

**Sharjah Cement & Industrial
Development Co. (PJSC)
and its subsidiaries**

CONSOLIDATED FINANCIAL STATEMENTS

31 DECEMBER 2025

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

Consolidated financial statements

31 December 2025

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Directors' report

The Board of Directors has the pleasure in presenting the audited consolidated financial statements of Sharjah Cement & Industrial Development Co. (PJSC) ("the Company") and its subsidiaries (collectively referred to as the "Group") for the year ended 31 December 2025.

Principal activities

The Group is engaged in the manufacture and supply of cement, dry mortar, paper sacks and plastic ropes. The Group invests its surplus funds in investment securities, private equities and properties. The Group operates from Sharjah, United Arab Emirates and sells its products in the UAE and certain other countries in the Middle East, Africa and Asia.

Results for the year ended 31 December 2025

Consolidated statement of profit or loss of the Group for the year ended 31 December 2025 is presented on page 8 and consolidated statement of financial position of the Group as of 31 December 2025 is presented on page 10 of the consolidated financial statements.

The Group has reported sales of AED 782,600 thousand (2024: AED 680,146 thousand) while the net profit for the year was AED 105,891 thousand (2024: Profit of AED 31,712 thousand). Shareholders' equity at 31 December 2025 was AED 1,453,245 thousand (2024: AED 1,344,620 thousand).

Going concern basis

The Board of Directors has reasonable expectation that the Group has adequate resources to continue its operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the consolidated financial statements for the year ended 31 December 2025.

Transactions with related Parties

The consolidated financial statements disclose related party transactions and balances in note 26. All transactions are carried out as part of our normal course of business and in compliance with applicable laws and regulations.

Auditors

Ernst & Young were appointed as the Group's external auditors for the financial year ended 31 December 2025. A shareholder resolution is proposed to discharge them from their responsibilities for the year ended 31 December 2025.

Ernst & Young have served as the Group's auditors for six consecutive years. In accordance with applicable regulatory requirements, a new audit firm will be appointed by the shareholders at the forthcoming Annual General Meeting.

Chairman

5 March 2026

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INDEPENDENT AUDITOR’S REPORT TO THE SHAREHOLDERS OF SHARJAH CEMENT & INDUSTRIAL DEVELOPMENT CO. (PJSC)

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Sharjah Cement & Industrial Development Co. PJSC (the “Company”), and its subsidiaries (together referred to as the “Group”), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss, consolidated statement of 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 material accounting policy information.

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 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

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 financial statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants’ *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), as applicable to audits of financial statements of public interest entities, together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities in accordance with these requirements and 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 period. 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor’s responsibilities for the audit of the consolidated financial statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.



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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SHARJAH CEMENT & INDUSTRIAL DEVELOPMENT CO. (PJSC) (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Key Audit Matters (continued)

Key audit matter	How the Matter Was Addressed in the Audit
<p><u>Revenue recognition</u></p> <p>During the year ended 31 December 2025 the Group has recognized revenue of AED 782,600 thousand from sales.</p> <p>The Group recognizes the revenue at a point in time when the customer obtains control over the goods and this is done upon delivery of the goods to the customer / acceptance by the customer and issuance of the sales invoice.</p> <p>Revenue recognition is considered a key audit matter as this requires management to substantiate the fact that the control over the good is transferred at time of delivery and the amount of revenue is determined in accordance with IFRS 15 "Revenue from contract with customers".</p> <p>The Group focuses on revenue as a core indicator for measuring the performance and consequently this could create an incentive for revenue to be recognized before the control has been transferred or revenue recognition with more than its actual value and recorded in incorrect period.</p>	<p>The work that we performed to address this key audit matter included the following procedures.</p> <ul style="list-style-type: none">• We evaluated the Group's accounting policies related to recognition of revenue from sales as well as assessing compliance with the requirements of IFRS 15 <i>Revenue from contract with customers</i>.• We assessed the design and operating effectiveness of the internal controls related to revenue recognition.• We performed substantive audit procedures which included substantive analytical procedures by comparing amounts of revenues, gross margin analysis, prices and quantities sold during the current year compared to the previous year and determine whether there are any significant trends or fluctuations.• We performed testing of revenue transactions on sample basis, to verify the occurrence of the sales from the supporting documents and to assess that the revenue was recorded with correct amount.• We performed the cutoff testing to verify that the revenue was recorded in correct period.• We assessed the adequacy of the disclosures in the financial statements relating to this matter in line with the requirements of IFRS.



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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SHARJAH CEMENT AND INDUSTRIAL DEVELOPMENT CO. (PJSC) (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Key Audit Matters (continued)

Key audit matter	How the Matter Was Addressed in the Audit
<p><u>Existence and valuation of inventories</u></p> <p>Inventories comprises 13.8% of Group's total assets as on 31 December 2025.</p> <p>Inventories on hand comprise of purchased raw materials consisting mainly of limestone, coal, slag, gypsum, petcoke, iron ore and shale, and work in progress comprising mainly of clinkers which are stored in purpose built shed and stockpiles. Since the weighing of these inventories is not practicable, management appoints an external surveyor to assess the reasonableness of the quantities on hand at the year-end by obtaining measurements of the stockpiles and converting these measurements to unit of volumes by using an angle of repose and the bulk density.</p> <p>Management has relied upon expert for physical verification of inventory. Due to the significance of the inventory balances and related estimations involved in existence and valuation of the same, this is considered a key audit matter.</p>	<p>The work that we performed to address this key audit matter included the following procedures.</p> <ul style="list-style-type: none">• We observed the physical inventory count performed by management's expert. We observed the measurements of stockpiles during the physical count and reviewed the conversion to the unit of volumes. We also obtained and reviewed the inventory count report of external surveyor's for the major stock items.• We inquired of the management to understand the procedures undertaken as a part of the inventory review and assessment of allowance for slow moving inventory.• We evaluated the analysis and assessment made by the management with respect to the carrying value of slow and obsolete inventories considering the expected demand and market value related to the finished goods.• We tested the valuation of yearend inventory for a sample of selected inventory items, including review of judgements considered regarding obsolescence and net realizable value.• We tested the ageing of the inventory for the sample of selected inventory items.• We assessed the adequacy of the disclosures in the financial statements relating to this matter in line with the requirements of IFRS.



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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SHARJAH CEMENT AND INDUSTRIAL DEVELOPMENT CO. (PJSC) (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Other information

Other information consists of Directors' Report, other than the consolidated financial statements and our auditor's report thereon. Management is responsible for the other information.

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, 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 IFRS Accounting Standards and in compliance with the applicable provisions of the Company's Articles of Association and UAE Federal Decree Law No. 32 of 2021, as amended, 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.

In preparing the 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.



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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SHARJAH CEMENT AND INDUSTRIAL DEVELOPMENT CO. (PJSC) (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

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.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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 year and are therefore the key audit matters. We describe these matters in our auditors' 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.



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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SHARJAH CEMENT AND INDUSTRIAL DEVELOPMENT CO. (PJSC) (continued)

Report on other legal and regulatory requirements

Further, as required by the UAE Federal Decree Law No. (32) of 2021, as amended, we report that for the year ended 31 December 2025:

- i) the Group has maintained proper books of account;
- ii) we have obtained all the information we considered necessary for the purposes of our audit;
- iii) the consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the Company's Articles of Association and the UAE Federal Law No. 32 of 2021, as amended;
- iv) the financial information included in the Directors' report is consistent with the books of account of the Group;
- v) investments in shares and stocks during the year ended 31 December 2025, are disclosed in note 12 to the consolidated financial statements;
- vi) note 26 reflects material related party transactions and the terms under which they were conducted;
- vii) based on the information that has been made available to us, nothing has come to our attention which causes us to believe that the Group has contravened during the financial year ended 31 December 2025 any of the applicable provisions of the UAE Federal Law No. 32 of 2021, as amended, or of its Articles of Association which would have a material impact on its activities or its consolidated financial position; and
- viii) note 31 reflects the social contributions made during the year.

Ernst & Young Middle East (Sharjah Branch)

Wardah Ebrahim
Registration No.: 1258

5 March 2026

Sharjah, United Arab Emirates

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2025

	<i>Notes</i>	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
Revenue from contract with customers	5	782,600	680,146
Cost of sales		(636,140)	(610,765)
Gross profit		146,460	69,381
Administrative and general expenses		(26,857)	(20,914)
Selling and distribution expenses		(8,504)	(7,627)
Investment income	6	24,048	19,156
Finance expenses	8	(27,286)	(29,121)
Reversal of impairment loss on investment properties	10	1,614	-
Other income		5,124	2,888
PROFIT BEFORE TAX	8	114,599	33,763
Income tax expense	7	(8,708)	(2,051)
PROFIT FOR THE YEAR		105,891	31,712
Profit attributable to:			
Equity holder of the parent		105,891	31,712
Basic and diluted earnings per share (AED)	22	0.174	0.052

The attached notes 1 to 32 form part of these consolidated financial statements.

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

CONSOLIDATED STATEMENT OF TOTAL COMPREHENSIVE INCOME

For the year ended 31 December 2025

	<i>Notes</i>	2025 AED'000	2024 AED'000
Profit for the year		105,891	31,712
Other comprehensive income:			
<i>Items that will not be reclassified to profit or loss in subsequent periods:</i>			
Investments carried at FVTOCI – net change in fair value	12	36,646	15,772
Deferred tax on fair value change	7	(499)	(148)
Other comprehensive income for the year		36,147	15,624
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		142,038	47,336
Total comprehensive income attributable to:			
Equity holders of the parent		142,038	47,336

The attached notes 1 to 32 form part of these consolidated financial statements.

