

**RED SEA INTERNATIONAL COMPANY
(A SAUDI JOINT STOCK COMPANY)**

**CONSOLIDATED FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT**

31 DECEMBER 2022

CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2022

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**INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS
TO SHAREHOLDERS OF RED SEA INTERNATIONAL COMPANY
(A SAUDI JOINT STOCK COMPANY)**

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Opinion

We have audited the consolidated financial statements of Red Sea International Company, a Saudi Joint Stock Company (the "Company") and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position as at 31 December 2022, 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 a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2022, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by the Saudi Organization for Chartered and Professional Accountants.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) that is endorsed in the Kingdom of Saudi Arabia that is relevant to our audit of the consolidated financial statements, and we have fulfilled our other ethical responsibilities in accordance with this Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material uncertainty related to going concern

We draw attention to Note 2.1 in the consolidated financial statements, which indicates that the Company incurred a net loss of SR 197.8 million during the year ended 31 December 2022 and, as of that date, the accumulated losses of the Company amounting to SR 172.5 million which represent 57% of the Company's capital. Further, as of 31 December 2022, the Company's current liabilities exceeded its total assets by SR 201.5 million. As stated in Note 2.1, these events or conditions, along with other matters as set forth in Note 2.1, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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 auditor's 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.

**INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF CONSOLIDATED FINANCIAL STATEMENTS
TO SHAREHOLDERS OF RED SEA INTERNATIONAL COMPANY
(A SAUDI JOINT STOCK COMPANY) (continued)**

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Key Audit Matters (continued)

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.

Key audit matter	How our audit addressed the key audit matter
<p>RECOGNITION OF EXPECTED CREDIT LOSSES UNDER IFRS 9 AND IMPAIRMENT OF DISPUTED TRADE RECEIVABLES</p> <p>At 31 December 2022, the Group has gross outstanding receivables of SR 316.9 million (2021: SR 300.8 million) related to trade receivables and contract assets. Out of which an outstanding receivable of SR 88.7 million relates to a customer in Angola.</p> <p>At 31 December 2022, an allowance for expected credit losses amounting to SR 119.03 million (2021: SR 83 million) is maintained out of which an amount of SR 88.7 million (2021: SR 55.5 million) pertains to the above customer.</p> <p>Assessment of expected credit losses ("ECL") is considered to be a key audit matter for us due to the significant judgement required in determining the allowance for expected credit losses and in the preparation of ECL model.</p> <p><i>Refer to the notes 4, 18, 19 and 36 of the consolidated financial statement for the accounting policy and other related information.</i></p>	<p>We performed the following procedures to address the key audit matter:</p> <ul style="list-style-type: none"> - We obtained and tested the expected credit loss (ECL) model prepared by the management. - We evaluated the reasonableness of the significant judgments used by the management to develop loss rates and final ECL allowance using the loss rates. - We also verified the data inputs used in assessing the loss rates. - We evaluated forward-looking information, wherever applicable, that reflects the impact of future events on expected credit losses. - With respect to the customer with SR 88.7 million outstanding receivable, we held discussions with the legal counsel for the expected outcome of the legal proceedings and their effect on allowance for expected credit losses. - We assessed the adequacy of disclosures presented in the consolidated financial statements.

**INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS
TO SHAREHOLDERS OF RED SEA INTERNATIONAL COMPANY
(A SAUDI JOINT STOCK COMPANY) (continued)**

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Key Audit Matters (continued)

Key audit matter	How our audit addressed the key audit matter
<p>IMPAIRMENT OF NON-FINANCIAL ASSETS</p> <p>As at 31 December 2022, the carrying value of the Group's property, plant and equipment, investment properties, intangible assets and right-of-use assets amounted to SR 68.58 million, SR 262.97 million, SR 2.3 million and SR 43.18 million, respectively.</p> <p>For the purpose of the financial statements for the year ended 31 December 2022, the management assessed the losses incurred by the Group and market condition as impairment indicators and accordingly, performed impairment assessment.</p> <p>Based on impairment assessment as of 31 December 2022, no impairment has been identified for the current year as the recoverable amount is higher than the carrying value of related assets.</p> <p>This assessment required management to use significant judgment over the assumptions and estimations in determining the recoverable amount. The significant assumptions and estimations used include, among others, annual revenue growth, forecasted gross margins and weighted average cost of capital. Due to aforesaid facts, we determined that this is a key audit matter.</p> <p><i>Refer to the notes 4, 13, 14 ,15 and 16 of the consolidated financial statement for the accounting policy and other related information.</i></p>	<p>We performed the following procedures to address the key audit matter:</p> <ul style="list-style-type: none"> - We reviewed the management's procedures in identifying impairment indicators. - We obtained management's impairment calculations and related key assumptions including revenue forecasts, basis of selection of growth rates and discount rates. - We assessed the appropriateness of the valuation model and tested significant assumptions used in the impairment analysis, such as discount rate and terminal growth rate. We reviewed the sensitivity analysis performed by the management around key assumptions noted above and the outcomes of the assessment. - Future cash flows were tested through comparison to current performance against budget and forecasts, considering the historical consistency of budgeting and forecasting and understanding from management in respect of key growth and performance assumptions used. Our internal valuation specialists were involved to assess the reasonableness of the discount rate used and overall impairment computation. - We have also assessed the adequacy of the related disclosures in the accompanying consolidated financial statements. - Assessed the qualifications, independence and expertise of the management's external valuers, involved in the valuation of investment properties.



**INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS
TO SHAREHOLDERS OF RED SEA INTERNATIONAL COMPANY
(A SAUDI JOINT STOCK COMPANY) (continued)**

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Other information included in the Group's 2022 Annual Report

Other information consists of the information included in the Group's 2022 annual report, other than the consolidated financial statements and our auditor's report thereon. Management is responsible for the other information in its annual report. The Group's 2022 annual report is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we 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 when it becomes available 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.

When we read the Group's 2022 annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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 International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by the Saudi Organization for Chartered and Professional Accountants and the provisions of Companies' Law and Company's By-laws, 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 consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

**INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS
TO SHAREHOLDERS OF RED SEA INTERNATIONAL COMPANY
(A SAUDI JOINT STOCK COMPANY) (continued)**

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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 International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS
TO SHAREHOLDERS OF RED SEA INTERNATIONAL COMPANY
(A SAUDI JOINT STOCK COMPANY) (continued)

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

- We are responsible for the direction, supervision and performance 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, actions taken to eliminate threats or safeguards applied.

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

for Ernst & Young Professional Services



Marwan S. AlAfaliq
Certified Public Accountant
License No. 422



Al Khobar: 17 Shawwal 1444H
07 May 2023

Red Sea International Company (A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2022

		2022 SR'000	2021 SR'000
	Note		
Revenues	6	419,569	468,201
Cost of revenues	7	(475,438)	(496,545)
GROSS LOSS		(55,869)	(28,344)
EXPENSES			
Selling and distribution	8	(16,739)	(18,049)
General and administration	9	(117,230)	(62,987)
OPERATING LOSS		(189,838)	(109,380)
Share in result of investment in an associate	20	(616)	(2,225)
Impairment of investment in an associate	20	(7,305)	-
Other income, net	10	12,418	1,618
Finance costs	11	(9,455)	(10,537)
Finance income		33	58
LOSS BEFORE ZAKAT AND INCOME TAX		(194,763)	(120,466)
Income tax	31	(41)	(113)
Zakat	31	(2,965)	(11,788)
LOSS FOR THE YEAR		(197,769)	(132,367)
LOSS ATTRIBUTABLE TO:			
Equity holders of the Parent Company		(196,132)	(130,439)
Non-controlling interests		(1,637)	(1,928)
		(197,769)	(132,367)
LOSS PER SHARE:			
Basic and diluted losses per share attributable to the shareholders of the Parent Company (restated)	12	(6.49)	(4.31)

Chairman of the Board

Chief Financial Officer

Chief Executive Officer

The attached notes 1 to 39 form part of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2022

	Note	2022 SR'000	2021 SR'000
Loss for the year		(197,769)	(132,367)
Other comprehensive income			
<i>Other comprehensive income to be reclassified to consolidated statement of profit or loss in subsequent periods net of zakat and tax:</i>			
Exchange differences on translation of foreign operations		-	308
Net other comprehensive income to be reclassified to consolidated statement of profits or loss in subsequent periods		-	308
<i>Other comprehensive income/(loss) not to be reclassified to the consolidated statement of profit or loss in subsequent periods net of zakat and tax:</i>			
Actuarial gain/(loss) on defined benefit liabilities	27	4,854	(2,178)
Net other comprehensive income/ (loss) not to be reclassified to consolidated statement of profit or loss in subsequent periods		4,854	(2,178)
Other comprehensive income/ (loss) for the year		4,854	(1,870)
TOTAL COMPREHENSIVE LOSS FOR THE YEAR		(192,915)	(134,237)
TOTAL COMPREHENSIVE LOSS FOR THE YEAR ATTRIBUTABLE TO:			
Equity holders of the Parent Company		(191,278)	(132,309)
Non-controlling interests		(1,637)	(1,928)
		(192,915)	(134,237)



Chairman of the Board



Chief Financial Officer



Chief Executive Officer

The attached notes 1 to 39 form part of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

	Note	2022 SR'000	2021 SR'000
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	13	68,589	79,863
Investment properties	14	262,976	305,441
Intangible assets	15	2,368	3,330
Right-of-use assets	16	43,179	46,896
Trade receivables	19	-	31,495
Investment in an associate	20	-	7,921
TOTAL NON-CURRENT ASSETS		377,112	474,946
CURRENT ASSETS			
Inventories	17	73,581	141,367
Contract assets	18	54,979	46,050
Trade receivables	19	126,805	156,370
Advances to suppliers		79,940	77,906
Prepayments and other receivables	21	33,985	49,496
Cash and cash equivalents	22	32,342	5,838
TOTAL CURRENT ASSETS		401,632	477,027
TOTAL ASSETS		778,744	951,973
EQUITY AND LIABILITIES			
EQUITY			
Share capital	23	302,344	600,000
Accumulated losses		(172,456)	(278,834)
Foreign currency translation reserve		(11,779)	(11,779)
EQUITY ATTRIBUTABLE TO THE SHAREHOLDERS OF THE PARENT COMPANY		118,109	309,387
NON-CONTROLLING INTERESTS	25	(24,435)	(22,798)
TOTAL EQUITY		93,674	286,589
NON-CURRENT LIABILITIES			
Employees' defined benefit liabilities	27	21,855	31,331
Non-current portion of lease liabilities	16	33,143	34,721
Other non-current liabilities	28	26,932	25,712
TOTAL NON-CURRENT LIABILITIES		81,930	91,764

