Documents	المستندات الواجب إرفاقها بالنموذج
Approved financial statements. Approved auditor's report This form shall not be deemed to be complete unless the documents mentioned above are provided	نسخة من البيانات المالية المعتمدة نسخة من تقرير مراقب الحسابات المعتمد لا يعتبر هذا النموذج مكتملاً ما لم يتم وإرفاق هذه المستندات

التغيير (%)	فترة التسعة أشهر المقارنة	فترة التسعة أشهر الحالية	البيان (ألف دينار كويتي)
Change (%)	Nine Month Comparat Period	Nine Month Current Period	Statement (Thousand KD)
	2022-09-30	2023-09-30	
39.0%	41,393	57,533	صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
37.8%	16.36	22.54	ربحية (خسارة) السهم الأساسية والمخفضة (فلس) Basic & Diluted Earnings per Share (Fils)
9.9%	506,741	556,829	الموجودات المتداولة Current Assets
18.1%	3,106,525	3,668,719	إجمالي الموجودات Total Assets
0.9%	574,231	579,384	المطلوبات المتداولة Current Liabilities
9.8%	1,604,365	1,761,895	إجمالي المطلوبات Total Liabilities
28.7%	1,380,330	1,777,042	إجمالي حقوق الملكية الخاصة بمساهمي الشركة الأم Total Equity attributable to the owners of the Parent Company
91.5%	526,855	1,009,165	إجمالي الإيرادات التشغيلية Total Operating Revenue
34.3%	81,952	110,088	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)
	لا يوجد NA	لا يوجد NA	الخسائر المتراكمة / رأس المال المدفوع Accumulated Loss / Paid-Up Share Capital

التغيير (%)	الربع الثالث المقارن	الربع الثالث الحالي	البيان
Change (%)	Third quarter Comparative Period	Third quarter Current Period	Statement
	2022-09-30	2023-09-30	
123.1%	12,573	28,046	صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
122.0%	4.95	10.99	ربحية (خسارة) السهم الأساسية والمخفضة Basic & Diluted Earnings per Share
40.8%	256,320	360,787	إجمالي الإيرادات التشغيلية Total Operating Revenue
14.0%	29,655	33,797	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)

• Not Applicable for first Quarter

• لا ينطبق على الربع الأول

Increase/Decrease in Net Profit (Loss) is due to	سبب ارتفاع/انخفاض صافي الربح (الخسارة)
The reason behind the increase in net profit for the nine months of 2023 is due to two reasons, <u>First</u> : the increase in company's operating profits that partially driven by its organic business and partially by the results of the acquisitions that were concluded last year mainly Menzies and HG storage, <u>second</u> is recording a one-off gain as a result of closing an interest rate hedge, note that the result of this hedge has been already reported in the equity under Hedging reserves as per the hedge accounting rules but as per the accounting standards after closure it should be recycled into the profit and loss statement on account of discontinuation of the hedge accounting. Note that this recycling has no effect on the shareholders equity.	يعود سبب الارتفاع في صافي الربح لفترة التسعة أشهر من العام إلى عاملين أساسيين: الأول نمو عمليات الشركة التشغيلية حيث استطاعت الشركة تحقيق زيادة في الإيرادات بعضها تأتي من أعمالها السابقة والبعض الآخر من ادراج نتائج الشركات التي تم الاستحواذ عليها خلال العام السابق وأهمها شركة مينيز وشركة HG Storage. أما العامل الثاني فهو تحقيق ربح غير متكرر نتيجة اغلاق مقايضات أسعار الفائدة والتي كانت تسجل من خلال بيان حقوق الملكية حسب معيار التحوط الدولي في بند احتياطي التحوط وايضاً حسب المعايير الدولية يتم، بعد اغلاقها، تدويرها من الاحتياطي إلى بيانات الربح الخسارة. علماً أنه لا يوجد أي تأثير على إجمالي حقوق الملكية حيث إنه مجرد إعادة تدوير من الاحتياطي إلى الربح.

Total Revenue realized from dealing with related parties (value, Thousands KWD)	13,979	بلغ إجمالي الإيرادات من التعاملات مع الأطراف ذات الصلة (المبلغ ألف د.ك.)
Total Expenditures incurred from dealing with related parties (value, Thousands KWD)	32,456	بلغ إجمالي المصروفات من التعاملات مع الأطراف ذات الصلة (المبلغ ألف د.ك.)

Auditor Opinion		رأي مراقب الحسابات	
1.	Unqualified Opinion	<input type="checkbox"/>	1. رأي غير متحفظ
2.	Qualified Opinion	<input checked="" type="checkbox"/>	2. رأي متحفظ
3.	Disclaimer of Opinion	<input type="checkbox"/>	3. عدم إبداء الرأي
4.	Adverse Opinion	<input type="checkbox"/>	4. رأي معاكس

In the event of selecting item No. 2, 3 or 4, the following table must be filled out, and this form is not considered complete unless it is filled.