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

	Notes	2025 AED'000	2024 AED'000
ASSETS			
Non-current assets			
Property, plant and equipment	9	939,492	882,891
Investment properties	10	236,303	241,982
Investments carried at FVTOCI	12	203,730	167,253
Deferred tax asset, net	7	276	325
		<u>1,379,801</u>	<u>1,292,451</u>
Current assets			
Inventories	13	293,686	287,439
Trade and other receivables	14	333,602	265,217
Investments carried at FVTPL	12	53,675	38,310
Bank balances and cash	15	71,958	42,967
Asset held for sale	11	-	47,293
		<u>752,921</u>	<u>681,226</u>
TOTAL ASSETS		<u><u>2,132,722</u></u>	<u><u>1,973,677</u></u>
EQUITY AND LIABILITIES			
Equity			
Share capital	19	608,254	608,254
Statutory reserve	20	334,091	334,091
General reserve	21	246,373	226,373
Fair value reserve	12	82,661	46,514
Proposed dividend	24	60,826	30,413
Retained earnings		121,040	98,975
Total equity		<u>1,453,245</u>	<u>1,344,620</u>
Non-current liabilities			
Long term borrowings	17	103,064	94,389
Provision for staff terminal benefits	18	33,657	33,379
Deferred tax liability	7	647	148
		<u>137,368</u>	<u>127,916</u>
Current liabilities			
Trade and other payables	16	200,530	220,435
Short term borrowings	17	341,579	280,706
		<u>542,109</u>	<u>501,141</u>
Total liabilities		<u>679,477</u>	<u>629,057</u>
TOTAL EQUITY AND LIABILITIES		<u><u>2,132,722</u></u>	<u><u>1,973,677</u></u>

These consolidated financial statements were approved and authorized for issue on behalf of the Board of Directors on 5 March 2026.


Chairman


Chief Executive

The attached notes 1 to 32 form part of these consolidated financial statements.

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

	<i>Notes</i>	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
OPERATING ACTIVITIES			
Profit before tax		114,599	33,763
Adjustments for:			
Depreciation on property, plant and equipment	9	78,780	71,534
Depreciation on investment properties	10	7,905	7,874
Allowance for expected credit loss	14	1,750	1,350
Provision for slow moving inventory	13	(1,600)	3,269
Provision for staff terminal benefits	18	2,764	3,876
Gain on disposal of property, plant and equipment		(81)	(55)
Reversal of Impairment loss on investment property	10	(1,614)	-
Rental income from investment properties	10	(14,883)	(13,362)
Forex loss on sale of held for sale investment	6	1,484	-
Gain on change in fair value of investments carried at FVTPL	12	(9,612)	(6,548)
Dividend income	6	(7,897)	(6,713)
Finance expense	8	27,286	29,121
		198,881	124,109
Working capital adjustments:			
- inventories	13	(4,647)	22,617
- trade and other receivables	14	(70,135)	(26,065)
- trade and other payables	16	(16,195)	81,784
		107,904	202,445
Staff terminal benefits paid	18	(2,486)	(2,219)
Interest paid on borrowings		(26,318)	(30,549)
Income tax paid	7	(2,230)	-
Net cash generated from operating activities		76,870	169,677
INVESTING ACTIVITIES			
Acquisition of property, plant and equipment	9	(135,381)	(78,288)
Additions to investment property	10	(612)	(534)
Proceeds from disposal of property, plant and equipment		226	147
Purchase of investments carried at FVTOCI	12	(1,763)	(1,764)
Proceeds from disposal of investments carried at FVTOCI	12	1,932	7,452
Proceeds from disposal of held for sale investment	11	31,557	-
Dividend income received	6	7,897	6,713
Rental income from investment property	10	14,883	13,362
Purchase of investments carried at FVTPL	12	(5,753)	-
Net cash used in investing activities		(87,014)	(52,912)
FINANCING ACTIVITIES			
Repayment of borrowings	28	(668,993)	(682,622)
Proceeds from borrowings	28	738,541	589,278
Dividend paid	24	(30,413)	-
Net cash generated from/(used in) financing activities		39,135	(93,344)
NET INCREASE IN CASH AND CASH EQUIVALENTS		28,991	23,421
Cash and cash equivalents at the beginning of the year		42,967	19,546
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		71,958	42,967
<i>Cash and cash equivalents comprise:</i>			
Bank balances and cash in hand	15	71,958	42,967

The attached notes 1 to 32 form part of these consolidated financial statements.

Sharjah Cement and Industrial Development Co. (PJSC) and its subsidiaries

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2025

	<i>Share capital AED' 000</i>	<i>Statutory reserve AED'000</i>	<i>General reserve AED'000</i>	<i>Fair value reserve AED'000</i>	<i>Retained earnings AED'000</i>	<i>Proposed dividend AED'000</i>	<i>Total AED'000</i>
At 1 January 2025	608,254	334,091	226,373	46,514	98,975	30,413	1,344,620
<i>Total comprehensive income for the year</i>							
Profit for the year	-	-	-	-	105,891	-	105,891
Other comprehensive income for the year	-	-	-	36,147	-	-	36,147
Total comprehensive income for the year	-	-	-	36,147	105,891	-	142,038
<i>Transaction with owners of the Company</i>							
Dividend paid (note 24)	-	-	-	-	-	(30,413)	(30,413)
Proposed dividend (note 24)	-	-	-	-	(60,826)	60,826	-
Transfer to general reserve (note 21)	-	-	20,000	-	(20,000)	-	-
Directors' remuneration (note 26)	-	-	-	-	(3,000)	-	(3,000)
	-	-	20,000	-	(83,826)	30,413	(33,413)
At 31 December 2025	608,254	334,091	246,373	82,661	121,040	60,826	1,453,245

The attached notes 1 to 32 form part of these consolidated financial statements.

Sharjah Cement and Industrial Development Co. (PJSC) and its subsidiaries

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

For the year ended 31 December 2025

	<i>Share capital AED' 000</i>	<i>Statutory reserve AED'000</i>	<i>General reserve AED'000</i>	<i>Fair value reserve AED'000</i>	<i>Retained earnings AED'000</i>	<i>Proposed dividend AED'000</i>	<i>Total AED'000</i>
At 1 January 2024	608,254	334,091	226,373	26,040	104,026	-	1,298,784
<i>Total comprehensive income for the year</i>							
Profit for the year	-	-	-	-	31,712	-	31,712
Other comprehensive income for the year	-	-	-	15,624	-	-	15,624
Total comprehensive income for the year	-	-	-	15,624	31,712	-	47,336
<i>Transaction with owners of the Company</i>							
Proposed dividend (note 24)	-	-	-	-	(30,413)	30,413	-
Directors' remuneration (note 26)	-	-	-	-	(1,500)	-	(1,500)
	-	-	-	-	(31,913)	30,413	(1,500)
<i>Other equity movement</i>							
Transfer of realised loss from fair value reserve to retained earnings on disposal of investments carried at FVTOCI (note 12)	-	-	-	4,850	(4,850)	-	-
Total other equity movement	-	-	-	4,850	(4,850)	-	-
At 31 December 2024	608,254	334,091	226,373	46,514	98,975	30,413	1,344,620

The attached notes 1 to 32 form part of these consolidated financial statements.

1 REPORTING ENTITY

Sharjah Cement and Industrial Development Co. (PJSC) (“the Company”) was incorporated in Sharjah, United Arab Emirates in 1977 under an Emiri Decree issued by H.H The Ruler of Sharjah and has since been registered as a public joint stock company. The registered office of the Company is P.O. Box 2083 Sharjah, United Arab Emirates. The shares of the Company are listed on Abu Dhabi Securities Market.

The consolidated financial statements as at and for the year ended 31 December 2025 (“the current year”) comprises the financial statements of the Company and its subsidiary (collectively referred to as “the Group”).

The Group is engaged in the manufacture and supply of cement, paper sacks, dry mortar products, plastic ropes and ready mix concrete. The Group invests its surplus funds in investment securities, private equities, and properties. The Group operates from Sharjah, United Arab Emirates and sells its products in the UAE and certain other countries in the Middle East, Africa and Asia.

2 BASIS OF PREPARATION

Statement of compliance

The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (“IFRSs”) as issued by the International Accounting Standard Board (IASB) and comply with relevant Articles of the Company and the UAE Federal Decree Law No. (32) of 2021, as amended.

Details of the Group’s material accounting policies are included in Note 4.

Basis of measurement

The consolidated financial statements have been prepared on the historical cost basis except for investments carried at fair value through other comprehensive income (“FVTOCI”), investments carried at fair value through profit or loss (“FVTPL”) and derivative financial instruments which are measured at fair value.

Functional and presentation currency

These consolidated financial statements are presented in United Arab Emirate Dirham (“AED”), which is the Group’s functional currency. All amounts have been rounded to the nearest thousand, unless otherwise indicated.

Use of judgments and estimates

In preparing these consolidated financial statements, management has made judgments, estimates and assumptions that affect the application of the Group’s accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

Information about judgments, assumptions and estimation uncertainties in applying accounting policies that have the most significant effect on the amounts recognised in the consolidated financial statements is discussed in note 29.

Measurement of fair values

A number of the Group’s accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. This includes a management team that has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values. The management team regularly reviews significant unobservable inputs and valuation adjustments.

If third party information is used to measure fair values, then the management team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of IFRS, including the level in the fair value hierarchy in which such valuations should be classified.