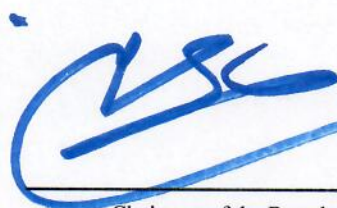
The attached notes 1 to 39 form part of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 31 December 2022

	Note	2022 SR'000	2021 SR'000
CURRENT LIABILITIES			
Trade payables	29	172,695	194,902
Accruals and other current liabilities	30	172,676	178,556
Short-term interest bearing loans and borrowings	26	117,267	118,656
Current portion of interest bearing loans and borrowings	26	5,143	21,429
Current portion of lease liabilities	16	13,325	14,281
Amount due to a shareholder	32	46,025	-
Contract liabilities		46,254	15,839
Zakat and income tax payable	31	29,755	29,957
TOTAL CURRENT LIABILITIES		603,140	573,620
TOTAL LIABILITIES		685,070	665,384
TOTAL EQUITY AND LIABILITIES		778,744	951,973



Chairman of the Board



Chief Financial Officer



Chief Executive Officer

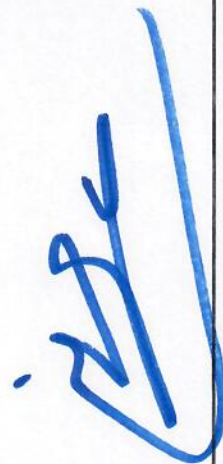
The attached notes 1 to 39 form part of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2022

	<i>Attributed to shareholders of the parent Company</i>				
	<i>Share capital</i>	<i>Accumulated losses</i>	<i>Foreign currency translation reserve</i>	<i>Non-controlling interests</i>	<i>Total equity</i>
	SR '000	SR '000	SR '000	SR '000	SR '000
As at 1 January 2021	600,000	(146,217)	(12,087)	(20,870)	420,826
Loss for the year	-	(130,439)	-	(1,928)	(132,367)
Other comprehensive (loss) / income	-	(2,178)	308	-	(1,870)
Total comprehensive loss	-	(132,617)	308	(1,928)	(134,237)
Balance at 31 December 2021	600,000	(278,834)	(11,779)	(22,798)	286,589
Absorption of accumulated losses against share capital (note 23)	(297,656)	297,656	-	-	-
Loss for the year	-	(196,132)	-	(1,637)	(197,769)
Other comprehensive income	-	4,854	-	-	4,854
Total comprehensive loss	-	(191,278)	-	(1,637)	(192,915)
Balance at 31 December 2022	302,344	(172,456)	(11,779)	(24,435)	93,674



Chairman of the Board



Chief Financial Officer



Chief Executive Officer

The attached notes 1 to 39 form part of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2022

	Note	2022 SR'000	2021 SR'000
OPERATING ACTIVITIES			
Loss before zakat and income tax from continuing operations		(194,763)	(120,466)
<i>Adjustments to reconcile losses before zakat and income tax to net cash flows:</i>			
Depreciation of property, plant and equipment	13	9,612	11,599
Depreciation of investment properties	14	46,899	51,972
Amortization of intangible assets	15	856	907
Write off of intangible assets	15	106	-
Depreciation of right-of-use assets	16	10,047	10,358
Provision for employees' defined benefit liabilities, net	27	3,722	4,412
Finance costs	11	9,455	10,537
Allowance for expected credit losses	9	45,067	9,138
Impairment of investment in an associate	20	7,305	-
Share in results of investment in an associate	20	616	2,225
(Gain)/loss on disposal of property, plant and equipment and investment properties		(1,940)	42
Gain on modification of right-of-use asset and related lease liabilities		(37)	(54)
		(63,055)	(19,330)
Working capital adjustments:			
Inventories		70,745	(15,919)
Contract assets		(14,593)	(2,286)
Trade receivables		30,695	18,980
Advances to suppliers		(2,034)	(29,808)
Prepayment and other receivables		6,473	9,409
Trade payables		(22,207)	56,742
Accruals and other current liabilities		(5,880)	(138)
Other non-current liabilities		1,220	637
Contract liabilities		30,415	(6,764)
Cash from operations		31,779	11,523
Finance cost paid		(7,333)	(7,844)
Employees' defined benefit liabilities paid	27	(8,344)	(8,256)
Zakat and income tax paid	31	(3,208)	(5,913)
Net cash flows from/(used in) operating activities		12,894	(10,490)
INVESTING ACTIVITIES			
Purchase of property, plant and equipment	13	(1,452)	(666)
Purchase of investment properties	14	(7,044)	(3,321)
Purchase of intangible assets	15	-	(7)
Proceeds from disposal of property, plant and equipment and investment properties		4,705	-
Net cash used in investing activities		(3,791)	(3,994)

The attached notes 1 to 39 form part of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

For the year ended 31 December 2022

	Note	2022 SR'000	2021 SR'000
FINANCING ACTIVITIES			
Proceeds from the interest bearing loans and borrowings		28,500	127,346
Loan received from shareholder	32	46,025	-
Repayment of interest bearing loans and borrowings		(46,175)	(129,507)
Payments for lease liabilities	16	(10,949)	(9,405)
Net cash from/(used in) financing activities		17,401	(11,566)
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS			
		26,504	(26,050)
Cash and cash equivalents at the beginning of the year		5,838	31,594
Movement in foreign currency translation reserve, net		-	294
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	22	32,342	5,838
SIGNIFICANT NON-CASH TRANSACTION:			
Remeasurement (gain)/loss on employees' defined benefit liabilities		(4,854)	2,178
Absorption of accumulated losses against share capital (note 23)		297,656	-
Investment properties transferred to inventories		(2,506)	(2,167)
Property, plant and equipment transferred to inventories		(453)	(258)



Chairman of the Board



Chief Financial Officer



Chief Executive Officer

The attached notes 1 to 39 form part of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

At 31 December 2022

1 CORPORATE INFORMATION

Red Sea International Company (the "Company") ("Parent Company") and its subsidiaries (collectively the "Group") consist of the Company, a Saudi joint stock company, and its Saudi Arabian and foreign subsidiaries and branches. The Company was registered in Jeddah, Kingdom of Saudi Arabia under commercial registration number 4030286984 pursuant to Ministerial Resolution No. 2532 dated 2 Ramadan 1427H (September 25, 2006). During 2021, the Company has changed its registered address to Riyadh, Kingdom of Saudi Arabia and converted a branch commercial registration number 1010566349 into Company's main commercial registration. The registered address of the Company is Riyadh Front, Al-Rimal District, Airport Street, Riyadh, Kingdom of Saudi Arabia. The Company have the following branches in the Kingdom of Saudi Arabia:

<i>Branch</i>	<i>Commercial registration number</i>	<i>Location</i>
Red Sea International Company	2055003672	Jubail
Red Sea International Company	2055006105	Jubail
Red Sea International Company	4030286984	Jeddah
Red Sea Housing Services Company	4030263716	Jeddah

The Group is controlled by Al-Dabbagh Group, (including through its subsidiaries), which owns 70% (effective holding) of the Company's shares. Following is the list of principal operating subsidiaries and an associate included in the Group:

	<i>Country of incorporation</i>	<i>Effective ownership percentage</i>	
		2022	2021
<u>Subsidiaries</u>			
Red Sea Housing Services (Ghana) Limited ("RSG")	Ghana	100%	100%
SARL Red Sea Housing Services Algeria Limited ("RSA")	Algeria	98%	98%
Red Sea Housing Services Company Dubai FZE ("RSD")	UAE	100%	100%
Red Sea Building Materials and Equipments Trading Company ("RSBM")	Saudi Arabia	100%	100%
Premier Paints Company ("PPC")	Saudi Arabia	81%	81%
Red Sea Housing Services (Mozambique), LDA ("RSM")	Mozambique	100%	100%
Red Sea Housing Services LLC ("RSO")	Oman	100%	100%
Red Sea Modular Rentals LLC ("RSMR")	UAE	100%	100%
Red Sea Construction LLC ("RSC")	UAE	100%	100%
Red Sea Modular Rentals (Kuwait) WLL ("RSMK")	Kuwait	100%	100%
<u>Associates</u>			
Red Sea Housing Malaysia Sdn. Bhd. ("RSHM")	Malaysia	49%	49%
<u>Joint Operations</u>			
Red Sea Hanchi ("RSHC")	Algeria	49%	49%

In addition to the above, the Group owns other subsidiaries, registered in Nigeria, Libya, Saudi Arabia, Singapore and also has licenses to operate branches in Papua New Guinea and Abu Dhabi which are consolidated in these consolidated financial statements. These other subsidiaries and branches are either in early stages of operations or have not commenced any commercial operations at the reporting date.

The principal activities of the Group are to purchase land and real estate for the purpose of developing them and to build residential and commercial buildings thereon, and to ultimately sell or lease them. The Group's activities also includes manufacturing non-concrete residential units, general contracting, maintenance, construction of utilities and civil work, supply of food, provision of food services and trade of food products. In addition, the Group is also involved in manufacturing and sale of paints and providing related services.

The consolidated financial statements of the Group for the year ended 31 December 2022 were authorised for issuance in accordance with the Board of Directors resolution dated 04 May 2023 (14 Shawwal 1444).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

2 BASIS OF PREPARATION

The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (“IFRSs”) that are endorsed in the Kingdom of Saudi Arabia (“KSA”) and other standards and pronouncements that are endorsed by Saudi Organization for Chartered and Professional Accountants (“SOCPA”) (collectively referred to as “IFRSs as endorsed in KSA”).