بحال اختيار بند رقم 2 أو 3 أو 4 يجب تعبئة الجدول التالي، ولا يعتبر هذا النموذج مكتملاً ما لم يتم تعبئته

نص رأي مراقب الحسابات كما ورد في التقرير
<p>- كما هو مبين في الإيضاح رقم 4 حول المعلومات المالية المرحلية المكثفة المجمعة، تم إدراج استثمار المجموعة في شركة كوريك تيليكوم ("كوريك") والقرض المقدم لها بمبلغ 112,330 ألف دينار كويتي (31 ديسمبر 2022: 111,263 ألف دينار كويتي، و30 سبتمبر 2022: 112,580 ألف دينار كويتي)، ومبلغ 35,933 ألف دينار كويتي (31 ديسمبر 2022: 35,591 ألف دينار كويتي، و30 سبتمبر 2022: 36,098 ألف دينار كويتي)، على التوالي، في بيان المركز المالي المرحلي المكثف المجمع كما في 30 سبتمبر 2023. ولم تتمكن من الحصول على أدلة كافية ومناسبة حول الاستثمار في شركة كوريك وإمكانية استرداد القرض، نظراً لطبيعة الاستثمار وعدم التأكد الجوهري المتعلق به ونتيجة إجراءات التحكيم المتعددة الجارية. وبناء عليه، لم نتمكن من تحديد ما إذا كان من الضروري إجراء أي تعديلات على القيمة الدفترية للاستثمار في شركة كوريك والقرض المقدم إليها. ولقد أصدرنا رأياً متحفظاً ونتيجة متحفظة حول البيانات المالية المجمعة للمجموعة فيما يتعلق بالأمر نفسه منذ السنة المنتهية في 31 ديسمبر 2014.</p> <p>- كما هو مبين في الإيضاح 12 (أ) حول المعلومات المالية المرحلية المكثفة المجمعة، لدى المجموعة عقارات استثمارية بمبلغ 279,342 ألف دينار كويتي كما في 30 سبتمبر 2023 (31 ديسمبر 2022: 279,216 ألف دينار كويتي و30 سبتمبر 2022: 278,896 ألف دينار كويتي) وهي مستأجرة من الهيئة العامة للصناعة بالكويت، ومنها عقود تأجير عقارات بمبلغ 190,729 ألف دينار كويتي (31 ديسمبر 2022: 190,635 ألف دينار كويتي و30 سبتمبر 2022: 155,209 ألف دينار كويتي) قد انتهى سريانها كما في تاريخ التقرير وهي الآن قيد النزاع القانوني حيث أصدرت الهيئة العامة للصناعة إخطاراً للمجموعة في 18 يناير 2023 بشأن عدم رغبتها في تجديد أو تمديد عقود الإيجار هذه، وقيام المجموعة بإخلاء هذه المباني في غضون أسبوع من إصدار الإخطار. كجزء من الإجراءات القانونية، طلبت المجموعة من المحاكم الكويتية منع الهيئة العامة للصناعة من مقاطعة استخدام المجموعة لهذه العقارات. لم تتمكن المجموعة أيضاً من الحصول على تقدير موثوق به للقيمة العادلة للعقارات الاستثمارية المستأجرة من الهيئة العامة للصناعة، بسبب عدم اليقين المرتبط بهذه العقارات، نتيجة للتقاضي المستمر مع الهيئة العامة للصناعة. لذلك لم نتمكن من الحصول على أدلة تدقيق كافية ومناسبة حول وجود هذه العقارات الاستثمارية وتقييمها بسبب انتهاء سريان عقود التأجير الأساسية كما هو مبين بالتفصيل في الإيضاح 12 (أ)، وعدم قدرة الإدارة على تحديد القيمة العادلة لجميع العقارات المستأجرة من الهيئة العامة للصناعة كما في 30 سبتمبر 2023. علاوة على ذلك، هناك قدر كبير من عدم اليقين حول تجديد جميع عقود التأجير المبرمة مع الهيئة العامة للصناعة والحقوق أو الالتزامات التي قد تنشأ، بالإضافة إلى الإيرادات التشغيلية والربحية والتدفقات النقدية ذات الصلة التي قد تكون متأثرة نتيجة الإجراءات القانونية الجارية. وبالتالي، لم نتمكن من تحديد ما إذا كان من الضروري إجراء أي تعديلات على القيمة الدفترية لهذه العقارات. ولقد أصدرنا رأياً متحفظاً ونتيجة متحفظة حول البيانات المالية المجمعة للمجموعة فيما يتعلق بالأمر نفسه منذ السنة المنتهية في 31 ديسمبر 2022.</p> <p>- كما هو مبين في الإيضاح 12 (د) حول المعلومات المالية المرحلية المكثفة المجمعة وفقاً للحكم الصادر عن محكمة التمييز ضد الإدارة العامة للجمارك في الكويت، لم تسجل المجموعة أي تعديلات ذات صلة بالنتيجة النهائية كما في 30 سبتمبر 2023 في المعلومات المالية المرحلية المكثفة المجمعة، حيث تستكشف الإدارة إمكانيات الدخول في مفاوضات مع الإدارة العامة للجمارك لتسوية التعويض الممنوح، والذي كان ينبغي، في رأينا، تسجيله كإيرادات ومدنيين. نتيجة لذلك، تم تخفيض الأرصدة المدينة والأرباح المرحلة والخصص غير المسيطرة كما في 30 سبتمبر 2023 بمبلغ 54,396 ألف دينار كويتي (31 ديسمبر 2022: 54,396 ألف