2 BASIS OF PREPARATION (continued)

Measurement of fair values (continued)

When measuring the fair value of an asset or a liability, the Group uses market observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred. Further information about the assumptions made in measuring fair values is included in note 10 – Investment properties and note 12 – Investments.

Basis of consolidation

The Group comprises of the Company and the under-mentioned subsidiary companies.

<i>Subsidiary</i>	<i>Principal activity</i>	<i>Country of incorporation</i>	<i>Ownership</i>	
			<i>2025</i>	<i>2024</i>
Gulf Rope & Plastic Products Co. LLC	Rope and plastic products	United Arab Emirates	100%	100%
Sharjah Ready Mix Concrete Products Co. L.L.C.SP	Ready mix concrete manufacturing	United Arab Emirates	100%	-

During the year ended 31 December 2025, the Group incorporated a new wholly-owned subsidiary. The newly formed entity is engaged in the manufacturing and sale of ready mix concrete. Financial results have been consolidated from the date of incorporation.

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if, and only if, the Group has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

3 CHANGES IN MATERIAL ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2023 except for the adoption of new standards and interpretations effective as of 1 January 2024.

New standards, interpretations and amendments

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2025 as noted below; (unless otherwise stated). The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

- Lack of exchangeability – Amendments to IAS 21

The amendments and interpretations apply for the first time in 2025, but do not have any material impact on the consolidated financial statements of the Group.

Standards issued but not yet effective

The new and amended standards and interpretations that are issued, but not yet effective, as at 31 December 2025 are disclosed below. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective. Majority of the amendments below are not expected to have a material impact on the Group's consolidated financial statements.

- Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7 (effective from annual periods beginning on or after 1 January 2026)
- IFRS 19 Subsidiaries without Public Accountability: Disclosures (effective from annual periods beginning on or after 1 January 2027)
- IFRS 18 Presentation and Disclosure in Financial Statements (effective from annual periods beginning on or after 1 January 2027)
- Annual Improvements to IFRS Accounting Standards - Volume 11 (effective from annual periods beginning on or after 1 January 2026)

4 MATERIAL ACCOUNTING POLICIES

The Group has consistently applied the following accounting policies to all periods presented in these consolidated financial statements, except if mentioned otherwise (refer also note 3).

Business combinations

The Group accounts for business combination using the acquisition method when the control is transferred to the Group. The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognized in the profit or loss immediately. Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities.

Subsidiaries

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

Non-controlling interests

Non-controlling interests ("NCI") are measured initially at their proportionate share of the acquiree's identifiable net assets at the date of acquisition. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

Loss of control

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related non-controlling interest and other components of equity. Any resulting gain or loss is recognized in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

4 MATERIAL ACCOUNTING POLICIES (continued)

Business combinations (continued)

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income and expenses arising from intra-group transactions, are eliminated. Unrealised gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment.

Revenue recognition

Revenue is measured based on the consideration specified in a contract with a customer. The Group recognises revenue when it transfers control over a good or service to a customer.

The Group recognises revenue based on a five-step model as set out in IFRS 15:

- Step 1 Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.
- Step 2 Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Step 3 Determine the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or service to a customer, excluding amounts collected on behalf of third parties.
- Step 4 Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Group will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Group expects to be entitled in exchange for satisfying each performance obligation.
- Step 5 Recognise revenue when (or as) the entity satisfies a performance obligation.

The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

1. The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
2. The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which performance obligation is satisfied.

When the Group satisfies a performance obligation by delivering the promised goods or services, it creates a contract asset based on the amount of consideration earned by the performance. A contract asset becomes contract receivable when the Group's right to the consideration is unconditional, which is the case when only the passage of time is required before payment of the consideration is due. Where the amount of consideration received from a customer exceeds the amount of revenue recognised, this gives rise to a contract liability.

In determining the transaction price, the Group considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

If the consideration in a contract includes a variable amount, the Group estimates the amount of consideration to which it will be entitled in exchange for transferring the goods to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved.

When a significant financing component is identified the Group is required to adjust the promised amount of consideration for the effects of the time value of money. This is because the Group is required to recognise revenue at an amount that reflects the price that the customer would have paid for the promised goods or services if the customer had paid in cash for those goods or services when (or as) they transfer to the customer.

4 MATERIAL ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Sale of goods

Revenue is recognised when the goods are delivered and have been accepted by customers at their premises. For contracts that permit the customer to return an item, revenue is recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. Therefore, the amount of revenue recognised is adjusted for expected returns, which are estimated based on the historical data. In these circumstances, a refund liability i.e., the amount not included in the transaction price and a right to recover returned goods asset and corresponding adjustment to cost of sales are recognised.

The right to recover returned goods asset is measured at the former carrying amount of the inventory less any expected costs to recover goods. The refund liability is included in other payables and the right to recover returned goods is included in inventory. The Group reviews its estimate of expected returns at each reporting date and updates the amounts of the asset and liability accordingly.

Rental income

Rental income from investment property is recognised as other revenue on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

Finance expenses

The Group's finance expenses comprises interest expenses on borrowings. Finance expense is recognised using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

Borrowing costs directly attributable to the acquisition, construction or production 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 the asset. All other borrowing costs are expensed in the period in which they occur.

Property, plant and equipment

Recognition and measurement

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and any accumulated impairment losses. Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labor, any other costs directly attributable to bringing the assets to a working condition for its intended use.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.

Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Group.

Capital work in progress

Capital work in progress is stated at cost less any impairment losses and not depreciated until such time the assets are available for use.

4 MATERIAL ACCOUNTING POLICIES (continued)

Property, plant and equipment (continued)

Depreciation

Items of property, plant and equipment are depreciated from the date that they are available for use. Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the straight-line method over their estimated useful lives and is generally recognised in profit or loss. Land is not depreciated.

The estimated useful lives of property, plant and equipment for current and comparative periods are as follows:

Asset	<i>Useful Life</i> <i>(years)</i>
Freehold buildings	20 – 25
Plant and machinery	5 – 30
Furniture and equipment	5
Motor vehicles	3 – 5
Quarry costs	15

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

Reclassification to investment properties

When the use of a property changes from owner-occupied to investment property, the property is reclassified as investment property considering that the accounting policy for investment property is the 'Cost Model' in accordance with IAS 40.

Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are accounted for using the cost model. Under the cost model, investment properties are stated at cost less accumulated depreciation and impairment losses, if any.

The cost of replacing a part of an item of investment property is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day maintenance of investment property are recognised in profit or loss as incurred.

The depreciation on buildings is charged on straight line basis over their estimated useful lives of 25 years. The depreciation method, estimation of useful lives and residual values are reassessed at the reporting date. Land is not depreciated.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the property) is recognised in profit or loss.

Inventories

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses. Cost is determined as follows:

Raw material, stores and spares and semi-finished goods purchased

The cost includes insurance, freight and other incidental charges incurred in acquiring the inventories and bringing them to their present location and condition. Valuation is determined on a weighted average basis.

Raw materials produced locally, work in progress and finished goods

The cost includes cost of direct materials and direct labour plus an appropriate share of production overheads based on normal operating capacity. Valuation is determined on a weighted average basis.

4 MATERIAL ACCOUNTING POLICIES (continued)

Assets held for sale

Non-current assets, or disposal groups comprising assets and liabilities, are classified as held-for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. The criteria for held for sale classification is regarded as met only when the sale is highly probable, and the asset or disposal group is available for immediate sale in its present condition. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the plan to sell the asset and the sale expected to be completed within one year from the date of the classification.

Such assets, or disposal groups, are generally measured at the lower of their carrying amount and fair value less costs to sell. Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to inventories, financial assets, investment property, which continue to be measured in accordance with the Group's other accounting policies. Impairment losses on initial classification as held-for-sale or held-for distribution and subsequent gains and losses on remeasurement are recognized in profit or loss.

Once classified as held for sale, property, plant and equipment are no longer amortized or depreciated, and any equity accounted investee is no longer equity accounted.

Financial instruments

Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Dividend income and return on investments in securities

Dividend income is recognised in profit or loss on the date on which the Group's right to receive payment is established (provided that it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably).

Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; FVTOCI – debt investment; FVTOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

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

A debt investment is measured at FVTOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

4 MATERIAL ACCOUNTING POLICIES (continued)

Financial instruments (continued)

Classification and subsequent measurement (continued)

Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable-rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income. This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost or FVTOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVTOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Subsequent measurement and gains and losses:

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
Financial assets at amortised Cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.
Debt investments at FVTOCI	These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
Equity investments at FVTOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

Financial liabilities – Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

4 MATERIAL ACCOUNTING POLICIES (continued)

Financial instruments (continued)

Derecognition

Financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognised in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

Bank balances and cash

Cash and short-term deposits in the statement of financial position comprise cash at banks and on hand and short-term highly liquid deposits with a maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

Provisions

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. When the effect of time value of money is material, provisions are determined by discounting the expected future cash flows at a rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognized as finance expenses.

Foreign currency

Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of Group companies at the exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Foreign currency differences are generally recognised in profit or loss and presented within finance costs.

4 MATERIAL ACCOUNTING POLICIES (continued)

Foreign currency (continued)

Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated into AED at the exchange rates at the reporting date. The income and expenses of foreign operations are translated into AED at the exchange rates at the dates of the transactions.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to NCI. When the Group disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

Earnings per share

The Group presents basic earnings per share (EPS) data for its shares. The calculation of basic EPS has been based on the following profit attributable to ordinary shareholders and weighted-average number of ordinary shares outstanding. The calculation of diluted EPS has been based on the following profit attributable to ordinary shareholders and weighted-average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares. Weighted average number of shares outstanding is retrospectively adjusted to include the effect of any increase in the number of shares without a corresponding change in resources.

Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components.

Segment results that are reported to the Board of Directors include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

Contingencies

Contingent liabilities are not recognised in the financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognised in the financial statements but disclosed when an inflow of economic benefits is probable.

Impairment

Non-derivative financial assets

Financial instruments

The Group recognises loss allowances for expected credit loss (ECL) on:

- financial assets measured at amortised cost i.e. Trade receivables and cash at bank balances; and
- debt investments measured at FVTOCI

The Group also recognises loss allowances for ECLs on lease receivables, which are disclosed as part of trade and other receivables.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables (including lease receivables) and contract assets are always measured at an amount equal to lifetime ECLs.

4 MATERIAL ACCOUNTING POLICIES (continued)

Impairment (continued)

Non-derivative financial assets (continued)

Financial instruments (continued)

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment, that includes forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 120 days past due.

The Group considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financial asset is more than 365 days past due.

The Group considers a debt security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument. 12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt securities at FVTOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the debtor;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVTOCI, the loss allowance is charged to profit or loss and is recognised in OCI.

Impairment loss is reversed if the reversal can be objectively related to an event that have occurred after the impairment loss was recognised. For financial assets that are measured at amortised cost, the reversal is recognised in profit or loss account.

Write-off

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. For individual customers, the Group has a policy of writing off the gross carrying amount when the financial asset is 365 days past due based on historical experience of recoveries of similar assets. For corporate customers, the Group individually makes an assessment with respect to the timing and amount of write-off based on whether there is a reasonable expectation of recovery. The Group expects no significant recovery from the amount written off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

4 MATERIAL ACCOUNTING POLICIES (continued)

Impairment (continued)

Non-financial assets

At each reporting date, the Group reviews the carrying amounts of its non-financial assets (other than investment property and inventories) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Goodwill arising from a business combination is allocated to CGUs or groups of CGUs that are expected to benefit from the synergies of the combination.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its recoverable amount.

Impairment losses are recognised in profit or loss. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. For other assets, an impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

Provision for staff terminal benefits

The provision for staff terminal benefits is calculated in accordance with the provisions of the UAE Labor Law and is based on the liability that would arise if the employment of all staff were to be terminated at the reporting date. These are classified as long term liabilities.

With respect to its UAE national employees, the Group makes contributions to the General Pension and Social Security Authority. These contributions are calculated as a percentage of the employees' salaries. The Group's obligations are limited to these contributions, which are expensed when due.

Current versus non-current classification

The Group presents assets and liabilities in statement of financial position based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting year, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting year

All other assets are classified as non-current. A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting year, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting year

The Group classifies all other liabilities as non-current.

4 MATERIAL ACCOUNTING POLICIES (continued)

Taxes

Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities.

Current income tax relating to items recognised directly in equity is recognised in equity and not in the standalone statement of comprehensive income. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;
- In respect of taxable temporary differences associated with investments in subsidiaries, associate, and interests in joint arrangements, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Tax benefits acquired as part of a business combination, but not satisfying the criteria for separate recognition at that date, are recognised subsequently if new information about facts and circumstances change. The adjustment is either treated as a reduction in goodwill (as long as it does not exceed goodwill) if it was incurred during the measurement period or recognised in profit or loss.

The Group offsets deferred tax assets and deferred tax liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

4 MATERIAL ACCOUNTING POLICIES (continued)

Value added tax (VAT)

Expenses and assets are recognised net of the amount of value added tax (VAT), except:

- When the VAT incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the VAT is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable.
- When receivables and payables are stated with the amount of VAT included.

The net amount of VAT recoverable from, or payable to, the tax authority is included as part of receivables or payables in the consolidated statement of financial position.

5 REVENUE FROM CONTRACT WITH CUSTOMERS

Set out below is the disaggregation of the revenue from contracts with customers:

	2025 AED'000	2024 AED'000
Type of revenue		
Sale of goods	<u>782,600</u>	<u>680,146</u>
Geographical markets		
Within UAE	<u>723,295</u>	583,496
Outside UAE	<u>59,305</u>	96,650
Total revenue from contracts with customers	<u>782,600</u>	<u>680,146</u>
Timing of revenue recognition		
Goods transferred at a point in time	<u>782,600</u>	<u>680,146</u>

Contract balances

A contract asset is Group's right to consideration in exchange for goods that has been transferred to the customers. The Group has trade receivable of AED 312,882 thousand (2024: AED 259,292 thousand) (note 14) and short-term advances received from customers to supply the goods are AED 14,012 thousand (2024: AED 6,591 thousand) as at 31 December 2025.

Performance obligations

The performance obligation on sales of goods is satisfied upon delivery and payment is generally due within 150 to 210 days from delivery (2024: 150 to 210 days).

6 INVESTMENTS INCOME, net

	2025 AED'000	2024 AED'000
Gain on change of fair value of investments carried at FVTPL (note 12)	9,612	6,548
Net income from investment properties (note 10)	6,978	5,488
Dividend income	7,897	6,713
Foreign exchange loss on sale of held for sale investment (refer note 11)	(1,484)	-
Others	1,045	407
	<u>24,048</u>	<u>19,156</u>

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

7 CORPORATE TAXATION

On 9 December 2022, the UAE Ministry of Finance released Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses (Corporate Tax Law or the Law) to enact a Federal corporate tax (CT) regime in the UAE. The CT regime has become effective for accounting periods beginning on or after 1 June 2023. The Cabinet of Ministers Decision No. 116 of 2022 (widely accepted to be effective from 16 January 2023) specified the threshold of taxable income to which the 0% UAE CT rate would apply, and above which the 9% UAE CT rate would apply. It is widely considered that this would constitute 'substantive enactment' of the UAE CT Law for the purposes of IAS 12, the objective of which is to prescribe the basis for accounting for Income Taxes.

Current taxes should be measured at the amount expected to be paid to or recovered from the tax authorities by reference to tax rates and laws that have been enacted or substantively enacted, by the end of the any reporting period. Since the Group is expected to pay tax in accordance with the provision of the UAE CT Law on its operational results with effect from 1 January 2024, current taxes have been accounted for in the financial statements for the period beginning from 1 January 2024.

Deferred taxes should be measured by reference to the tax rates and laws, as enacted, or substantively enacted, by the end of the reporting period, that are expected to apply in the periods in which the assets and liabilities to which the deferred tax relates are realized or settled. As the UAE CT Law is considered 'enacted' as at 31 December 2024 for the purposes of IAS 12, the Group considered the application of IAS 12 and any requirements for the measurement and recognition of deferred taxes (if any) for the year ended 31 December 2025.

Following are the major components of income tax expense for the year ended 31 December 2025:

	2025 AED'000	2024 AED'000
<i>Consolidated statement of profit or loss</i>		
Current income tax charge	8,805	2,376
Deferred tax related to the origination of the temporary differences	(233)	(325)
Reversal of current tax provision during the year	(146)	-
Deferred tax credit	282	-
	<u>8,708</u>	<u>2,051</u>
<i>Consolidated statement of other comprehensive income</i>		
Deferred tax related to the origination of the temporary differences	<u>647</u>	<u>148</u>

Reconciliation of tax expense and the accounting profit for the year ended 31 December 2025 is as below;

	2025 AED'000	2024 AED'000
Accounting profit before tax	114,599	33,763
At United Arab Emirates' statutory income tax rate (9% of profit above AED 375 thousand)	10,280	3,005
<i>Adjustments for amounts which are non-deductible / (taxable) in calculating taxable income</i>		
Non-deductible expenses for tax purposes	116	87
Exempt income	(1,688)	(1,041)
Income tax expense reported in the income statement	<u>8,708</u>	<u>2,051</u>
Effective tax rate	<u>7.6%</u>	<u>6.1%</u>

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

7 CORPORATE TAXATION (continued)

Deferred tax reflected in the consolidated statement of financial position as follows;

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
Deferred tax asset	<u>276</u>	<u>325</u>
Deferred tax liability	<u>647</u>	<u>148</u>

Reconciliation of Deferred tax (net) is as below;

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
As of 1 January	177	-
Income during the year recognised in profit or loss	(49)	325
Expense during the year recognised in OCI	(499)	(148)
As of 31 December	<u>(371)</u>	<u>177</u>

Movement in the current tax payable is as below;

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
As of 1 January	2,376	-
Current tax charge for the year	8,805	2,376
Reversal of provision	(146)	-
Paid during the year	(2,230)	-
As of 31 December (note 16)	<u>8,805</u>	<u>2,376</u>

8 PROFIT FOR THE YEAR

The profit for the year is stated after charging:

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
Salaries and staff related costs:		
Wages and salaries	44,812	41,488
End of service benefits (note 18)	2,764	3,876
Other employee benefits	34,496	18,917
	<u>82,072</u>	<u>64,281</u>

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

8 PROFIT FOR THE YEAR (continued)

	2025 AED'000	2024 AED'000
<i>Allocation of salaries and staff related costs is as follows;</i>		
Cost of sales	60,543	46,675
General and Administrative	17,253	13,653
Selling and distribution	4,276	3,953
	<u>82,072</u>	<u>64,281</u>
	2025 AED'000	2024 AED'000
Finance expenses:		
Interest on bank borrowings*	<u>27,286</u>	<u>29,121</u>
	2025 AED'000	2024 AED'000
Cost of sales:		
Material consumed	<u>313,481</u>	<u>322,916</u>
	2025 AED'000	2024 AED'000
Depreciation:		
Property, plant and equipment	78,780	71,534
Investment properties	7,905	7,874
	<u>86,685</u>	<u>79,408</u>

*The amount of borrowing costs capitalised during the year ended 31 December 2025 was AED 1,240 thousand (2024: AED 3,812 thousand). The rate used to determine the amount of borrowing costs eligible for capitalisation was 6.5% (2024: 7.5%), which is the EIR of the specific borrowing.