The consolidated financial statements are prepared using historical cost convention on the basis that it will continue to operate as going concern.

These consolidated financial statements are presented in Saudi Riyals (“SR”). All values are rounded to the nearest thousands (“SR ‘000”), except when otherwise indicated.

2.1 Going concern basis of accounting

The Group incurred net loss of SR 197.8 million for the year ended 31 December 2022 (31 December 2021: SR 132.4 million) and as of 31 December 2022, its accumulated losses amounted to SR 172.5 million (31 December 2021: SR 278.8 million) which represent 57% (31 December 2021: 46.5%) of share capital as of the same date. Further, at 31 December 2022, the Group’s current liabilities exceeded its current assets by SR 201.5 million (31 December 2021: SR 96.6 million) and consequently the Group was not in compliance with a covenant relates to current ratio which is an event of default as per a borrowing agreement (31 December 2021: same) with a commercial bank (note 26). These events or conditions, along with other matters, indicate that a material uncertainty exists that may cast significant doubt on the Group’s ability to continue as a going concern.

The ability of the Group to continue its operations depends on restructuring its equity, arrangement of financing facilities, entering into profitable contracts and increasing the volume of its revenue appropriately. Further, on 14 April 2022, the Company’s Board of Directors recommended to the Company’s shareholders to restructure its equity structure of which, amended by the Board of Directors on 19 May 2022 as follows:

- reducing the Company’s share capital from SR 600 million to SR 302.3 million through cancellation of 29.8 million shares against the Company’s accumulated losses, and
- increase the Company’s share capital from SR 302.3 million to SR 452.3 million through right issue of 15 million shares.

During the extraordinary general meeting held on 24 July 2022, the shareholders approved the recommendation to reduce the Company’s capital through absorbing accumulated losses of the Company as proposed by the Board of Directors. The legal formalities relating to this were completed during the year.

The Parent Company’s management has made an assessment of the Group’s ability to continue as a going concern with the consideration of project backlog, bids pipeline and is satisfied that it has the adequate resources to continue its business for the foreseeable future. In addition to that, during the year, Al-Dabbagh Group, which owns 70% of the Company’s share, has provided interest free funds to the Group in order to meet its liabilities as they fall due. Even though, such funds received are classified under current liabilities in the financial statements based on the terms with the related party, the management does not expect these to be called for settlement in 2023. Further, subsequently, the Group, through its financial advisor, has signed a non-disclosure agreement to acquire 51% ownership of a limited liability company registered in Jeddah, Kingdom of Saudi Arabia. The consideration for the acquisition is expected to be partially settled through a term loan facility provided by a local commercial bank (note 39). Based on the Group’s financial projections and step taken above, the Group’s management has assessed its ability to continue as a going concern and is satisfied that the Group’s operations shall continue for a foreseeable future under the normal course of business. Accordingly, these consolidated financial statements have been prepared on the going concern basis and do not include any adjustments, which may be required, if the Group is not able to continue as a going concern.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

2 BASIS OF PREPARATION (continued)

2.2 Basis of consolidation

These consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 31 December 2022. 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 results 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(s) with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income ("other comprehensive income") are attributed to the equity holders of the parent Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

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 consolidated statement of profit or loss. Any investment retained is recognised at fair value.

Non-controlling interest represents the portion of profit or loss and net assets that are not held by the Group and are presented separately in the consolidated statement of financial position and within shareholders' equity in the consolidated statement of financial position, separately from the equity attributable to the shareholders of the Parent Company.

3 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the consolidated financial statements requires management to make judgements, estimates and assumptions that may affect the reported amount of assets and liabilities, revenues, expenses and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates which could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Other disclosures relating to the Group's exposure to risks and uncertainties includes:

- Capital management (note 37)
- Financial risk management objectives and policies (note 36)
- Sensitivity analyses disclosures (note 27 & 36)

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

At 31 December 2022

3 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (continued)

In particular, information about significant areas of estimation, uncertainty, and critical judgements in applying accounting policies (that have the most significant effect on the amount recognised in the consolidated financial statements) includes:

3.1 Significant judgements

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

Satisfaction of performance obligations

The Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method of recognising revenue. The Group has assessed that based on the sale and purchase agreements entered into, with customers and the provisions of relevant laws and regulations, where contracts are entered into to provide real estate assets to customer, the Group does not create an asset with an alternative use to the Group and has an enforceable right to payment for performance completed to date. In these circumstance the Group recognises revenue over the time. Where this is not the case, revenue is recognised at a point in time.

Transfer of control in contracts with customer

In cases where the Group determines that performance obligations are satisfied at a point in time, revenue is recognised when control over the assets that is the subject of the contract is transferred to the customer. In the case of contracts to sell real estate assets this is generally when the unit has been handed over to the customer.

Determination of transaction price

The Group is required to determine the transaction price in respect of each of its contracts with customers. In making such judgment the Group assesses the impact of any variable consideration in the contract, due to discounts or penalties, the existence of any significant financing component in the contract and any non-cash consideration in the contract.

In determining the impact of variable consideration the Group uses the "most-likely amount" method in IFRS 15 Revenue from Contracts with Customers whereby the transaction price is determined by reference to the single most likely amount in a range of possible consideration amounts.

Financing Component

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

Determining the lease term of contracts with renewal and termination options – Group as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

Property lease classification - Group as lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains all the significant risks and rewards of ownership of these properties and accounts for the contracts as operating leases.

At 31 December 2022

3 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (continued)

3.1 Significant judgements (continued)

Consolidation of subsidiaries

The Group has evaluated all the investee entities to determine whether it controls the investee as per the criteria laid out by IFRS 10 Consolidated Financial Statements. The Group has evaluated, amongst other things, its ownership interest, the contractual arrangements in place and its ability and the extent of its involvement with the relevant activities of the investee entities to determine whether it controls the investee.

Going Concern

The Group's management has made an assessment of its ability to continue as a going concern as disclose in note 2.1 to the consolidated financial statements and is satisfied that it has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt upon the Group's ability to continue as a going concern. Therefore, the consolidated financial statements continue to be prepared on the going concern basis.

Joint Operations

Judgement is required to determine when the Group has joint control, which requires an assessment of the relevant activities and when the decisions in relation to those activities require unanimous consent. The Group has determined that the relevant activities for its joint arrangements relate to the operating and capital decisions of the arrangement, such as: the approval the capital expenditure programme for each year, and appointing, remunerating and terminating the key management personnel of, or service providers to, the joint arrangement. The considerations made in determining joint control are similar to those necessary to determine control over subsidiaries. Judgement is also required to classify a joint arrangement as either a joint operation or joint venture. Classifying the arrangement requires the Group to assess their rights and obligations arising from the arrangement. Specifically, it considers:

- The structure of the joint arrangement – whether it is structured through a separate vehicle
- When the arrangement is structured through a separate vehicle, the Group also considers the rights and obligations arising from:
 - The legal form of the separate vehicle
 - The terms of the contractual arrangement
 - Other facts and circumstances (when relevant)

This assessment often requires significant judgement, and a different conclusion on joint control and also whether the arrangement is a JO or a JV, may materially impact the accounting.

Based on the Group's control assessment, investments held in RSHC is classified as joint operations. Based on management's judgement, the contractual arrangement establishes that the parties to the joint arrangement share their interests in all assets relating to the arrangement.

3.2 Estimations and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, for similar assets or observable market prices less incremental costs of disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the performance of the assets of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to goodwill and other intangibles with indefinite useful lives recognised by the Group.

At 31 December 2022

3 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (continued)

3.2 Estimations and assumptions (continued)

Provision for expected credit losses of trade receivables and contract assets

The Group uses a provision matrix to calculate ECLs for trade receivables and contract assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., product type, customer type and rating, and coverage by letters of credit and other forms of credit insurance).

The provision matrix is initially based on the Group's historical observed default rates. The Group calibrates the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in the manufacturing sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the ECLs on the Group's trade receivables and contract assets is disclosed in note 36.

Defined benefit plans

The cost of the defined benefit pension plan and other post-employment medical benefits and the present value of the pension obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and other assumptions. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate, management considers the interest rates of corporate bonds in currencies consistent with the currencies of the post-employment benefit obligation with at least an 'AA' rating or above, as set by an internationally acknowledged rating agency, and extrapolated as needed along the yield curve to correspond with the expected term of the defined benefit obligation. The underlying bonds are further reviewed for quality. Those having excessive credit spreads are excluded from the analysis of bonds on which the discount rate is based, on the basis that they do not represent high quality corporate bonds. Further details about pension obligations are provided in note 27.

Impairment of inventories

Inventories are held at the lower of cost and net realizable value. When inventories become old or obsolete or subject to technological changes, an estimate is made of their net realizable value. Factors considered in determination of realizable value includes current and anticipated demand and age of inventories. For individually significant amounts this estimation is performed on an individual basis. Items which are not individually significant, but which are old or obsolete, are assessed collectively and a provision applied according to the inventory type and the degree of ageing or obsolescence, based on historical selling prices.

Provision for decommissioning

The present value of the expected cost for the decommissioning of an asset after its use is included in the cost of respective asset if the recognition criteria for a provision are met. The Group periodically reassesses the expectation and estimation for the decommissioning liability. Further details about provision for decommissioning are provided in note 28.

Useful lives of property, plant and equipment and investment properties

The Group's management determines the estimated useful lives of its property, plant and equipment and investment properties for calculating depreciation. This estimate is determined after considering the expected usage of the asset or physical wear and tear. The management periodically reviews estimated useful lives and the depreciation method to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets.