دينار كويتي و30 سبتمبر 2022: 54,396 ألف دينار كويتي و30 سبتمبر 2022: 32,964 ألف دينار كويتي) و30 سبتمبر 2022: 32,964 ألف دينار كويتي و30 سبتمبر 2022: 21,432 ألف دينار كويتي (31 ديسمبر 2022: 21,432 ألف دينار كويتي و30 سبتمبر 2022: 21,432 ألف دينار كويتي) على التوالي. علاوة على ذلك، كما هو مذكور في الإيضاح 12 (د)، فإن المجموعة مؤهلة أيضاً للحصول على فائدة بنسبة 7٪ سنوياً على التعويض الممنوح، ولم يتم تحديد التأثير المالي ذي الصلة في المعلومات المالية المرحلية المكثفة المجمعة. ولقد أصدرنا رأياً متحفظاً ونتيجة متحفظة حول البيانات المالية المجمعة للمجموعة فيما يتعلق بالأمر نفسه منذ الفترة المنتهية في 30 يونيو 2022.</p>
<p>(i) As stated in Note 4 to the interim condensed consolidated financial information, the Group's investment in and loan to Korek Telecom ("Korek") is carried at KD 112,330 thousand (31 December 2022: KD 111,263 thousand and 30 September 2022: KD 112,580 thousand) and KD 35,933 thousand (31 December 2022: KD 35,591 thousand and 30 September 2022: KD 36,098 thousand) respectively, in the interim condensed consolidated statement of financial position as at 30 September 2023. We were unable to obtain sufficient appropriate evidence about the investment in Korek and the recoverability of the loan due to the nature and significant uncertainty around the investment and outcome of the various ongoing arbitrations. Consequently, we were unable to determine whether any adjustments to the carrying value of the investment in and loan to Korek were necessary. We have been issuing a qualified opinion and conclusion on the consolidated financial statements of the Group in respect of the same matter since the year ended 31 December 2014.</p> <p>(ii) As stated in Note 12(a) to the interim condensed consolidated financial information, the Group has investment properties amounting to KD 279,342 thousand as at 30 September 2023 (31 December 2022: KD 279,216 thousand and 30 September 2022: KD 278,896 thousand) that are leased from the Public Authority for Industry, Kuwait ("PAI"), of which the lease contracts of properties amounting to KD 190,729 thousand (31 December 2022: KD 190,635 thousand and 30 September 2022: KD 155,209 thousand) have expired as at the reporting date and are currently under legal dispute since PAI issued a notice to the Group on 18 January 2023 expressing their unwillingness to renew or extend these lease contracts, and for the Group to vacate these premises within a week of issuing the notice. As part of legal proceedings, the Group has asked the Kuwait courts to prevent PAI from interrupting the usage of these properties by the Group. The Group was also unable to obtain a reliable estimate of the fair value of the investment properties leased from PAI, on account of the uncertainty associated with these properties, as a result of the ongoing litigation with PAI. We were therefore unable to obtain sufficient appropriate audit evidence about the existence and valuations of these investment properties due to the expiry of the underlying lease contracts as detailed in Note 12(a), and management being unable to determine the fair value of all the leased properties from PAI as at 30 September 2023. Further there is significant uncertainty around the renewal of all the lease contracts with PAI and the rights or liabilities that may arise, as well as the operational revenues, profitability and related cashflows that may be impacted, as a result of the ongoing legal proceedings. Consequently, we were unable</p>