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

9 PROPERTY, PLANT AND EQUIPMENT

	<i>Freehold land AED'000</i>	<i>Freehold buildings AED'000</i>	<i>Plant and machinery AED'000</i>	<i>Furniture, and equipment AED'000</i>	<i>Motors vehicles AED'000</i>	<i>Quarry costs AED'000</i>	<i>Capital work-in progress AED'000</i>	<i>Total AED'000</i>
Cost								
At 1 January 2024	23,852	453,444	1,605,989	46,501	47,773	4,364	6,655	2,188,578
Additions	-	1,054	22,656	585	2,658	-	51,869	78,822
Disposals	-	-	-	-	(751)	-	-	(751)
Capitalised from CWIP	-	2,098	6,882	-	-	-	(8,980)	-
Transfer to investment properties	-	-	-	-	-	-	(534)	(534)
At 31 December 2024	23,852	456,596	1,635,527	47,086	49,680	4,364	49,010	2,266,115
At 1 January 2025	23,852	456,596	1,635,527	47,086	49,680	4,364	49,010	2,266,115
Additions	-	58	7,743	1,575	4,575	-	121,430	135,381
Disposals	-	-	(870)	(155)	(367)	-	-	(1,392)
Capitalised from CWIP	-	22,912	81,541	62	14,666	-	(119,181)	-
At 31 December 2025	23,852	479,566	1,723,941	48,568	68,554	4,364	51,259	2,400,104
Depreciation								
At 1 January 2024	-	298,425	921,920	44,022	43,975	4,007	-	1,312,349
Charge for the year	-	13,554	55,387	975	1,554	64	-	71,534
On disposals	-	-	-	-	(659)	-	-	(659)
At 31 December 2024	-	311,979	977,307	44,997	44,870	4,071	-	1,383,224
At 1 January 2025	-	311,979	977,307	44,997	44,870	4,071	-	1,383,224
Charge for the year	-	13,683	61,464	1,031	2,538	64	-	78,780
On disposals	-	-	(870)	(155)	(367)	-	-	(1,392)
At 31 December 2025	-	325,662	1,037,901	45,873	47,041	4,135	-	1,460,612
Net book value								
At 31 December 2025	23,852	153,904	686,040	2,695	21,513	229	51,259	939,492
At 31 December 2024	23,852	144,617	658,220	2,089	4,810	293	49,010	882,891

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

9 PROPERTY, PLANT AND EQUIPMENT (continued)

Depreciation has been allocated as follows:

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
Cost of sales	75,085	69,006
Administrative and general expenses	3,695	2,528
	78,780	71,534

- Capital work-in-progress included within property, plant and equipment as at 31 December 2025 mainly comprises expenditure incurred in respect of the Ready mix concrete plant and other plant and machinery under construction.
- At 31 December 2025, the cost of fully depreciated property, plant and equipment that is still in use amounted to AED 569 million (2024: AED 563 million).
- There are commercial mortgage and assignment of insurance policy in respect of plant & machinery in relation to banking facilities obtained by the Group (note 17).

10 INVESTMENT PROPERTIES

	<i>Undeveloped land AED'000</i>	<i>Developed Land AED'000</i>	<i>Buildings AED'000</i>	<i>Properties under development AED'000</i>	<i>Total AED'000</i>
Cost:					
At 1 January 2024	53,301	43,466	224,331	1,866	322,964
Transfer from PPE (note 9)	-	-	534	-	534
At 31 December 2024	53,301	43,466	224,865	1,866	323,498
Additions	-	-	-	612	612
At 31 December 2025	53,301	43,466	224,865	2,478	324,110
Depreciation and impairment:					
At 1 January 2024	-	-	71,776	1,866	73,642
Charge for the year	-	-	7,874	-	7,874
At 31 December 2024	-	-	79,650	1,866	81,516
Charge for the year	-	-	7,905	-	7,905
Impairment reversal	-	-	(1,614)	-	(1,614)
At 31 December 2025	-	-	85,941	1,866	87,807
Net book value:					
At 31 December 2025	53,301	43,466	138,924	612	236,303
At 31 December 2024	53,301	43,466	145,215	-	241,982

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

10 INVESTMENT PROPERTIES (continued)

Net operating income from investment properties is as below;

	2025 AED'000	2024 AED'000
Rental income derived from investment properties	19,934	18,034
Direct operating expenses	(5,051)	(4,672)
Rental income net off direct operating expenses	14,883	13,362
Depreciation charge for the year	(7,905)	(7,874)
Net income from investment properties (note 6)	<u>6,978</u>	<u>5,488</u>

Investment properties are carried at cost and the fair value of the investment properties as of 31 December 2025, based on valuation undertaken by an independent qualified valuer, amounted to AED 505,700 thousand (2024: AED 457,180 thousand). The fair value of the investment properties has been determined using level 3 fair value.

Impairment of investment properties

Management has made impairment assessment based on the difference between projected rental income and actual inflows and involved an external valuer for valuation of investment properties. Based on the assessment, market value of the properties is not less than carrying value. Impairment provision amounting to AED 1,614 thousand (2024: AED Nil thousand) was reversed during the year. Management has assessed that the remaining balance of impairment of AED 1,866 thousand is adequate.

11 ASSET HELD FOR SALE

	2025 AED'000	2024 AED'000
Opening balance	47,293	47,293
Less: sale consideration	(45,809)	-
Foreign exchange loss on sale of investment (refer note 6)	(1,484)	-
Closing balance	<u>-</u>	<u>47,293</u>

- (i) This investment represented a 35.5% shareholding in Autoline Industrial Parks Ltd. ("AIPL"), an entity incorporated in India, owning industrial plots of land in Maharashtra, India.
- (ii) During the current year, the Group disposed of its entire investment in AIPL, consisting of 28.1 million equity shares, for a total agreed consideration of INR 1,169 million before taxes and charges (equivalent to AED 52 million) in accordance with the sale agreement. After deducting taxes, and remittance related charges the net proceeds received amounted to INR 1,075 million (equivalent to AED 45.8 million). Accordingly, the transaction resulted in a loss of AED 1.48 million in UAE Dirham terms, representing a decline of approximately 3.14%, primarily due to adverse foreign currency movement.

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

12 INVESTMENTS

	2025 AED'000	2024 AED'000
Non-current investments		
<i>Investments carried at FVTOCI</i>		
Investment in quoted equity securities	166,798	135,172
Investment in unquoted equity securities	36,932	32,081
	<u>203,730</u>	<u>167,253</u>
Current investments		
<i>Investments carried at FVTPL</i>		
Investment in quoted equity securities	53,675	38,310
Closing balance	<u>257,405</u>	<u>205,563</u>
	2025 AED'000	2024 AED'000
<i>Quoted:</i>		
UAE	190,622	141,946
Outside UAE	29,851	31,536
<i>Unquoted:</i>		
UAE	376	325
Outside UAE	36,556	31,756
	<u>257,405</u>	<u>205,563</u>

Investments carried at FVTOCI

This include investments in equity shares of listed companies. Fair values of these equity shares are determined by reference to published price quotations in an active market. The Group holds non-controlling interests in these companies. FVTOCI also includes the investments in funds which are unquoted. These investments were irrevocably designated at fair value through OCI as the Group considers these investments to be strategic in nature. Movement during the year is as below;

	2025 AED'000	2024 AED'000
As at 1 January	167,253	157,169
Purchases made during the year	1,763	1,764
Change in fair value	36,646	15,772
Disposals during the year	(1,932)	(7,452)
As at 31 December	<u>203,730</u>	<u>167,253</u>

Cumulative changes in fair value reserve of investment carried at FVTOCI

	2025 AED'000	2024 AED'000
As at 1 January	46,514	26,040
Net change in fair value during the year	36,646	15,772
Deferred tax on unrealized fair value change (note 7)	(499)	(148)
Transfer to retained earnings upon disposal	-	4,850
As at 31 December	<u>82,661</u>	<u>46,514</u>

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

12 INVESTMENTS (continued)

Sensitivity analysis – equity price risk

The Group's investments in quoted equity securities are listed on the Dubai Financial Market (DFM), Abu Dhabi Security Exchange (ADX), Kuwait Stock Exchange (KSE), National Stock Exchange of India Ltd (NSE) and Bahrain Stock Exchange (BSE). For quoted investments classified as FVTOCI, a 10 % increase/decrease in all of these stock exchanges at the reporting date would have increased or decreased OCI by AED 16,680 thousand (2024: AED 13,517 thousand).

Unquoted investments are measured at fair value as at 31 December 2025. In determining fair value, management engages professionally qualified independent external valuers to assess the fair value of unquoted equity investments. For investments in funds, the valuations provided by the external valuers appointed by the respective fund managers are relied upon. Fair values are determined using appropriate valuation techniques, including market-based comparable information of the investee companies and net asset value-based methodologies.