At 31 December 2022

3 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (continued)

3.2 Estimations and assumptions (continued)

Allocation of transaction price to performance obligation in contracts with customer

The Group has elected to apply the input method in allocating the transaction price to performance obligations where revenue is recognised over time. The Group considers that the use of the input method which requires revenue recognition on the basis of the Group's efforts to the satisfaction of the performance obligation provides the best reference of revenue actually earned. In applying the input method, the Group estimates the cost to complete the projects in order to determine the amount of revenue to be recognised. These estimates include the cost of providing infrastructure, potential claims by contractors as evaluated by the project consultant and the cost of meeting other contractual obligations to the customers.

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the last year, except for the adoption of new standards effective as of 1 January 2022 as disclosed in note 5. The Group has not early adopted any other standard, interpretation or amendment that has been issued but not yet effective.

4.1 Business combination and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at acquisition date fair value, and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred and included in administrative expenses.

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

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of IFRS 9 Financial Instruments: Recognition and Measurement, is measured at fair value with the changes in fair value recognised in the consolidated statement of profit or loss in accordance with IFRS 9.

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests and any previous interest held over the net identifiable assets acquired and liabilities assumed). If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in consolidated statement of profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Where goodwill has been allocated to a cash-generating unit (CGU) and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the cash-generating unit retained.

4.2 Investments in associate

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.2 Investments in associate (continued)

The considerations made in determining significant influence is similar to those necessary to determine control over subsidiaries. The Group's investments in its associate is accounted for using the equity method. Under the equity method, the investment in an associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate since the acquisition date. Goodwill relating to the associate is included in the carrying amount of the investment and is not tested for impairment separately.

The consolidated statement of profit or loss reflects the Group's share of the results of operations of the associate. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the associate, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the associate is eliminated to the extent of the interest in the associate. The aggregate of the Group's share of profit or loss of an associate is shown on the face of the consolidated statement of profit or loss outside operating profit and represents profit or loss after tax and noncontrolling interests in the associate.

The financial statements of the associate is prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its associate. At each reporting date, the Group determines whether there is objective evidence that the investment in the associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value, and then recognises the loss as 'Share of profit of an associate' in the consolidated statement of profit or loss. Upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in the consolidated statement of profit or loss.

4.3 Interest in joint arrangements

A joint arrangement is an arrangement over which two or more parties have joint control. Joint control is the contractually agreed sharing of control over an arrangement which exists only when the decisions about the relevant activities (being those that significantly affect the returns of the arrangement) require the unanimous consent of the parties sharing control. The Group's joint arrangement is as follows:

Joint operations Red Sea Hanchi ("RSHC")

A joint operation (JO) is a type of joint arrangement in which the parties with joint control of the arrangement have rights to the assets and obligations for the liabilities relating to the arrangement. In relation to its interests in RSHC, the financial statements of the Group includes:

- Assets, including its share of any assets held jointly
- Liabilities, including its share of any liabilities incurred jointly
- Revenue from the sale of its share of the output arising from the joint operation
- Share of the revenue from the sale of the output by the joint operation
- Expenses, including its share of any expenses incurred jointly

All such amounts are measured in accordance with the terms of each arrangement which are in proportion to the Group's interest that is 49% in each asset and liability, income and expense of the RSHC.

4.4 Non-current assets held for sale and discontinued operations

The Group classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Non-current assets and disposal groups classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Costs to sell are the incremental costs directly attributable to the disposal of an asset (disposal group), excluding finance costs and income tax expense.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.4 *Non-current assets held for sale and discontinued operations (continued)*

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.

Assets and liabilities classified as held for sale are presented separately as current items in the statement of financial position.

A disposal group qualifies as discontinued operation if it is a component of an entity that either has been disposed of, or is classified as held for sale, and:

- Represents a separate major line of business or geographical area of operations
- Is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations; or
- Is a subsidiary acquired exclusively with a view to resale

In the consolidated profit or loss of the reporting period, and of the comparable period of the previous year income and expenses from discontinued operations are reported separate from income and expenses from continuing activities, down to the level of profit, even when the Group retains a non controlling interest in the subsidiary after the sale. The resulting profit or loss is reported separately in the consolidated statement of profit or loss.

4.5 *Current versus non-current classification*

The Group presents assets and liabilities in the consolidated 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 the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months the reporting period.

All other assets are classified as non-current.

A liability is current when:

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

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

4.6 *Fair value measurement*

The Group measures financial instruments at fair value at each statement of financial position date. 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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Group.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.6 Fair value measurement (continued)

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the consolidated financial statements at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above.

4.7 Revenue recognition

Revenue from contracts with customers

a) Revenue from contracts with customers for sale of properties

The Group recognizes revenue from contracts with customers based on a five step model as set out in IFRS 15:

- Step 1. Identify the contract 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 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 services 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. Recognize revenue when (or as) the Group satisfies a performance obligation.

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

- (i) The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
- (ii) The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- (iii) 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.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.7 Revenue recognition (continued)

Revenue from contracts with customers (continued)

For performance obligations, where one of the above conditions are not met, revenue is recognized at the point in time at which the 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. Where the amount billed to the customer exceeds the amount of revenue recognized, this gives rise to a contract liability.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment.

Revenue is recognized in the consolidated statement of profit or loss to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably.

b) Sale of goods - Building materials

The Group's contracts with customers for the sale of goods generally include one performance obligation. The Group has concluded that revenue from sale of goods should be recognised at the point in time when control of the asset is transferred to the customer, generally on delivery of the goods. However, when the instances where the customer simultaneously received and consumes the benefits provided by the Company, the revenue is recognized over the time.

In general the contracts for the sale of goods do not provide customers with a right of return and volume rebates. Accordingly, the application of the constraint on variable consideration did not have any impact on the revenue recognised by the Group.

The Group provides warranties for general repairs of defects that existed at the time of sale. These assurance-type warranties are accounted for under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

(c) Revenue from maintenance and installation services

Revenue from maintenance and installation services is recognized in the accounting period in which the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided.

Rental revenue from investment properties

a) Rental income

Revenue from investment properties is generally recognized in the accounting period in which the services are rendered, using straight-line basis, over the term of the lease contract. Such leases are classified as other than finance lease.

b) Financing Component

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

4.8 Property plant and equipment

Property, plant and equipment are carried at cost less accumulated depreciation and accumulated impairment losses, If any except assets under construction which are carried at cost less accumulated impairment losses. if any. Historical cost consists of purchase cost, together with any incidental expenses on acquisition.

When parts of property, plant and equipment are significant in cost in comparison to the total cost of the item, and where such parts/components have a useful life different than other parts and are required to be replaced at different intervals, the Group shall recognize such parts as individual assets with specific useful lives and depreciate them accordingly.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.8 Property plant and equipment (continued)

Subsequent costs, if any, are Included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with such item will flow to the Group and the cost can be reliably measured. Land is not depreciated as it is deemed to have an indefinite life. Depreciation is calculated on property, plant and equipment so as to allocate its cost, less estimated residual value, using the straight-line method over the estimated useful life of the assets concerned. Depreciation is charged to the consolidated statement of profits or loss.

Buildings and residential houses	10 to 40 years
Machinery and equipment	4 to 15 years
Furniture, fixtures and office equipment	4 to 5 years
Vehicles	4 to 8 years

Maintenance and normal repairs which do not materially extend the estimated useful life of an asset are charged to the consolidated statement of profit or loss as and when incurred. Major renewals and improvements, if any are capitalized and the assets so replaced are retired. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. When the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its estimated recoverable amount and is reviewed at each reporting date for possible reversal of impairment loss. Borrowing costs related to qualifying assets are capitalized as part of the cost of the qualified assets until the commencement of commercial production.

4.9 Investment properties

Properties held for rental or capital appreciation purposes are classified as investment properties. Investment properties are measured at cost less any accumulated depreciation and any accumulated impairment losses. Depreciation is charged on a straight-line basis over the estimated useful lives of 4-25 years.

No depreciation is charged on land and capital work-in-progress.

The useful lives and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets.

Properties are transferred from investment properties to development properties when and only when, there is a change in use, evidenced by commencement of development with a view to sell. Such transfers are made at the carrying value of the properties at the date of transfer.

The Group determines at each reporting date whether there is any objective evidence that the investment properties are impaired. Whenever the carrying amount of an investment property exceeds its recoverable amount, an impairment loss is recognised in the consolidated statement of profit or loss. The recoverable amount is the higher of investment property's net selling price and the value in use. The net selling price is the amount obtainable from the sale of an investment property less related costs while value in use is the present value of estimated future cash flows expected to arise from continuing use of the investment property and from its disposal at the end of its useful life.

Reversal of impairment losses recognised in the prior years is recorded when there is an indication that the impairment losses recognised for the investment property no longer exist or have reduced.

4.10 Intangible assets /amortisation

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in consolidated statement of profit or loss in the period in which the expenditure is incurred. The useful lives of intangible assets are assessed as either finite or indefinite.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.10 Intangible assets /amortisation (continued)

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the consolidated statement of profit or loss in the expense category that is consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Costs which have a long term future benefit are treated as other intangible assets and are amortized over the estimated period of benefit.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the consolidated statement of profit or loss when the asset is derecognised.

Intangible assets with finite useful lives are amortized using straight-line method over their estimated useful lives as

Computer software	4 to 10 years
Licensing rights	11 to 15 years

The amortization of intangible assets are recorded under general and administration expenses.

4.11 Inventories

Inventories are stated at the lower of cost and net realizable value. Costs are those expenses incurred in bringing each product to its present location and condition and is calculated on the following basis:

Raw materials	- purchase cost on a weighted average basis.
Work in progress and finished goods	- cost of direct materials and labour plus attributable overheads based on a normal level of activity.
Goods in transit	- cost of direct materials which are under shipment and for which risks and rewards have been passed to the Group and are stated at cost.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

4.12 Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

4.13 Trade receivables

A receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

4.14 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank balances and time deposits with original maturity of three-months or less from the acquisition date which are subject to an insignificant risk of changes in value.

For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash management.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.15 Contract Liabilities

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

4.16 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Group expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the consolidated statement of profit or loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Assurance type warranties

A provision is recognised for expected warranty claims on products sold during the year, based on past experience of the level of repairs and returns. It is expected that these costs will be incurred in the next financial year. Assumptions used to calculate the provision for warranties were based on current sales levels and current information available about returns based on the warranty period for all products sold.