<p>to determine whether any adjustments to the carrying value of these properties were necessary. We have been issuing a qualified opinion and conclusion on the consolidated financial statements of the Group in respect of the same matter since the year ended 31 December 2022.</p> <p>(iii) As stated in Note 12(d) to the interim condensed consolidated financial information and pursuant to the judgment by the Court of Cassation against the General Administration of Customs for Kuwait ("GAC"), the Group has not recorded any adjustments related to the final outcome as at 30 September 2023 in the interim condensed consolidated financial information, as the management is exploring the possibilities of entering into negotiations with GAC for settlement of awarded compensation, which in our view should have been recorded as an income and receivable. As a result, receivables, retained earnings and non-controlling interest as at 30 September 2023 are understated by KD 54,396 thousand (31 December 2022: KD 54,396 thousand and 30 September 2022: KD 54,396 thousand), KD 32,964 thousand (31 December 2022: KD 32,964 thousand and 30 September 2022: KD 32,964 thousand) and KD 21,432 thousand (31 December 2022: KD 21,432 thousand and 30 September 2022: KD 21,432 thousand) respectively. Further, as stated in Note 12(d), the Group is also eligible for 7% interest per annum on awarded compensation, the financial impact of which has not been determined in the interim condensed consolidated financial information. We have been issuing a qualified opinion and conclusion on the consolidated financial statements of the Group in respect of the same matter since the period ended 30 June 2022.</p>	
<p>(i) لم يتمكن مراقب الحسابات من الحصول على أدلة كافية ومناسبة حول الاستثمار في كوريك وإمكانية استرداد القرض نظراً لطبيعة الاستثمار وعدم التأكد الجوهري المتعلق به والنتيجة الفعلية للدعاوى التحكيم العديدة القائمة. وبناء عليه، لم يتمكن من تحديد ما إذا كان من الضروري إجراء أي تعديلات على القيمة الدفترية للاستثمار والقرض المقدم إلى شركة كوريك.</p> <p>(ii) لم يتمكن المدقق من الحصول على أدلة تدقيق كافية ومناسبة حول وجود هذه العقارات الاستثمارية وتقييمها بسبب انتهاء سريان عقود التأجير الأساسية كما هو مبين بالتفصيل في الإيضاح 12 (أ)، وعدم قدرة الإدارة على تحديد القيمة العادلة لجميع العقارات المستأجرة من الهيئة العامة للصناعة كما في 30 سبتمبر 2023.</p> <p>(iii) ووفقاً للحكم الصادر عن محكمة التمييز ضد الإدارة العامة للجمارك في الكويت، لم تسجل المجموعة أي تعديلات ذات صلة بالنتيجة النهائية كما في 30 سبتمبر 2023 في المعلومات المالية المرحلية المكثفة المجمعة، وتقوم الشركة حالياً بإجراء مفاوضات مع الإدارة العامة للجمارك لتسوية التعويض الممنوح، والذي كان ينبغي، في رأينا، تسجيله كإيرادات ومدنيين</p> <p>(i) The auditors were unable to obtain sufficient appropriate evidence about the investment in Korek and the recoverability of the loan due to the nature and significant uncertainty around the investment and outcome of the various ongoing arbitrations. Consequently, they were unable to determine whether any adjustments to the carrying value of the investment and loan to Korek were necessary.</p> <p>(ii) The auditors were not able to obtain sufficient appropriate evidence about the existence and valuations of these investment properties due to the expiry of a few of the underlying lease contracts as detailed in Note 12(a), and the management being unable to determine the fair value of all the leased properties from PAI as at 30 September 2023.</p> <p>(iii) Pursuant to the judgment by the Court of Cassation against the General Administration of Customs for Kuwait ("GAC"), the Group has not recorded any adjustments related to the final outcome as at 30 September 2023 in the consolidated financial statements, as the management is currently entering into negotiations with GAC for settlement of awarded compensation, which in the auditors view should have been recorded as an income and receivable.</p>	<p>شرح تفصيلي بالجملة التي استدعت مراقب الحسابات لإبداء الرأي</p>
<p>(i) من أجل معالجة الرأي المتحفظ، حول الاستثمار في كوريك ستواصل المجموعة متابعة مطالباتها وتنفيذ الأحكام التي حصلت عليها الخاصة بهذا الاستثمار وهناك عدد من القضايا القائمة بخصوص هذا الاستثمار يرجى مراجعة البيانات المالية لمزيد من التفاصيل.</p> <p>(ii) من أجل معالجة الرأي المتحفظ بخصوص الاستثمارات العقارية أقامت الشركة عدد من الدعاوى القضائية لإثبات أحقيتها في تجديد العقود مع الهيئة العامة للصناعة وستواصل الشركة الدفاع عن حقوقها وحقوق مساهميها قانونياً كما ورد في إفصحاتها بهذا الخصوص.</p> <p>(iii) أما بخصوص التحفظ الخاص بالحكم الصادر من محكمة التمييز ضد الإدارة العامة للجمارك في الكويت، ما زالت الشركة في مفاوضات مع الإدارة العامة للجمارك لتسوية التعويض الممنوح وسيتم معالجة هذا الرأي المتحفظ بمجرد الانتهاء من المفاوضات.</p> <p>(i) In order to address the qualified opinion, the Group will continue to pursue its claims and enforce the arbitration decisions it has been granted. There are a number of ongoing claims related to this investment, please refer to the financial statement for more details.</p> <p>(ii) To address the qualification regarding the investment properties leased from the Public Authority for Industry (PAI), the Group has filed several cases against PAI to prove its right to renew those contracts, the company will continue to pursue those claims to protect its rights and the rights of its shareholders as per the disclosures published related to this subject.</p> <p>(iii) As for the qualification regarding the judgment issued by the Court of Cassation, the company is still engaged in negotiations with GAC for settlement of awarded compensation, only until this negotiation is concluded we can address this qualified opinion.</p>	<p>الخطوات التي ستقوم بها الشركة لمعالجة ما ورد في رأي مراقب الحسابات</p>
<p>(i) الاستثمارات العقارية: تقوم الشركة بمتابعة القضايا الخاصة بالعقود مع الهيئة العامة للصناعة ولا يمكن تحديد الجدول الزمني إلى حين الفصل في هذه القضايا.</p> <p>(ii) قضية كورك: أن الشركة بصدد تنفيذ الأحكام التي حكمت لصالحها ولا يوجد جدول زمني محدد لذلك.</p> <p>(iii) أما ما يخص التحفظ الخاص بحكم محكمة التمييز ضد الإدارة العامة للجمارك في الكويت، فلا يمكن تحديده في الوقت الحالي انتظاراً لنتائج المفاوضات مع الإدارة العامة للجمارك.</p> <p>(i) Investment Properties: the company will continue to pursue those claims and can't confirm a timeline until those cases are resolved.</p> <p>(ii) Korek Litigation: The company is in the process to enforce the Rulings that came in its favor and can't confirm a fixed timeline yet.</p> <p>(iii) As for the qualification regarding the ruling of the Court of Cassation against the General Administration of Customs for Kuwait, it cannot be determined at the moment as it is pending the outcome of the negotiations with GAC.</p>	<p>الجدول الزمني لتنفيذ الخطوات لمعالجة ما ورد في رأي مراقب الحسابات</p>