Investments carried at FVTPL

This include investments in equity shares of listed companies. Fair values of these equity shares are determined by reference to published price quotations in an active market. Movement during the year as follows:

	2025 AED'000	2024 AED'000
As at 1 January	38,310	31,762
Purchases made during the year	5,753	-
Fair value gain (note 6)	9,612	6,548
	<u>53,675</u>	<u>38,310</u>

13 INVENTORIES

	2025 AED'000	2024 AED'000
Raw materials	100,360	135,502
Work in progress and semi-finished goods	68,876	43,291
Finished goods	14,841	15,169
Stores and spares	129,106	117,307
	<u>313,183</u>	<u>311,269</u>
Less: provision for slow moving inventories	(24,012)	(25,612)
	<u>289,171</u>	<u>285,657</u>
Goods-in-transit	4,515	1,782
	<u>293,686</u>	<u>287,439</u>

Movement in the provision for slow moving inventories is as follows:

	2025 AED'000	2024 AED'000
At 1 January	25,612	22,343
Add: provided during the year	1,950	4,300
Less: written back during the year (refer note below)	(3,550)	(1,031)
	<u>24,012</u>	<u>25,612</u>

Provision for slow moving inventories was recorded against semi finished goods stock and stores and spares. The provision was written back during the year based of the Group's assessment of the net realizable value of the finished goods during the year ended 31 December 2025.

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

14 TRADE AND OTHER RECEIVABLES

	2025 AED'000	2024 AED'000
Trade receivables	312,882	259,292
Less: provision for expected credit losses	(10,319)	(8,569)
	<u>302,563</u>	<u>250,723</u>
Prepayments and advances to suppliers	18,667	12,349
Other receivables	12,372	2,145
	<u><u>333,602</u></u>	<u><u>265,217</u></u>

Movement in the allowance for expected credit losses is as follows:

	2025 AED'000	2024 AED'000
At 1 January	8,569	7,219
Add: charge for the year	1,750	1,350
	<u><u>10,319</u></u>	<u><u>8,569</u></u>

The majority of trade receivables are secured against bank guarantees credit, and management believes that the provision for ECL at the reporting date is sufficient. Trade receivables are non-interest bearing and are generally on terms of 150 to 210 days (2024: 150 to 210 days). Ageing analysis of gross trade receivables are as follows, refer note 28 for the provision for expected credit losses on these receivables.

	<i>Total</i> AED'000	<i>Neither past due nor impaired</i> AED'000	<i>Past due</i>		
			<i>1 - 90 days</i> AED'000	<i>91 - 180 days</i> AED'000	<i>Above 180 days</i> AED'000
2025	<u><u>312,882</u></u>	<u><u>211,154</u></u>	<u><u>94,308</u></u>	<u><u>4,215</u></u>	<u><u>3,205</u></u>
2024	<u><u>259,292</u></u>	<u><u>153,218</u></u>	<u><u>90,321</u></u>	<u><u>10,774</u></u>	<u><u>4,979</u></u>

15 BANK BALANCES AND CASH

	2025 AED'000	2024 AED'000
Cash in hand	894	490
Bank balances:		
Current accounts	71,064	42,477
	<u><u>71,958</u></u>	<u><u>42,967</u></u>

Sharjah Cement & Industrial Development Co. (PJSC) and its subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

16 TRADE AND OTHER PAYABLES

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
Trade payables*	105,412	143,587
Payable against construction of property, plant and equipment**	21,159	-
Accruals and other payables	49,008	60,903
VAT Payable	2,371	1,444
Current tax provision (note 7)	8,805	2,376
Unclaimed dividend payable to shareholders	13,775	12,125
	200,530	220,435

*Trade payables are non-interest bearing and are normally settled on terms of 90 to 120 days (2024: 90 to 120 days).

**Payables related to construction of property, plant and equipment primarily comprise amounts outstanding in respect of capital expenditure incurred for the development of the Ready mix concrete plant.

17 BANK BORROWINGS

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
<i>Long term borrowings:</i>		
Term loans	133,527	142,160
Less: short term portion of term loans	(30,463)	(47,771)
Long term portion of loan	103,064	94,389
<i>Short term borrowings:</i>		
Short term loans	311,116	232,935
Current portion of term loans	30,463	47,771
	341,579	280,706
	444,643	375,095

- (i) All facilities bear interest rates at prevailing market rates.
- (ii) Bank borrowings are secured by:
- Demand promissory note for AED 207 million in favor of the bank as a security against the bank facilities.
 - Registered pledge and assignment of insurance policy over captive power plant for an amount of AED 86 million in favor of one of the banks in UAE. (note 9)
 - Registered pledge and assignment of insurance policy over waste heat recovery plant for an amount of AED 15 million in favor of one of the banks in UAE. (note 9)
- (iii) Bank borrowing agreements contain various restrictive covenants and require the Group to maintain certain minimum amounts of working capital, equity and financial ratios. Testing for compliance with the financial covenants is done annually on 31 December. These covenants were met by the Group as at 31 December 2025.
- (iv) The Group has unused credit facilities of AED 278 million (2024: AED 194 million) as at 31 December 2025.
- (v) The Group has short-term borrowing with average interest rate of 5.75% to 6.75% p.a. (2024: 6.25% to 7.25% p.a.) as at 31 December 2025. Interest rates of the terms loans varies from 6% to 7% p.a. (2024: 6.5% to 7.5% p.a.)

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17 BANK BORROWINGS (continued)

Changes in liabilities arising from financing activities are as below;

	<i>1 January 2025 AED'000</i>	<i>Cash flows for the year AED'000</i>	<i>Other AED'000</i>	<i>31 December 2025 AED'000</i>
Short term loans	280,706	30,410	30,463	341,579
Long term loans	94,389	39,138	(30,463)	103,064
	<u>375,095</u>	<u>69,548</u>	<u>-</u>	<u>444,643</u>
	<i>1 January 2024 AED'000</i>	<i>Cash flow for the year AED'000</i>	<i>Other AED'000</i>	<i>31 December 2024 AED'000</i>
Short term loans	356,279	(123,344)	47,771	280,706
Long term loans	112,160	30,000	(47,771)	94,389
	<u>468,439</u>	<u>(93,344)</u>	<u>-</u>	<u>375,095</u>

The 'Other' column includes the effect of reclassification of non-current portion of interest-bearing loans and borrowings due to the passage of time. The Group classifies interest paid as cash flows from operating activities.

18 PROVISION FOR STAFF TERMINAL BENEFITS

	<i>2025 AED'000</i>	<i>2024 AED'000</i>
At 1 January	33,379	31,722
Provision made during the year (note 8)	2,764	3,876
Payments made during the year	(2,486)	(2,219)
At 31 December	<u>33,657</u>	<u>33,379</u>

19 SHARE CAPITAL

	<i>2025 AED'000</i>	<i>2024 AED'000</i>
<i>Authorised, issued and fully paid up:</i>		
608,253,746 shares of AED 1 each (2024: 608,253,746 shares of AED 1 each)	<u>608,254</u>	<u>608,254</u>

20 STATUTORY RESERVE

In accordance with the UAE Federal Decree Law No. (32) of 2021, as amended and the Company's Articles of Association, a minimum of 5% of the net profit of the Company is allocated every year to a non-distributable statutory reserve. Such allocation may be ceased when the statutory reserve equals half of the paid up share capital of the Company. This reserve is not available for distribution except in circumstances stipulated by the law. The Board of Directors have not proposed any further transfer to the statutory reserve as the reserve is in excess of 50% of the paid-up share capital (2024: 50%).

21 GENERAL RESERVE

As per Company's Articles of Association, 10% of the profit for the year has to be transferred to general reserve until the reserve reaches 25% of the paid-up share capital. This reserve is available for distribution at the recommendation of the directors and approval of shareholders in an ordinary general meeting. For the year ended 31 December 2025, the Board of Directors has proposed an appropriation of AED 20,000 thousand to the general reserve (2024: Nil). As at 31 December 2025, the balance of the general reserve exceeds 25% of the paid-up share capital (2024: 25%).

22 EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to owners of the Group and the weighted average number of ordinary shares outstanding as at 31 December 2025, calculated as follows:

	2025	2024
Profit for the year (AED'000)	105,891	31,712
Weighted average number of shares outstanding ('000)	608,254	608,254
Basic and diluted profit per share (AED)	0.174	0.052

23 CONTINGENT LIABILITIES AND COMMITMENTS

As at 31 December 2025, the Group has issued guarantees relating to performance bonds amounting to AED 975 thousand (2024: AED 1,606 thousand), from which it is anticipated that no material liabilities will arise. The group has commitments towards letter of credit at the reporting date amounted to AED 10,018 thousand (2024: AED 1,478 thousand).

Estimated capital expenditure commitment at the reporting date amounted to AED 21,718 thousand (2024: AED 12,269 thousand). The Group also has commitments of AED 516 thousand (2024: AED 2,500 thousand) on account of investments made in securities and funds. The Group has to pay as and when calls are made by the fund managers/investee companies.

24 DIVIDENDS

Dividend paid

At the Board of Directors Meeting held on 5 March 2025, the Directors have proposed AED 30,413 thousand cash dividend at AED 0.05 per share in respect of the year ended 31 December 2024 (31 December 2023: Nil) which was later approved by the Shareholders in General Assembly meeting held on 10 April 2025 and the dividend amount was partly paid during the year ended 31 December 2025.

Proposed cash dividend

At the Board of Directors Meeting held on 5 March 2026, the directors have proposed AED 60,826 thousand cash dividend at AED 0.10 per share in respect of the year ended 31 December 2025 (31 December 2024: AED 0.05 per share), which is subject to the approval by the shareholders in the annual general meeting.