Decommissioning costs

Provision for decommissioning obligation is recognized when the Group has a liability for restoration work or land rehabilitation. The extent of decommissioning required and the associated costs are dependent on the requirements of current laws and regulations.

Costs included in the provision includes all decommissioning obligations expected to occur over the life of the asset. The provision for decommissioning is discounted to its present value and capitalized as part of the asset under property, plant and equipment and then depreciated as an expense over the expected life of that asset.

Adjustments to the estimated amount and timing of future decommissioning cash flows are a normal occurrence in light of the significant judgments and estimates involved. Such adjustments are recorded as an increase in liability and a corresponding increase in the related asset. Factors influencing those adjustments include:

- developments in technology;
- regulatory requirements and environmental management strategies;
- changes in the estimated extent and costs of anticipated activities, including the effects of inflation; and
- changes in economic sustainability.

4.17 Contingencies

Contingent liabilities are not recognized in the consolidated financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Liabilities which are probable, they are recorded in the consolidated statement of financial position under accounts payable and accruals. A contingent asset is not recognized in the consolidated financial statements but disclosed when an inflow of economic benefits is probable.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.18 Expenses

Expenses are recognised when incurred based on the accrual basis of accounting. Selling and distribution expenses are those that specifically relate to salesmen, sales department, warranties, warehousing, delivery vehicles as well as provision for impairment of receivables. All other expenses related to main operations are allocated on a consistent basis to direct costs and general and administration expenses in accordance with allocation factors determined as appropriate by the Group.

4.19 Zakat and taxes

Zakat and income tax

Zakat is provided for the Company and for subsidiaries operating inside the Kingdom of Saudi Arabia in accordance with Regulations of the Zakat, Tax and Customs Authority ("the ZATCA") prevailing in the Kingdom of Saudi Arabia. Income tax is provided for in accordance with fiscal authorities in which the Company's subsidiaries operate outside the Kingdom of Saudi Arabia. Provision for zakat and income tax is charged to the consolidated statement of profit or loss. Additional amounts, if any, are accounted for when determined to be required for payment.

Foreign subsidiaries and foreign branches are subject to income taxes in their respective countries of domicile, except Red Sea Housing Services Company Dubai FZE ("RSD"), which is not subject to income taxes in the United Arab Emirates ("UAE"). Such income taxes are charged to the consolidated statement of profit or loss.

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, associates 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 utilised.

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.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.19 Zakat and taxes (continued)

Deferred tax (continued)

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 other comprehensive income or directly in equity.

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.

Value added tax

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

- When the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the sales tax 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 sales tax included.

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

4.20 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

The board of directors of the Group has appointed a Group Chief Executive Officer, who assesses the financial performance and position of the Group, and makes strategic decisions. Group Chief Executive Officer has been identified as being the Group Chief Operating decision maker.

A operating segment is group of assets, operations or entity:

- engaged in revenue producing activities;
- results of operations of which are continuously analyzed by management in order to make decisions related to resource allocation and performance assessment; and
- financial information is separately available.

4.21 Earnings/(loss) per share

Basic and diluted earnings/(loss) per share is calculated by dividing the profit or loss attributable to shareholders of the Group, excluding any costs of servicing equity other than ordinary shares by the weighted average number of ordinary shares outstanding during the year.

4.22 Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Group as a lessee

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.22 Leases (continued)

Group as a lessee (continued)

i) Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Land	2 - 39 years
Equipments	4 years

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment.

ii) Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

iii) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset.

Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

4.23 Foreign currencies

The Group's consolidated financial statements are presented in Saudi Riyal, which is also the parent company's functional currency. For each entity, the Group determines the functional currency and items included in the financial statements of each entity are measured using that functional currency. The Group uses the direct method of consolidation and on disposal of a foreign operation, the gain or loss that is reclassified to consolidated statement of profit or loss reflects the amount that arises from using this method.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.23 Foreign currencies (continued)

Transaction and balances

Transactions in foreign currencies are initially recorded by the Group's entities at their respective functional currency spot rates at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

All differences arising on settlement or translation of monetary items are taken to the consolidated statement of profit or loss with the exception of differences on foreign monetary items that form part of a net investment in a foreign operation. These are recognised in other comprehensive income until the disposal of the net investment, at which time they are reclassified to consolidated statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction and are not subsequently restated. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of a gain or loss on change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in other comprehensive income or consolidated statement of profit or loss, respectively).

Group companies

On consolidation, the assets and liabilities of foreign operations are translated into Saudi Riyal at the rate of exchange prevailing at the reporting date and their statements of profit or loss are translated at exchange rates prevailing at the dates of the transactions. The exchange differences arising on translation for consolidation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is reclassified to consolidated statement of profit or loss.

4.24 Borrowing costs

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. Borrowing costs consist of interest and other costs that Group incurs in connection with the borrowing of funds.

4.25 Employee benefit obligations

Short-term employee benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Defined benefit plans

The Group provides end-of-service benefits to its employees. The entitlement to these benefits is usually based upon the employees' final salary and length of service, subject to the completion of minimum service period. The expected costs of these benefits are accrued over the period of employment.

The present value of the defined benefit obligation for end-of-service benefits is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms approximating to the terms of the related obligation. In countries where there is no deep market in such bonds, the market rates on government bonds are used.

The interest cost is calculated by applying the discount rate to the balance of the defined benefit obligation. This cost is included in employee benefit expense in the consolidated statement of profit or loss. Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized directly in other comprehensive income and are transferred to retained earnings in the consolidated statement of changes in equity in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.25 Employee benefit obligations (continued)

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognized immediately in the consolidated statement of profit or loss as past service costs.

The calculation of defined benefit obligations is performed periodically using the projected unit credit method.

4.26 Cash dividend

Dividends distribution to the Group's shareholders is recognized as a liability in the consolidated financial statements in the period in which the dividends are approved by the Group's shareholders.

4.27 Financial instruments – initial recognition, subsequent measurement and derecognition

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial recognition and measurement

Financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

Financial assets are subsequently measured at fair value through profit or loss (FVPL), amortised cost, or fair value through other comprehensive income (FVOCI). The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. The category most relevant to the Group is financial assets measured at amortized cost.

Financial assets at amortised cost

This category is the most relevant to the Group. The Group measures financial asset at amortised cost that are held within a business model with the objective to hold the financial assets in order to collect contractual cash flows that meet the solely payments of principal and interest' on the principal amount outstanding (the 'SPPI criterion'). This category includes the Group's trade receivable, contract assets and other receivables and other non-current financial assets.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Group's statement of financial position) when:

- The rights to receive cash flows from the asset have expired; or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:
 - (a) the Group has transferred substantially all the risks and rewards of the asset, or
 - (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Group also recognises an other comprehensive income and related liability. The transferred asset and the other comprehensive income related liability are measured on a basis that reflects the rights and obligations that the Group has retained. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.27 Financial instruments – initial recognition, subsequent measurement and derecognition (continued)

Financial assets (continued)

Impairment of financial assets

IFRS 9 requires the Group to record an allowance for expected credit losses ("ECL") for all loans and other debt financial assets not held at FVPL.

ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the asset's original effective interest rate.

For trade and other receivables, the Group has applied the standard's simplified approach and has calculated ECL based on lifetime expected credit losses. The Group has established a provision matrix that is based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For other debt financial assets, the ECL is based on the 12-month ECL. The 12-month ECL is the portion of lifetime ECL that results from default events on a financial instrument that are possible within 12 months after the reporting date. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL.

The Group considers a financial asset in default when contractual payment are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, as appropriate. All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

The financial liabilities are subsequently measured at amortized costs.

Derecognition

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

Offsetting of financial instruments

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

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

4.28 Impairment of non financial assets

The Group assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

At 31 December 2022

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4.28 Impairment of non financial assets (continued)

In assessing value in use, the estimated future cash flows are 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. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Group's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. A long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses of continuing operations are recognised in the statement of profit or loss in expense categories consistent with the function of the impaired asset, except for properties previously revalued with the revaluation taken to other comprehensive income. For such properties, the impairment is recognised in other comprehensive income up to the amount of any previous revaluation.

For assets excluding goodwill, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Group estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

Goodwill is tested for impairment annually and when circumstances indicate that the carrying value may be impaired.

Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or group of CGUs) to which the goodwill relates. When the recoverable amount of the CGU is less than its carrying amount, an impairment loss is recognised. Impairment losses relating to goodwill cannot be reversed in future periods.

Intangible assets with indefinite useful lives are tested for impairment annually at the CGU level, as appropriate, and when circumstances indicate that the carrying value may be impaired.

4.29 Statutory reserve

As required by Saudi Arabian Regulations for Companies, the Company must transfer 10% of its income to the statutory reserve. The Company may resolve to discontinue such transfers when the reserve totals 30% of the share capital. The reserve is not available for distribution.

At 31 December 2022

5 STANDARDS ISSUED BUT NOT EFFECTIVE AND NEW STANDARDS

New and amended standards and interpretations:

The accounting policies adopted in the preparation of these consolidated financial statements are consistent with those used in the previous year, except for certain amendments to standards adopted by the Company as of 1 January 2022. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. The adoption of these standards and interpretations did not have any effect on the Group's financial position, financial performance or disclosures.

Onerous Contracts – Costs of Fulfilling a Contract – Amendments to IAS 37

An onerous contract is a contract under which the unavoidable cost of meeting the obligations under the contract (i.e., the costs that the Group cannot avoid because it has the contract) exceed the economic benefits expected to be received under it.

The amendments specify that when assessing whether a contract is onerous or loss-making, an entity needs to include costs that relate directly to a contract to provide goods or services including both incremental costs (e.g., the costs of direct labour and materials) and an allocation of costs directly related to contract activities (e.g., depreciation of equipment used to fulfil the contract and costs of contract management and supervision). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

The Group applied the amendments to the contracts for which it had not fulfilled all of its obligations at the beginning of the reporting period. These amendments had no impact on the consolidated financial statements of the Group.