Corporate Actions		استحقاقات الأسهم (الإجراءات المؤسسية)	
النسبة	القيمة		
	NA		توزيعات نقدية Cash Dividends
	NA		توزيعات أسهم منحة Bonus Share
	NA		توزيعات أخرى Other Dividend
	NA		عدم توزيع أرباح No Dividends
	NA	علاوة الإصدار Issue Premium	زيادة رأس المال Capital Increase
			تخفيض رأس المال Capital Decrease

ختم الشركة Company Seal	التوقيع Signature	المسمى الوظيفي Title	الاسم Name
		نائب رئيس مجلس الادارة والتيس التنفيذي Vice Chairman and CEO	طارق عبدالعزيز سلطان العيسى Tarek Abdulaziz Sultan Al Essa

**AGILITY PUBLIC WAREHOUSING
COMPANY K.S.C.P. AND SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL INFORMATION**

30 SEPTEMBER 2023 (UNAUDITED)

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF AGILITY PUBLIC WAREHOUSING COMPANY K.S.C.P.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Agility Public Warehousing Company K.S.C.P. (the “Parent Company”) and its subsidiaries (collectively, the “Group”) as at 30 September 2023 and the related interim condensed consolidated statement of income and interim condensed consolidated statement of comprehensive income for the three months and nine months periods then ended and interim condensed consolidated statement of cash flows and interim condensed consolidated statement of changes in equity for the nine months period then ended. The management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard IAS 34: *Interim Financial Reporting* (“IAS 34”). Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

Scope of Review

Except as explained in the following paragraph, we conducted our review in accordance with International Standard on Review Engagements 2410, “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”. A review of interim condensed consolidated financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

- (i) As stated in Note 4 to the interim condensed consolidated financial information, the Group’s investment in and loan to Korek Telecom (“Korek”) is carried at KD 112,330 thousand (31 December 2022: KD 111,263 thousand and 30 September 2022: KD 112,580 thousand) and KD 35,933 thousand (31 December 2022: KD 35,591 thousand and 30 September 2022: KD 36,098 thousand) respectively, in the interim condensed consolidated statement of financial position as at 30 September 2023. We were unable to obtain sufficient appropriate evidence about the investment in Korek and the recoverability of the loan due to the nature and significant uncertainty around the investment and outcome of the various ongoing arbitrations. Consequently, we were unable to determine whether any adjustments to the carrying value of the investment in and loan to Korek were necessary. We have been issuing a qualified opinion and conclusion on the consolidated financial statements of the Group in respect of the same matter since the year ended 31 December 2014.