25 SEGMENT REPORTING

The Group has broadly two major reportable segments as described below, which are the Group's strategic business units. The strategic business units operate in different sectors and are managed separately because they require different strategies. The following summary describes the operation in each of the Group's reportable segments:

<i>Manufacturing segment</i>	includes cement, paper sacks and plastic rope products.
<i>Investment segment</i>	includes investment and cash management for the Group's own account.

Investment segment is organised into two business units as follows:

- Investment and letting out properties in UAE.
- Investment in public and private equities and funds, mainly in GCC and Asia.

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25 SEGMENT REPORTING (continued)

The above segments are the basis on which the management monitors the operating results of these segments for the purpose of making decisions about resource allocation and performance assessment. Transactions between segments are eliminated on consolidation.

	2025	2024
	AED'000	AED'000
Manufacturing		
Revenue	782,600	680,146
Cost of sales	(636,140)	(610,765)
Gross profit	146,460	69,381
Miscellaneous income	5,124	2,888
Expenses	(21,582)	(18,767)
Net segment results	130,002	53,502
Investment		
Income from investment in private and public equities and funds	17,070	13,667
Income from investment properties	14,883	13,362
Impairment reversal on investment properties	1,614	-
Depreciation	(7,905)	(7,874)
Net segment results	25,662	19,155
Finance costs	(27,286)	(29,121)
Unallocated expenses - Head office	(13,779)	(9,773)
Income tax expense	(8,708)	(2,051)
Profit for the year	105,891	31,712

Other information

At 31 December 2025	Manufacturing	Investment	Total
	AED'000	AED'000	AED'000
Segment assets	1,638,721	494,001	2,132,722
Segment liabilities	679,477	-	679,477
Depreciation	78,780	7,905	86,685
Capital expenditure	135,381	2,375	137,756
At 31 December 2024	Manufacturing	Investment	Total
	AED'000	AED'000	AED'000
Segment assets	1,478,814	494,863	1,973,677
Segment liabilities	613,304	15,753	629,057
Depreciation	71,534	7,874	79,408
Capital expenditure	78,603	2,299	80,902

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2025

25 SEGMENT REPORTING (continued)

Geographical information

The following table presents revenue, asset and liability information regarding geographic segments for the years ended 31 December 2025 and 31 December 2024.

At 31 December 2025	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
Revenue	723,295	59,305	782,600
Investment income	21,441	2,607	24,048
At 31 December 2024	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
Revenue	583,496	96,650	680,146
Investment income	16,584	2,572	19,156
At 31 December 2025	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
Assets	2,049,133	83,589	2,132,722
Liabilities	557,083	122,394	679,477
Capital expenditure	135,993	1,763	137,756
At 31 December 2024	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
Assets	1,851,425	122,252	1,973,677
Liabilities	552,523	76,534	629,057
Capital expenditure	79,138	1,764	80,902

26 RELATED PARTIES TRANSACTIONS

Related parties represent major shareholders, directors and key management personnel of the Group, and entities controlled, jointly controlled or significant influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management and mutually agreed with the related parties.

Compensation of key management personnel is as follows:

	<i>2025 AED'000</i>	<i>2024 AED'000</i>
Short term employee benefits and end of service benefits	9,827	7,589
Number of key management personnel	15	14
Directors' fees (note below)	3,000	1,500

26 RELATED PARTIES TRANSACTIONS (continued)

In the subsequent period, at the Board of Directors meeting held on 5 March 2026, the directors proposed an appropriation for the directors' fee amounting to AED 3,000 thousand for the year ended 31 December 2025 which is subject to the approval by the shareholders in the annual general meeting. At the Annual General Meeting held on 10 April 2025, the shareholders approved the directors' fee amounting to AED 1,500 for the year ended 31 December 2024.

There are no related party transactions during the year except mentioned above and there are no balances due to / due from related parties as on 31 December 2025.

27 FINANCIAL INSTRUMENTS BY CATEGORY

The accounting policies for financial instruments have been applied to the line items below:

	2025 AED'000	2024 AED'000
Financial assets		
<i>Loans and receivables</i>		
Trade and other receivables (excluding advances & prepayments) (note 14)	314,935	252,868
Cash and bank balances (Note 15)	71,958	42,967
	<u>386,893</u>	<u>295,835</u>
<i>Investments</i>		
FVTOCI financial assets (Note 12)	203,730	167,253
FVPTL financial assets (Note 12)	53,675	38,310
	<u>257,405</u>	<u>205,563</u>
	<u>644,298</u>	<u>501,398</u>
Financial liabilities		
<i>At amortised cost</i>		
Trade and other payables (excluding deposits and advances)	179,978	209,006
Borrowings (note 17)	444,643	375,095
	<u>624,621</u>	<u>584,101</u>

28 FINANCIAL RISK MANAGEMENT

Overview

The Group has exposure to the following risks arising from financial instruments:

- credit risk;
- liquidity risk; and
- market risk

Risk management framework

The Group's board of directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors has established the Board Audit and Compliance Committee, which is responsible for developing and monitoring the Group's risk management policies. The committee reports regularly to the board of directors on its activities.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

28 FINANCIAL RISK MANAGEMENT (continued)

Risk management framework (continued)

The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations. Board Audit and Compliance Committee oversees how management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. Board Audit and Compliance Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to Board Audit and Compliance Committee.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities.

Trade receivables

Management has established a credit policy under which each new customer is analysed individually for credit worthiness before the Group's standard payment and delivery terms and conditions are offered. Exposures within each credit risk grade are segmented by nature of customers' operations and an ECL rate is calculated for each segment based on delinquency status and actual credit loss experience over the past 12 months.. These rates are multiplied by scalar factors to reflect differences between economic conditions during the period over which the historical data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables. Scalar factors are based on GDP forecast and industry outlook.

Cash and cash equivalents

The Group held cash and cash equivalents of AED 71,958 thousand as at 31 December 2025 (2024: AED 42,967 thousand). The cash and cash equivalents are held with bank and financial institution counterparties, which are rated A1 to Baa3, based on Moody's corporation ratings. Impairment on cash and cash equivalents has been measured on a 12-month expected loss basis and reflects the short maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties and accordingly, the expected credit loss is negligible.

The financial assets exposed to credit risk are as follows:

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	<i>2025</i>	<i>2024</i>
	<i>AED'000</i>	<i>AED'000</i>
Trade receivables (net of provision for ECL)	302,563	250,723
Deposits and other receivables	12,868	2,145
Bank balances	71,064	42,477
	386,495	295,345

The maximum exposure to credit risk for other financial assets and trade receivables at the reporting date by geographic region was:

	<i>2025</i>	<i>2024</i>
	<i>AED'000</i>	<i>AED'000</i>
Domestic	369,900	283,404
Other regions	16,595	11,941
	386,495	295,345

28 FINANCIAL RISK MANAGEMENT (continued)

Credit risk (continued)

Impairment losses

The Group seeks to limit its credit risk with respect to customers by setting credit limits for individual customers and monitoring outstanding receivables.

Credit quality of a customer is assessed based on a credit rating and individual credit limits are defined in accordance with this assessment.

The Group has adopted a policy of only dealing with credit worthy counterparties as a means of mitigating the risk of financial loss from defaults. Credit exposure is controlled by counterparty limits that are reviewed and approved by the Group annually and monitoring outstanding receivables.

Expected credit loss assessment

An impairment analysis is performed at each reporting date to measure expected credit losses. The Group uses an allowance matrix to measure the ECLs of trade receivables. Loss rates are calculated using a 'roll rate' method based on the probability of a receivable progressing through successive stages of delinquency to write-off. The methodology for the calculation of ECL is the same as described in the last annual financial statements.

The following table provides information about the exposure to credit risk and ECLs for trade receivables as at 31 December 2025:

	<i>Gross value 2025 AED'000</i>	<i>Allowances for expected credit losses 2025 AED'000</i>	<i>Expected credit loss (ECL)</i>
Secured trade receivables	239,159	-	0.00%
Unsecured trade receivables	70,432	7,028	9.98%
Specific provision on trade receivable	3,291	3,291	100.00%
	<u>312,882</u>	<u>10,319</u>	
	<i>Gross value 2024 AED'000</i>	<i>Allowances for expected credit losses 2024 AED'000</i>	<i>Expected credit loss (ECL)</i>
Secured trade receivables	168,696	-	0.00%
Unsecured trade receivables	88,583	6,556	7.40%
Specific provision on trade receivable	2,013	2,013	100.00%
	<u>259,292</u>	<u>8,569</u>	

Loss rates are based on actual credit loss experience over the past 12 months. These rates are multiplied by scalar factors to reflect differences between economic conditions during the period over which the historical data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables. Scalar factors are based on actual and forecast GDP of respective countries in which the Group operates.

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28 FINANCIAL RISK MANAGEMENT (continued)

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group aims to maintain the level of cash and cash equivalents and other liquid investments at an amount in excess of expected cash outflows on financial liabilities. This excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

The following are the contractual maturities of financial liabilities, including interest payments:

	<i>Carrying amount AED'000</i>	<i>Contractual cash flows AED'000</i>	<i>Less than 3 months AED'000</i>	<i>Between 3 to 12 months AED'000</i>	<i>Between 1 to 2 years AED'000</i>	<i>Between 2 to 5 years AED'000</i>	<i>Above 5 years AED'000</i>
At 31 December 2025							
<i>Non-derivative financial liabilities</i>							
Trade and other payables	200,530	200,530	200,530	-	-	-	-
Bank borrowings	444,643	500,643	168,046	199,967	43,184	80,901	8,545
	645,173	701,173	368,576	199,967	43,184	80,901	8,545
	<i>Carrying amount AED'000</i>	<i>Contractual cash flows AED'000</i>	<i>Less than 3 months AED'000</i>	<i>Between 3 to 12 months AED'000</i>	<i>Between 1 to 2 years AED'000</i>	<i>Between 2 to 5 years AED'000</i>	<i>Above 5 years AED'000</i>
At 31 December 2024							
<i>Non-derivative financial liabilities</i>							
Trade and other payables	220,435	220,435	220,435	-	-	-	-
Bank borrowings	375,095	444,316	86,148	221,047	56,260	80,861	-
	595,530	664,751	306,583	221,047	56,260	80,861	-

28 FINANCIAL RISK MANAGEMENT (continued)

Market risk

Market risk is the risk that changes in market prices e.g. foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group is not exposed to significant currency risk as the Group has transactions denominated in AED, or USD, a currency to which AED is currently pegged.