Reference to the Conceptual Framework – Amendments to IFRS 3

The amendments replace a reference to a previous version of the IASB's Conceptual Framework with a reference to the current version issued in March 2018 without significantly changing its requirements.

The amendments add an exception to the recognition principle of IFRS 3 Business Combinations to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of IAS 37 Provisions, Contingent Liabilities and Contingent Assets or IFRIC 21 Levies, if incurred separately. The exception requires entities to apply the criteria in IAS 37 or IFRIC 21, respectively, instead of the Conceptual Framework, to determine whether a present obligation exists at the acquisition date.

The amendments also add a new paragraph to IFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

In accordance with the transitional provisions, the Group applies the amendments prospectively, i.e., to business combinations occurring after the beginning of the annual reporting period in which it first applies the amendments (1 January 2022).

These amendments had no impact on the consolidated financial statements of the Group as there were no contingent assets, liabilities or contingent liabilities within the scope of these amendments that arose during the period.

Property, Plant and Equipment: Proceeds before Intended Use – Amendments to IAS 16

The amendment prohibits entities from deducting from the cost of an item of property, plant and equipment, any proceeds of the sale of items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling such items, and the costs of producing those items, in profit or loss.

In accordance with the transitional provisions, the Group applies the amendments retrospectively only to items of PP&E made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment (1 January 2022).

These amendments had no impact on the consolidated financial statements of the Group as there were no sales of such items produced by property, plant and equipment made available for use on or after the beginning of the earliest period presented.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

5 STANDARDS ISSUED BUT NOT EFFECTIVE AND NEW STANDARDS (continued)

IFRS 1 First-time Adoption of International Financial Reporting Standards – Subsidiary as a first-time

The amendment permits a subsidiary that elects to apply paragraph D16(a) of IFRS 1 to measure cumulative translation differences using the amounts reported in the parent's consolidated financial statements, based on the parent's date of transition to IFRS, if no adjustments were made for consolidation procedures and for the effects of the business combination in which the parent acquired the subsidiary. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of IFRS 1.

These amendments had no impact on the consolidated financial statements of the Group as it is not a first-time adopter.

IFRS 9 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. There is no similar amendment proposed for IAS 39 Financial Instruments: Recognition and Measurement.

In accordance with the transitional provisions, the Group applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment (the date of initial application). These amendments had no impact on the consolidated financial statements of the Group as there were no modifications of the Group's financial instruments during the period.

IAS 41 Agriculture – Taxation in fair value measurements

The amendment removes the requirement in paragraph 22 of IAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of IAS 41.

These amendments had no impact on the consolidated financial statements of the Group as it did not have assets in scope of IAS 41 as at the reporting date.

Standards issued but not yet effective:

Standards and interpretations issued but not yet effective up to the date of issuance of the group's consolidated financial statements are disclosed below. The group intends to adopt these standards and interpretations, if applicable, when they become effective:

IFRS 17 Insurance Contracts

In May 2017, the IASB issued IFRS 17 Insurance Contracts (IFRS 17), a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, IFRS 17 will replace IFRS 4 Insurance Contracts (IFRS 4) that was issued in 2005. IFRS 17 applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply. The overall objective of IFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in IFRS 4, which are largely based on grandfathering previous local accounting policies, IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of IFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
- A simplified approach (the premium allocation approach) mainly for short-duration contracts

IFRS 17 is effective for reporting periods beginning on or after 1 January 2023, with comparative figures required. Early application is permitted, provided the entity also applies IFRS 9 and IFRS 15 on or before the date it first applies IFRS 17. This standard is not applicable to the Group.

Amendments to IAS 1: Classification of Liabilities as Current or Non-current

In January 2020, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

5 STANDARDS ISSUED BUT NOT EFFECTIVE AND NEW STANDARDS (continued)

Amendments to IAS 1: Classification of Liabilities as Current or Non-current (continued)

- What is meant by a right to defer settlement
- That a right to defer must exist at the end of the reporting period
- That classification is unaffected by the likelihood that an entity will exercise its deferral right
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and must be applied retrospectively. The Group is currently assessing the impact the amendments will have on current practice and whether existing loan agreements may require renegotiation.

Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2

In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements, in which it provides guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to IAS 1 are applicable for annual periods beginning on or after 1 January 2023 with earlier application permitted. Since the amendments to the Practice Statement 2 provide non-mandatory guidance on the application of the definition of material to accounting policy information, an effective date for these amendments is not necessary.

The Group is currently revisiting their accounting policy information disclosures to ensure consistency with the amended requirements.

Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to IAS 12

In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations.

The Group is currently assessing the impact of the amendments

Definition of Accounting Estimates - Amendments to IAS 8

In February 2021, the IASB issued amendments to IAS 8, in which it introduces a definition of 'accounting estimates'. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted as long as this fact is disclosed.

The amendments are not expected to have a material impact on the Group's financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

6 REVENUES

	2022 SR'000	2021 SR'000
<i>Revenue from the contract with customers:</i>		
Revenue from sale of buildings	239,632	245,218
Sale of paint and paint related products and services	15,362	20,001
	<u>254,994</u>	<u>265,219</u>
<i>Other revenue:</i>		
Rental revenue from investment properties	164,575	202,982
	<u>419,569</u>	<u>468,201</u>

6.1 As per the contracts with the customers, there is no financing, non-cash consideration or consideration payable to customers involved in transaction price.

7 COST OF REVENUES

	2022 SR'000	2021 SR'000
Direct cost	302,443	315,708
Depreciation and amortisation	65,014	72,198
Employee salaries and benefits	61,953	65,136
Others	46,028	43,503
	<u>475,438</u>	<u>496,545</u>

8 SELLING AND DISTRIBUTION EXPENSES

	2022 SR'000	2021 SR'000
Employee salaries and benefits	13,118	15,347
Marketing fees	808	60
Travelling	539	260
Depreciation and amortization	464	611
Visa and license expenses	327	393
Rent	156	237
Others	1,327	1,141
	<u>16,739</u>	<u>18,049</u>

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

9 GENERAL AND ADMINISTRATION EXPENSES

	2022 SR'000	2021 SR'000
Allowance for expected credit losses, net	45,067	9,138
Employee salaries and benefits	37,471	35,981
Professional fees	12,877	6,359
Allowance against consideration receivable for sale of a subsidiary	9,294	-
Rent	3,158	1,141
Travelling	2,520	2,044
Depreciation and amortization	1,936	2,026
Insurance	984	1,215
Utilities	963	847
Others	2,960	4,236
	117,230	62,987

10 OTHER INCOME, NET

	2022 SR'000	2021 SR'000
Net gains/(loss) on disposal of property, plant and equipment and investment properties	1,940	(42)
Scrap sales	1,891	925
Net foreign currency exchange losses	(1,180)	(831)
Others, net	9,767	1,566
	12,418	1,618

11 FINANCE COSTS

	2022 SR'000	2021 SR'000
Non-conventional borrowings	3,979	2,133
Interest expense on lease liabilities (note 16)	2,122	2,693
Conventional borrowings	1,470	2,869
Bank charges and other costs	1,272	2,205
Unwinding of discount for provision for decommissioning (note 28)	612	637
	9,455	10,537

12 LOSS PER SHARE

Basic and diluted loss per share is calculated by dividing the loss for the year attributable to the shareholders of the Parent Company by the weighted average number of outstanding shares during the year as follows:

	2022 SR'000	2021 SR'000 (Note 12.1)
Loss for the year attributable to the shareholders of the parent Company	(196,132)	(130,439)
Adjusted weighted average number of outstanding shares during the period (share '000) (restated)	30,234	30,234
Basic and diluted loss per share attributable to the shareholders of the Parent Company (restated)	(6.49)	(4.31)

12.1 The earning per share for the comparative period has been adjusted retrospectively to reflect the treatment of effect of decrease in share capital as required by the relevant accounting standard (refer note 2).

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

13 PROPERTY, PLANT AND EQUIPMENT

	<i>Freehold land</i>	<i>Buildings and residential houses (note 13.1)</i>	<i>Machinery and equipment</i>	<i>Furniture, fixtures and office equipment</i>	<i>Vehicles</i>	<i>Capital work-in- progress</i>	<i>Total</i>
	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>
<i>Cost:</i>							
At 1 January 2021	2,250	164,469	71,772	21,469	27,023	42,081	329,064
Additions	-	58	33	325	-	250	666
Disposals	-	-	(348)	(397)	(547)	-	(1,292)
Transfer from inventories	-	94	-	-	-	-	94
Transfer to inventories	-	(395)	-	-	-	-	(395)
Foreign currency translation	-	197	-	22	8	-	227
At 31 December 2021	2,250	164,423	71,457	21,419	26,484	42,331	328,364
<i>Accumulated depreciation and impairment:</i>							
At 1 January 2021	-	97,708	60,194	16,649	21,634	41,899	238,084
Charge for the year	-	5,539	2,500	2,178	950	432	11,599
Disposals	-	-	(348)	(396)	(514)	-	(1,258)
Transfer to inventories	-	(137)	-	-	-	-	(137)
Foreign currency translation	-	197	-	10	6	-	213
At 31 December 2021	-	103,307	62,346	18,441	22,076	42,331	248,501
<i>Net book amounts:</i>							
At 31 December 2021	2,250	61,116	9,111	2,978	4,408	-	79,863

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

13 PROPERTY, PLANT AND EQUIPMENT (continued)

	<i>Freehold land</i>	<i>Buildings and residential houses (note 13.1)</i>	<i>Machinery and equipment</i>	<i>Furniture, fixtures and office equipment</i>	<i>Vehicles</i>	<i>Capital work-in- progress</i>	<i>Total</i>
	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>	<i>SR '000</i>
<i>Cost:</i>							
At 1 January 2022	2,250	164,423	71,457	21,419	26,484	42,331	328,364
Additions	-	-	19	115	-	1,318	1,452
Disposals	(2,250)	(652)	(52)	-	(661)	-	(3,615)
Transfer to inventories	-	(117)	(569)	(51)	-	(251)	(988)
At 31 December 2022	-	163,654	70,855	21,483	25,823	43,398	325,213
<i>Accumulated depreciation and impairment:</i>							
At 1 January 2022	-	103,307	62,346	18,441	22,076	42,331	248,501
Charge for the year	-	5,123	2,087	1,681	721	-	9,612
Disposals	-	(308)	(45)	-	(601)	-	(954)
Transfer to inventories	-	(46)	(446)	(43)	-	-	(535)
At 31 December 2022	-	108,076	63,942	20,079	22,196	42,331	256,624
<i>Net book amounts:</i>							
At 31 December 2022	-	55,578	6,913	1,404	3,627	1,067	68,589

13.1 The Group production facilities are located on plots of land leased under various lease arrangements (note 16).

13.2 The accumulated impairment losses on property, plant and equipment as of 31 December 2022 amounts to SAR 46 million (31 December 2021: same).