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF AGILITY PUBLIC WAREHOUSING COMPANY K.S.C.P. (continued)

Basis for Qualified Conclusion (continued)

- (ii) As stated in Note 12(a) to the interim condensed consolidated financial information, the Group has investment properties amounting to KD 279,342 thousand as at 30 September 2023 (31 December 2022: KD 279,216 thousand and 30 September 2022: KD 278,896 thousand) that are leased from the Public Authority for Industry, Kuwait (“PAI”), of which the lease contracts of properties amounting to KD 190,729 thousand (31 December 2022: KD 190,635 thousand and 30 September 2022: KD 155,209 thousand) have expired as at the reporting date and are currently under legal dispute since PAI issued a notice to the Group on 18 January 2023 expressing their unwillingness to renew or extend these lease contracts, and for the Group to vacate these premises within a week of issuing the notice. As part of legal proceedings, the Group has asked the Kuwait courts to prevent PAI from interrupting the usage of these properties by the Group. The Group was also unable to obtain a reliable estimate of the fair value of the investment properties leased from PAI, on account of the uncertainty associated with these properties, as a result of the ongoing litigation with PAI. We were therefore unable to obtain sufficient appropriate audit evidence about the existence and valuations of these investment properties due to the expiry of the underlying lease contracts as detailed in Note 12(a), and management being unable to determine the fair value of all the leased properties from PAI as at 30 September 2023. Further there is significant uncertainty around the renewal of all the lease contracts with PAI and the rights or liabilities that may arise, as well as the operational revenues, profitability and related cashflows that may be impacted, as a result of the ongoing legal proceedings. Consequently, we were unable to determine whether any adjustments to the carrying value of these properties were necessary. We have been issuing a qualified opinion and conclusion on the consolidated financial statements of the Group in respect of the same matter since the year ended 31 December 2022.
- (iii) As stated in Note 12(d) to the interim condensed consolidated financial information and pursuant to the judgment by the Court of Cassation against the General Administration of Customs for Kuwait (“GAC”), the Group has not recorded any adjustments related to the final outcome as at 30 September 2023 in the interim condensed consolidated financial information, as the management is exploring the possibilities of entering into negotiations with GAC for settlement of awarded compensation, which in our view should have been recorded as an income and receivable. As a result, receivables, retained earnings and non-controlling interest as at 30 September 2023 are understated by KD 54,396 thousand (31 December 2022: KD 54,396 thousand and 30 September 2022: KD 54,396 thousand), KD 32,964 thousand (31 December 2022: KD 32,964 thousand and 30 September 2022: KD 32,964 thousand) and KD 21,432 thousand (31 December 2022: KD 21,432 thousand and 30 September 2022: KD 21,432 thousand) respectively. Further, as stated in Note 12(d), the Group is also eligible for 7% interest per annum on awarded compensation, the financial impact of which has not been determined in the interim condensed consolidated financial information. We have been issuing a qualified opinion and conclusion on the consolidated financial statements of the Group in respect of the same matter since the period ended 30 June 2022.

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF AGILITY PUBLIC WAREHOUSING COMPANY K.S.C.P. (continued)

Qualified Conclusion

Based on our review, except for the possible effect of the matters described in the “Basis for Qualified Conclusion” paragraph above, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with IAS 34.

Emphasis of Matter

We draw attention to Note 12(e) to the interim condensed consolidated financial information which describe the contingencies and claims with the General Administration of Customs for Kuwait. Our conclusion is not further qualified in respect of this matter.

Report on Other Legal and Regulatory Requirements

Furthermore, based on our review, except for the possible effects of the matters described in the “Basis for Qualified Conclusion” paragraph above, the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016, as amended and its Executive Regulations, as amended, or of the Parent Company’s Memorandum of Incorporation and Articles of Association, as amended, during the nine months period ended 30 September 2023 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, except for the possible effects of the matters described in the “Basis for Qualified Conclusion” paragraph above, during the course of our review, to the best of our knowledge and belief, we have not become aware of any violations of the provisions of Law No 7 of 2010 concerning the Capital Markets Authority and its related regulations during the nine months period ended 30 September 2023 that might have had a material effect on the business of the Parent Company or on its financial position.



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LICENCE NO. 68 A
EY
AL AIBAN, AL OSAIMI & PARTNERS



NAYEF M. AL-BAZIE
LICENCE NO. 91- A
RSM Albazie & Co.


14 November 2023
Kuwait

Agility Public Warehousing Company K.S.C.P. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2023 (Unaudited)