Interest rate risk

Interest rate risk is the risk that value of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to interest rate risk is primarily on its borrowings with banks. The interest rate on the Group's financial instruments is based on market rates. At the reporting date, the interest rate profile of the Group's interest bearing financial instruments was:

	<i>2025</i> <i>AED'000</i>	<i>2024</i> <i>AED'000</i>
<i>Variable rate instruments</i>		
Financial liabilities	444,643	375,095

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. When appropriate, the Group enters into fixed rate loan, Bonds and interest rate swaps, in which it agrees to exchange, at specified intervals, the difference between fixed and variable rate interest amounts calculated by reference to an agreed-upon notional principal amount.

		<i>Contractual cash flows</i> <i>AED'000</i>	
		<i>Less than</i> <i>1 year</i>	<i>More than</i> <i>1 year</i>
31 December 2025	Nominal Amount	341,579	103,064
	Fair value assets (liabilities)	368,013	132,630
31 December 2024	Nominal Amount	280,706	94,389
	Fair value assets (liabilities)	307,195	137,121

Fair value sensitivity analysis for fixed interest rate instruments

The Group does not account for any fixed rate financial assets or liabilities at fair value through profit or loss, therefore, a change in interest rates at the reporting date would not affect profit or loss.

Cash flow sensitivity analysis for variable rate instruments

A reasonably possible change of 100 basis points ("bp") in interest rates at the reporting date would have increased/(decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

		<i>Profit or loss</i> <i>AED'000</i>	
		<i>100 bp</i> <i>Increase</i>	<i>100 bp</i> <i>decrease</i>
31 December 2025		(4,446)	4,446
31 December 2024		(3,751)	3,751

28 FINANCIAL RISK MANAGEMENT (continued)

Market risk (continued)

Equity price risks

Equity price risk arises from marketable securities measured at fair value. The Group is exposed to equity price risks arising from quoted investments. Refer note 12 for the equity price sensitivity analysis of these investments.

Fair values

The management of the Group believes that fair value of its financial assets and liabilities are not materially different from the carrying amount at the reporting date. Also refer notes 12 and 17.

Capital Risk Management

The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximise the shareholders' value.

The Group manages its capital structure and makes adjustments to it in light of changes in business conditions. No changes were made in the objectives, policies or processes during the year ended 31 December 2025 and 2024. Capital comprises share capital, reserves, fair value reserves and accumulated profits. As at 31 December 2025, the Group's capital is measured at AED 1,453,245 thousand (2024: AED 1,344,620 thousand).

	<i>1 January 2025 AED'000</i>	<i>Cash inflows AED'000</i>	<i>Cash outflows AED'000</i>	<i>31 December 2025 AED'000</i>
Short term loan	232,935	669,126	(590,945)	311,116
Term loans	142,160	69,415	(78,048)	133,527
	<u>375,095</u>	<u>738,541</u>	<u>(668,993)</u>	<u>444,643</u>
	<i>1 January 2024 AED'000</i>	<i>Cash inflows AED'000</i>	<i>Cash outflows AED'000</i>	<i>31 December 2024 AED'000</i>
Short term loan	323,508	564,278	(654,851)	232,935
Term loans	144,931	25,000	(27,771)	142,160
	<u>468,439</u>	<u>589,278</u>	<u>(682,622)</u>	<u>375,095</u>

29 MEASUREMENT OF FAIR VALUES

'Fair value' is 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 in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When one is available, the Group measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as 'active' if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and long positions at a bid price and liabilities and short positions at an ask price.

29 MEASUREMENT OF FAIR VALUES (continued)

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognised in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

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

Level 1: Quoted market price (unadjusted) in an active market. The fair values are based on market price at the valuation date. The Group's investment in held for trading quoted equity securities are classified in this category.

Level 2: Valuation techniques based on observable inputs, either directly (i.e., as prices) or indirectly (i.e., derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted market prices for identical or similar instruments in markets that are considered less active; broker quotes; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3: Valuation techniques using significant unobservable inputs. This category includes all instruments where the valuation techniques include inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

In certain cases, the valuation is also determined based on fund manager valuation reports and project progress reports. The Group's investment in unquoted equity securities and funds are classified in this category. Generally, a change in underlying comparative data used for estimating fair value is accompanied by change in the fair value.

The management has reviewed fair value of investments at FVTOCI and accordingly, a fair valuation gain of AED 36,646 thousand has been recorded during the current year in other comprehensive income (2024: AED 15,772 thousand).

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

	<i>Level 1</i> <i>AED'000</i>	<i>Level 2</i> <i>AED'000</i>	<i>Level 3</i> <i>AED'000</i>	<i>Total</i> <i>AED '000</i>
At 31 December 2025				
Financial Asset				
Investments carried at FVTOCI	166,798	-	36,932	203,730
Investments carried at FVTPL	53,675	-	-	53,675
Non-Financial Asset				
Investment properties	-	-	505,700	505,700
	<u>220,473</u>	<u>-</u>	<u>542,632</u>	<u>763,105</u>
At 31 December 2024				
Financial Asset				
Investments carried at FVTOCI	135,172	-	32,081	167,253
Investments carried at FVTPL	38,310	-	-	38,310
Non-Financial Asset				
Investment properties	-	-	457,180	457,180
	<u>173,482</u>	<u>-</u>	<u>489,261</u>	<u>662,743</u>

30 MATERIAL ACCOUNTING JUDGMENTS AND ESTIMATES

Investment in securities

Investments are classified as either investments carried at FVTOCI or fair value through profit or loss. In judging whether investments are held for trading or investments carried at FVTOCI, the management has considered the detailed criteria for determination of such classification as detailed in accounting policies. The management is satisfied that its investments in securities are appropriately classified as either investments carried at FVTOCI or fair value through profit or loss. Valuation of unquoted equity investments is normally based on one of the following:

- Recent arm's length market transactions;
- Current fair value of another instrument that is substantially the same;
- The expected cash flows discounted at current rates applicable for the items and with similar terms and risk characteristics; or
- Other valuation models

Estimate of fair value of financial instruments

The management uses valuation techniques that include inputs that are not based on observable market data to estimate the fair value of certain types of financial instruments. Note 29 provides detailed information about the key assumptions used in the determination of the fair value of financial instruments, as well as the detailed sensitivity analysis for these assumptions.

Estimating useful lives of investment properties and own-use property, plant and equipment

The Group's management determines the estimated useful lives and related depreciation charges for its investment properties and property, plant and equipment. The Group has carried out a review of the residual values and useful lives as at 31 December 2025 to assess the reasonableness of such estimates. Management has not highlighted any requirement for an adjustment to the residual lives and remaining useful lives of the assets for the current or future periods.

Provision for obsolete inventory

The Group reviews its inventory to assess loss on account of obsolescence and any write down for net realizable value adjustment on a regular basis. In determining whether a provision for obsolescence should be recorded in profit and loss, the Group makes judgments as to whether there is any observable data indicating that there is any future saleability of the product and the net realizable value for such product. Provision for net realizable value write down is made where the net realizable value is less than cost based on best estimates by management. The provision for obsolescence of inventory is based on its ageing and the past trend of consumption.

Impairment losses on receivables

The Group reviews its receivables to assess impairment at least on an annual basis. The Group's credit risk is primarily attributable to its trade receivables. In determining whether impairment losses should be recognised in profit and loss, the Group makes judgments as to whether there is any observable data indicating that there is a measurable decrease in the estimated future cash flows. Accordingly, an allowance for impairment is made in accordance with 'expected credit loss' (ECL) model. This will require considerable judgment about how the changes in economic factors affect ECLs, which are determined on a probability-weighted basis.

Impairment losses on property, plant and equipment and investment properties

The Group reviews its property, plant and equipment and investment properties to assess impairment, if there is an indication of impairment. In determining whether impairment losses should be recognised in profit or loss, the Group makes judgments as to whether there is any observable data indicating that there is a reduction in the carrying value of property, plant and equipment and investment properties. Accordingly, provision for impairment is made where there is an identified loss event or condition which, based on previous experience, is evidence of a reduction in the carrying value of property, plant and equipment and investment properties.

31 SOCIAL CONTRIBUTION

During the year, the Group made social contributions of AED 1,001 thousand (2024: AED 826 thousand).

32 SUBSEQUENT EVENTS

Subsequent to the year end on 28 February 2026, geopolitical escalations occurred in and around Iran, including military strikes on Iranian territory and retaliatory disruptions targeting Gulf countries and shipping channels. Management has assessed the situation and concluded that there is no immediate impact on the integrity and valuation of the Group's assets as of 31 December 2025, nor on the continuity of its operations. Management continues to closely monitor developments and will take appropriate actions as necessary to mitigate emerging risks.