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

13 PROPERTY, PLANT AND EQUIPMENT (continued)

13.3 Depreciation for the years has been allocated as follows:

	2022 SR'000	2021 SR'000
Cost of revenue	8,187	9,899
General and administration expenses	1,233	1,414
Selling and distribution expenses	192	286
	9,612	11,599

14 INVESTMENT PROPERTIES

	Freehold land SR '000	Buildings and residential houses SR '000	Capital work-in- progress SR '000	Total SR '000
<i>Cost:</i>				
At 1 January 2021	4,228	915,457	43,366	963,051
Additions	-	375	2,946	3,321
Disposal	-	(794)	-	(794)
Transfers	-	1,701	(1,701)	-
Transfer to inventories	-	(7,249)	-	(7,249)
Foreign currency translation	-	1	1	2
At 31 December 2021	4,228	909,491	44,612	958,331
Additions	-	65	6,979	7,044
Disposal	-	(5,365)	-	(5,365)
Transfer from Capital work-in-progress	-	51,169	(51,169)	-
Transfer to inventories	-	(3,618)	-	(3,618)
Foreign currency translation	-	(4)	-	(4)
At 31 December 2022	4,228	951,738	422	956,388
<i>Accumulated depreciation and impairment:</i>				
At 1 January 2021	-	606,784	-	606,784
Charge for the year	-	51,551	421	51,972
Disposal	-	(786)	-	(786)
Transfer to inventories	-	(5,082)	-	(5,082)
Foreign currency translation	-	1	1	2
At 31 December 2021	-	652,468	422	652,890
Charge for the year	-	46,899	-	46,899
Disposal	-	(5,261)	-	(5,261)
Transfer to inventories	-	(1,112)	-	(1,112)
Foreign currency translation	-	(4)	-	(4)
At 31 December 2022	-	692,990	422	693,412
<i>Net book amounts:</i>				
At 31 December 2022	4,228	258,748	-	262,976
At 31 December 2021	4,228	257,023	44,190	305,441

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

14 INVESTMENT PROPERTIES (continued)

14.1 Direct operating expenses in respect of investment properties generating rental income for the year amounts to SR 56.4 million (2021: SR 63.7 million).

14.2 During 2020, the Group finalised joint arrangement in Algeria with a third party and transferred investment properties with a carrying value of SR 16 million. The Group re-recognised the investment properties transferred to the joint operations based on the % of ownership amounting to SAR 7.8 million. At the reporting date, balance of investment properties included SAR 6.7 million related to joint operation (2021: SAR 7.5 million).

14.3 At the reporting date, the fair value of the Group's investment property has been arrived on the basis of the valuation exercise carried out by following independent valuers, who are not related to the Group. Fair value of investment properties carried at cost less accumulated depreciation and impairment losses.

<u>Location</u>	<u>Independent valuers</u>	<u>Valuer's qualification</u>	<u>Fair Value</u> <u>SR '000</u>
<u>2022</u>			
KSA	Land Sterling Property Consultants	Registered valuers with Saudi Authority for Accredited Valuers	284,860
Dubai	Land Sterling Property Consultants	(Taqeem Saudi Arabia) and	1,220
Oman	Land Sterling Property Consultants	Member of Royal Institute of	1,295
Algeria	Land Sterling Property Consultants	Chartered Surveyors	20,674
			308,049
<u>2021</u>			
KSA	Land Sterling Property Consultants	Registered valuers with Saudi Authority for Accredited Valuers	292,230
Dubai	Land Sterling Property Consultants	(Taqeem Saudi Arabia) and	2,371
Oman	Land Sterling Property Consultants	Member of Royal Institute of	1,434
Algeria	Land Sterling Property Consultants	Chartered Surveyors	9,966
			306,001

14.4 To determine the fair value of the properties, the valuer used net income method whereby the market rentals of all lettable properties are assessed by reference to the rentals achieved for the same properties as well as similar properties in the neighbourhood, except for the properties at Dubai and Oman which were valued using cost approach - depreciated replacement cost method (DRC). The capitalization rate is adopted by reference to the yield rates observed by the valuers for similar properties in the locality and adjusted based on the valuers' knowledge of the factors specific to the respective properties. In estimating the fair value of the properties, the highest and best use of the properties is their current use. DRC is based on an estimate of the current gross replacement costs of improvements less allowance for physical deterioration and all relevant forms of obsolescences and optimisation. Above fair value does not include assets under construction.

14.5 The Group uses the following hierarchy for determining and disclosing the fair values of its investment properties by valuation techniques:

	<u>Level 1</u> <u>SR '000</u>	<u>Level 2</u> <u>SR '000</u>	<u>Level 3</u> <u>SR '000</u>	<u>Total</u> <u>SR '000</u>
2022	-	-	308,049	308,049
2021	-	-	306,001	306,001

For the level 3 fair value measurement, the quantitative information about the significant unobservable inputs used in the fair value measurement include discount rate from 11.5% to 22%, yield of 12.5% to 50%, the occupancy rate of 55% to 75%.

14.6 Any significant movement in the assumptions used for fair valuation of investment properties such as discount rate, yield, rental growth etc. would result in significantly lower / higher fair value of these assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

15 INTANGIBLE ASSETS

	<i>Licenses</i> <i>SR'000</i>	<i>Goodwill</i> <i>SR'000</i>	<i>Computer</i> <i>software</i> <i>SR'000</i>	<i>Total</i> <i>SR'000</i>
<i>Cost:</i>				
At 1 January 2021	23,829	6,416	9,805	40,050
Additions	-	-	7	7
At 31 December 2021	23,829	6,416	9,812	40,057
Write off	-	-	(106)	(106)
At 31 December 2022	23,829	6,416	9,706	39,951
<i>Accumulated amortisation and impairment:</i>				
At 1 January 2021	23,829	6,365	5,626	35,820
Charge for the year	-	-	907	907
At 31 December 2021	23,829	6,365	6,533	36,727
Charge for the year	-	-	856	856
At 31 December 2022	23,829	6,365	7,389	37,583
<i>Net carrying value</i>				
At 31 December 2022	-	51	2,317	2,368
At 31 December 2021	-	51	3,279	3,330

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

16 LEASES

16.1 Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period.

	<i>Land</i> <i>SR'000</i>	<i>Equipment</i> <i>SR'000</i>	<i>Total</i> <i>SR'000</i>
<i>Cost:</i>			
Amount as of 1 January 2021	78,289	144	78,433
Remeasurement	(96)	-	(96)
Lease termination	(659)	-	(659)
At 31 December 2021	77,534	144	77,678
Additions	5,770	-	5,770
Remeasurement	594	-	594
Lease termination	(34)	-	(34)
At 31 December 2022	83,864	144	84,008
<i>Accumulated amortisation:</i>			
At 1 January 2021	20,352	72	20,424
Depreciation expense	10,358	-	10,358
At 31 December 2021	30,710	72	30,782
Depreciation expense	10,047	-	10,047
At 31 December 2022	40,757	72	40,829
<i>Net carrying value</i>			
At 31 December 2022	43,107	72	43,179
At 31 December 2021	46,824	72	46,896

16.2 Set out below are the carrying amounts of lease liabilities and the movements during the period:

	<i>Lease liabilities</i>	
	<i>2022</i>	<i>2021</i>
	<i>SR'000</i>	<i>SR'000</i>
At 1 January	49,002	56,523
Additions to lease liabilities	5,770	-
Interest expense (note 11)	2,122	2,693
Remeasurement	523	(809)
Payments	(10,949)	(9,405)
At 31 December	46,468	49,002
Current portion of lease liabilities	13,325	14,281
Non-current portion of lease liabilities	33,143	34,721

Maturity analysis of lease liabilities have been disclosed in the note 36 of these consolidated financial statements.

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

16 LEASES (continued)

16.3 The following are the amounts recognised related to the right-of-use assets and lease liabilities in the consolidated statement of profit or loss:

	2022 SR'000	2021 SR'000
Depreciation expense of right-of-use assets	10,047	10,358
Interest expense on lease liabilities	2,122	2,693
Expense relating to short-term leases and low value assets	1,726	4,593
	13,895	17,644

17 INVENTORIES

	2022 SR'000	2021 SR'000
Raw materials	57,157	75,329
Work in progress	20,082	60,858
Finished goods	49,018	50,319
	126,257	186,506
Less: provision for obsolete inventory	(52,676)	(45,139)
	73,581	141,367

17.1 During the year, movement in the provision for obsolescent inventory is as follows:

	2022 SR'000	2021 SR'000
At the beginning of the year	45,139	35,093
Provision for the year	7,537	10,046
	52,676	45,139

At the reporting date, the Group re-assessed the realisable value of inventories and as a result recorded an additional provision of SR 7.5 million (2021: 10 million) in the consolidated statement of profit or loss by taking into consideration the age and condition of these inventories.