		30 September 2023	(Audited) 31 December 2022	30 September 2022
	Notes	KD 000's	KD 000's	KD 000's
ASSETS				
Non-current assets				
Property, plant and equipment		297,152	298,160	304,548
Projects in progress		43,657	37,396	34,828
Right-of-use assets		155,195	155,042	155,464
Investment properties		498,466	474,823	447,633
Intangible assets		81,031	88,464	91,280
Goodwill		282,188	279,033	284,303
Investment in associates and joint ventures		150,158	142,926	149,255
Financial assets at fair value through profit or loss	4	116,271	116,813	118,226
Financial assets at fair value through other comprehensive income	5	1,143,875	982,803	744,841
Other non-current assets	8	94,349	64,672	60,355
Loans to related parties	13	213,615	182,969	172,953
Loan to an associate	4,13	35,933	35,591	36,098
Total non-current assets		3,111,890	2,858,692	2,599,784
Current assets				
Inventories		54,782	45,247	49,370
Trade receivables		224,001	213,990	210,912
Other current assets	8	119,178	102,204	101,224
Bank balances, cash and deposits	6	158,868	149,137	145,235
Total current assets		556,829	510,578	506,741
TOTAL ASSETS		3,668,719	3,369,270	3,106,525
EQUITY AND LIABILITIES				
EQUITY				
Share capital		267,613	267,613	267,613
Share premium		152,650	152,650	152,650
Statutory reserve		195,595	195,595	188,450
Treasury shares	7	(40,561)	(40,561)	(40,561)
Treasury shares reserve		56,769	56,769	56,769
Foreign currency translation reserve		(13,088)	(150,788)	(248,153)
Hedging reserve		(56,289)	(4,695)	10,633
Investment revaluation reserve		(415,352)	(446,276)	(565,635)
Other reserves		28,571	27,713	34,464
Retained earnings		1,601,134	1,543,601	1,524,100
Equity attributable to equity holders of the Parent Company		1,777,042	1,601,621	1,380,330
Non-controlling interests		129,782	129,573	121,830
Total equity		1,906,824	1,731,194	1,502,160
LIABILITIES				
Non-current liabilities				
Provision for employees' end of service benefits		34,588	29,169	19,326
Interest bearing loans	8	945,064	885,869	835,659
Lease liabilities		151,326	133,742	132,161
Other non-current liabilities		51,533	43,203	42,988
Total non-current liabilities		1,182,511	1,091,983	1,030,134
Current liabilities				
Interest bearing loans	8	87,894	64,974	104,326
Lease liabilities		34,660	34,582	36,331
Trade and other payables		448,659	438,094	425,047
Dividends payable		8,171	8,443	8,527
Total current liabilities		579,384	546,093	574,231
Total liabilities		1,761,895	1,638,076	1,604,365
TOTAL EQUITY AND LIABILITIES		3,668,719	3,369,270	3,106,525


Tarek Abdulaziz Sultan AlEssa
Vice Chairperson and CEO

The attached notes 1 to 17 form part of this interim condensed consolidated financial information.

Agility Public Warehousing Company K.S.C.P. and Subsidiaries
INTERIM CONDENSED CONSOLIDATED STATEMENT OF INCOME
For the period ended 30 September 2023 (Unaudited)

	Notes	<i>Three months ended</i>		<i>Nine months ended</i>	
		<i>30 September</i>		<i>30 September</i>	
		2023	2022	2023	2022
		KD 000's	KD 000's	KD 000's	KD 000's
Revenue from contract with customers	9	360,787	256,320	1,009,165	526,855
Cost of revenues		(147,958)	(110,789)	(409,468)	(242,134)
Net revenues		212,829	145,531	599,697	284,721
General and administrative expenses		(39,115)	(26,689)	(101,270)	(50,927)
Salaries and employee benefits		(118,290)	(71,223)	(331,181)	(112,823)
Transaction costs on acquisition of subsidiaries		-	(4,860)	-	(4,860)
Share of results of associates and joint ventures		315	1,250	4,568	(1,725)
Unrealised loss on financial assets at fair value through profit or loss		(811)	(582)	(1,918)	(5,410)
Dividend income		-	-	5,522	4,774
Miscellaneous income		3,823	2,417	4,209	3,016
Profit before interest, taxation, depreciation, amortisation and Directors' remuneration (EBITDA)		58,751	45,844	179,627	116,766
Depreciation		(21,612)	(15,048)	(61,891)	(31,338)
Amortisation		(3,342)	(1,141)	(7,648)	(3,476)
Profit before interest, taxation and Directors' remuneration (EBIT)		33,797	29,655	110,088	81,952
Interest income		386	254	1,557	521
Recycling of hedging reserve	16	23,479	-	23,479	-
Finance costs		(18,624)	(8,800)	(48,353)	(20,298)
Profit before taxation and Directors' remuneration		39,038	21,109	86,771	62,175
Taxation	10	(4,749)	(3,394)	(11,894)	(7,056)
Directors' remuneration	14	(88)	(88)	87	(263)
PROFIT FOR THE PERIOD		34,201	17,627	74,964	54,856
Attributable to:					
Equity holders of the Parent Company		28,046	12,573	57,533	41,393
Non-controlling interests		6,155	5,054	17,431	13,463
		34,201	17,627	74,964	54,856
BASIC AND DILUTED EARNINGS PER SHARE – ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY (Fils)	11	10.99	4.95	22.54	16.36

The attached notes 1 to 17 form part of this interim condensed consolidated financial information.

Agility Public Warehousing Company K.S.C.P. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the period ended 30 September 2023 (Unaudited)

	<i>Three months ended</i>		<i>Nine months ended</i>	
	<i>30 September</i>		<i>30 September</i>	
	2023	2022	2023	2022
	KD 000's	KD 000's	KD 000's	KD 000's
Profit for the period	34,201	17,627	74,964	54,856
Other comprehensive (loss) income:				
<i>Items that are or may be reclassified to consolidated statement of income in subsequent periods:</i>				
Foreign currency translation adjustments	15,368	(87,666)	4,730	(163,202)
Share of other comprehensive (loss) income of associates and joint ventures	(581)	354	(562)	1,173
Gain (loss) on hedge of net investments	410	5,766	(5,412)	590
(Loss) gain on cash flow hedges	(2,243)	7,024	(2,706)	21,743
Recycling of hedging reserve (Note 16)	(23,479)	-	(23,479)	-
Net other comprehensive loss that are or may be reclassified to consolidated statement of income in subsequent periods	(10,525)	(74,522)	(27,429)	(139,696)
<i>Items that will not be reclassified to the consolidated statement of income:</i>				
Changes in fair value of financial assets at fair value through other comprehensive income	(157,199)	(57,483)	163,063	(512,465)
Gain (loss) on fair value hedges	20,403	-	(19,968)	-
Net other comprehensive (loss) income that will not be reclassified to consolidated statement of income	(136,796)	(57,483)	143,095	(512,465)
Total other comprehensive (loss) income	(147,321)	(132,005)	115,666	(652,161)
Total comprehensive (loss) income for the period	(113,120)	(114,378)	190,630	(597,305)
Attributable to:				
Equity holders of the Parent Company	(116,338)	(119,623)	175,421	(611,233)
Non-controlling interests	3,218	5,245	15,209	13,928
	(113,120)	(114,378)	190,630	(597,305)

The attached notes 1 to 17 form part of this interim condensed consolidated financial information.

Agility Public Warehousing Company K.S.C.P. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the period ended 30 September 2023 (Unaudited)

	<i>Nine months ended</i>	
	<i>30 September</i>	
	2023	2022
	KD 000's	KD 000's
<i>Note</i>		
OPERATING ACTIVITIES		
Profit before taxation and Director's remuneration	86,771	62,175
Adjustments for:		
Charge (reversal) of provision for expected credit losses on trade receivables	711	(3,690)
Provision for employees' end of service benefits	11,779	5,095
Foreign currency exchange gain	(1,771)	(2,182)
Share of results of associates and joint ventures	(4,568)	1,725
Unrealised loss on financial assets at fair value through profit or loss	1,918	5,410
Dividend income	(5,522)	(4,774)
Miscellaneous income	(4,209)	(3,016)
Depreciation of property, plant and equipment and right-of-use assets	61,891	31,338
Amortisation	7,648	3,476
Interest income	(1,557)	(521)
Recycling of hedging reserve	(23,479)	-
Finance costs	48,353	20,298
Operating profit before changes in working capital	177,965	115,334
Inventories	(9,819)	(22,279)
Trade receivables	(18,179)	(15,503)
Other current assets	7,167	(10,072)
Trade and other payables	4,362	(12,669)
	161,496	54,811
Taxation paid	(12,087)	(6,404)
Employees' end of service benefits paid	(5,712)	(2,199)
Directors' remuneration paid	-	(350)
Net cash flows from operating activities	143,697	45,858
INVESTING ACTIVITIES		
Net movement in financial assets at fair value through profit or loss	235	537
Net movement in financial assets at fair value through other comprehensive income	(1,867)	(59,934)
Additions to property, plant and equipment	(26,413)	(17,052)
Proceeds from disposal of property, plant and equipment	2,420	7,205
Loans to related parties	(30,593)	(17,085)
Additions to projects in progress	(15,127)	(7,398)
Additions to investment properties	-	(9,840)
Net movement in investment in associates and joint ventures	(4,594)	-
Dividends received	10,775	6,446
Acquisition of a subsidiaries, net of cash acquired	(813)	(182,108)
Interest income received	1,556	2,450
Net movement in deposits with original maturities exceeding three months	1,538	18,054
Net cash flows used in investing activities	(62,883)	(258,725)
FINANCING ACTIVITIES		
Proceeds from interest bearing loans	855,632	832,174
Repayment of interest bearing loans	(770,121)	(482,993)
Payment of lease obligations	(41,320)	(21,136)
Proceeds on sale of treasury shares	-	21,081
Finance cost paid	(121,568)	(15,356)
Proceeds from cashflow hedges on derecognition of interest-rate swaps	16 23,479	-
Dividends paid to equity holders of the Parent Company	(272)	(41,546)
Dividends paid to non-controlling interests	(15,000)	(14,972)
Net cash flows (used in) from financing activities	(69,170)	277,252
Net foreign exchange differences	(375)	(219)
NET INCREASE IN CASH AND CASH EQUIVALENTS	11,269	64,166
Cash and cash equivalents at 1 January	132,898	74,036
CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER	6 144,167	138,202

The attached notes 1 to 17 form part of this interim condensed consolidated financial information.