18 CONTRACT ASSETS

	2022 SR'000	2021 SR'000
Sale of building - work executed but not billed	38,054	14,842
Rental revenue - accrued but not billed	22,589	31,208
	60,643	46,050
Allowance for expected credit losses	(5,664)	-
	54,979	46,050

Red Sea International Company (A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

19 TRADE RECEIVABLES

	2022			2021		
	<i>Receivables from contracts with customers</i>			<i>Receivables from contracts with customers</i>		
	<i>Rental receivables</i>	<i>Total</i>		<i>Rental receivables</i>	<i>Total</i>	
	<i>SR'000</i>			<i>SR'000</i>		
Billed	155,793	61,078	216,871	168,910	76,733	245,643
Retentions receivable	23,307	-	23,307	25,179	51	25,230
Allowance for expected credit losses	(107,123)	(6,250)	(113,373)	(73,691)	(9,317)	(83,008)
	71,977	54,828	126,805	120,398	67,467	187,865
Less: current portion	(71,977)	(54,828)	(126,805)	(88,903)	(67,467)	(156,370)
Non current portion (note 19.1)	-	-	-	31,495	-	31,495

Trade receivables are non-interest bearing and the Group's credit period is 60-90 days after which trade receivables are considered to be past due. Unimpaired trade receivables are unsecured and are expected, on the basis of past experience, to be fully recoverable. Movements in allowance for expected credit losses are as follows:

	2022 SR'000	2021 SR'000
At the beginning of the year	83,008	82,489
Provided during the year	30,365	9,161
Reversal during the year	-	(8,642)
At the end of the year	113,373	83,008

19.1 In 2016, the Group filed a legal case in Houston, Texas, USA against one of its customers, its subsidiaries and its directors (for the construction of a camp facility based in Angola), demanding repayment of receivable balances due from this customer. The customer had failed to meet its obligations for timely transfer of funds to the Group as per the repayment schedule due to certain restrictions on repatriation of the funds in foreign currency out of Angola. However, following extended discussions and negotiations between the customer and Group, the customer agreed to execute legal documentation acknowledging the debt and giving promissory note of USD 5.4 million (SR 20.2 million) and claim over the assets of the customer's camp in Angola, which would allow the Company the right to take a secondary charge over these assets. Accordingly, the Group and customer withdraw from litigation proceedings in Houston, Texas, USA and submitted enforcement proceeding against the customer in Angola. However, there is no significant development in the enforcement proceeding filed and the management is considering re-filing a case again in USA against the customer. As of the date of the financial statements, no legal proceedings have been initiated with the view of enforcing the securities granted.

Total outstanding balance from this customer included in the non-current portion amounted to SR 86.9 million as of 31 December 2022 (2021: SR 86.9 million). In light of the above pending litigation and related uncertain outcome, the management of the Group has recognized an allowance against the entire outstanding balance of SR 86.9 million (2021: SR 57.2 million).

19.2 Refer to note 36.2 on credit risk of trade receivables, which explains how the Group manages and measures credit quality of trade receivables that are neither past due nor impaired.

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20 INVESTMENT IN AN ASSOCIATE

The Group has 49% interest in RSHM which is accounted for using the equity method in consolidated financial statements. Below is the summarized financial information of the Group's investment in the associate:

Summarised statement of financial position for associate

	2022 SR'000	2021 SR'000
Current assets	5,598	5,817
Non current assets	12,644	12,585
Current liabilities	(10,937)	(10,481)
Group's carrying amount of investment	7,305	7,921
Less: impairment loss	(7,305)	-
Group's net carrying amount of investment	-	7,921

Carrying value of the investment in associate includes goodwill attributable to associate.

Summarised statements of comprehensive income for associate

	2022 SR'000	2021 SR'000
Revenue	65	641
Cost of revenue	(759)	(3,750)
Other income	459	(228)
Administrative expenses	(1,001)	(1,153)
Other operating expenses	(20)	(30)
Finance charges	(2)	-
Finance income	-	(21)
Total comprehensive loss	(1,258)	(4,541)
Group's share of loss for the year	(616)	(2,225)

21 PREPAYMENTS AND OTHER RECEIVABLES

	2022 SR'000	2021 SR'000
Margin deposits	8,364	8,857
Advance and valued added tax	6,513	1,106
Prepaid expenses and deposits	4,642	3,805
Amounts due from related parties (note 32)	4,434	12,128
Advances to employees	915	382
Consideration receivable for sale of subsidiary	-	9,294
Others	9,117	13,924
	33,985	49,496

Terms and conditions for related party transactions and balances are disclosed under note 32 of these consolidated financial statements.

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22 CASH AND CASH EQUIVALENTS

	2022 SR'000	2021 SR'000
Bank balances	31,818	5,599
Cash in hand	524	239
	32,342	5,838

23 SHARE CAPITAL

The share capital of the Company as at 31 December 2022 amounted to SR 302,344,000 (31 December 2021: SR 600,000,000) consisting of 30,234,400 shares (31 December 2021: 60,000,000 shares) fully paid and issued shares at a value of SR 10 per share.

During the year ended 31 December 2022, the Company has completed the legal formalities with respect of reduction of the Company's capital through absorbing the accumulates losses of the Company (refer note 2).

24 STATUTORY RESERVE

In accordance with the Regulations for Companies in the Kingdom of Saudi Arabia and the Company's by-laws the Company is required to transfer 10% of the net profit for the year to a statutory reserve until such reserve equals 30% of its share capital. This reserve is not available for distribution to the shareholders of the Company. No such transfer was made during the year due to net loss for the year.

25 MATERIAL PARTLY-OWNED SUBSIDIARIES

Financial information of subsidiaries that have material non-controlling interests is provided below:

Proportion of equity interest held by non-controlling interests:

Name	Principal activities	Country of incorporation	2022	2021
SARL Red Sea Housing Services Algeria Limited ("RSA")	Rental/sales of non -concrete building	Algeria	2%	2%
Premier Paints Company ("PPC")	Manufacturing and trading paints	Saudi Arabia	19%	19%

The summarised financial information of the above subsidiaries provided below. This information is based on amounts before inter-company eliminations.

Summarised statement of profit or loss and other comprehensive income:

	31 December 2022 SR'000		31 December 2021 SR'000	
	RSA	PPC	RSA	PPC
Revenues	758	16,657	7,571	20,204
Loss for the year	(3,776)	(8,218)	(2,958)	(9,807)
Total comprehensive loss	(3,776)	(8,218)	(2,958)	(9,807)
Attributable to non-controlling interests	(76)	(1,561)	(59)	(1,856)

At 31 December 2022

25 MATERIAL PARTLY-OWNED SUBSIDIARIES (continued)*Summarised statement of financial position:*

	<i>31 December 2022</i>		<i>31 December 2021</i>	
	<i>SR'000</i>		<i>SR'000</i>	
	<i>RSA</i>	<i>PPC</i>	<i>RSA</i>	<i>PPC</i>
Current assets	10,294	7,013	12,035	6,605
Current liabilities	(3,992)	(34,090)	(3,244)	(3,280)
Net current assets/(liabilities)	6,302	(27,077)	8,791	3,325
Non-current assets	9,838	5,498	11,106	6,053
Non-current liabilities	-	(6,778)	-	(3,415)
Net non-current assets	9,838	(1,280)	11,106	2,638

26 INTEREST BEARING LOANS AND BORROWINGS

	<i>2022</i>	<i>2021</i>
	<i>SR'000</i>	<i>SR'000</i>
Interest bearing short-term borrowings (note 26.1)	117,267	118,656
Current portion of long-term borrowings (note 26.2)	5,143	21,429
Total borrowings	122,410	140,085

26.1 At 31 December 2022 and 2021, short-term borrowings represent bank loans obtained from various commercial banks and bear financial charges at prevailing market rates which are based on Saudi inter-bank offer rates. These borrowings are denominated in Saudi Riyal. Total unused credit facilities available to the Group at 31 December 2022 were approximately SR 43.4 million (2021: SR 21.8 million) principally representing overdrafts, short-term loans and re-financing of invoices and letters of credit. The short-term borrowings are secured by promissory notes, inventories and assignment of contract proceeds. Certain credit facility agreements contain covenants requiring maintenance of certain financial ratios and other matters. During the year, the Company obtained waiver from a commercial bank with respect of requirement of financial ratios. However, the Company is not in compliance with the covenant relates to another facility with a local commercial bank which is an event of default as per the borrowing agreements.

At 31 December 2022

26 INTEREST BEARING LOANS AND BORROWINGS (continued)

26.2 Long term borrowings represent loans obtained from commercial banks in the Kingdom of Saudi Arabia. These borrowings are denominated in Saudi Riyal and bear financial charges of SIBOR plus fixed margin between 1.75% and 3%. The aggregate maturities of these borrowings, based on their respective repayment schedules, are spread through 2022 and 2023. These borrowings are principally secured by promissory notes and assignment of contract proceeds. The borrowing agreements contain covenants requiring the Group to main certain financial ratios, retention of certain proportion of profits in the business, lenders' prior approval for change in ownership structure of the Company and certain other matters.

As of 31 December 2022, the Group was not in compliance with a covenant relates to current ratio which is an event of default as per the borrowing agreements. Consequently, principle amount repayable as of 31 December 2022 became repayable on demand presented under current liabilities in the statement of financial position.

26.3 Following are the combined aggregate amounts of future maturities of the principal amounts of the term loans:

	2022 SR'000	2021 SR'000
2022	-	140,085
2023	122,410	-
	122,410	140,085

26.4 Following are the major categories of the borrowings of the Parent Company and its subsidiaries at the reporting date:

	<i>Red Sea International Company</i>	<i>Premier Paints Company</i>	<i>Total</i>
	<i>SR ' 000</i>		
Conventional borrowings	-	6,588	6,588
Tawarruq	115,822	-	115,822
At 31 December 2022	115,822	6,588	122,410
Conventional borrowings	24,995	8,608	33,603
Tawarruq	106,482	-	106,482
At 31 December 2021	131,477	8,608	140,085

Premier Paints Company's ("PPC") short-term loan agreement is subject to covenants, whereby the PPC is required to meet certain key financial ratios. PPC did not maintain the required tangible net worth ratio as defined in the facility agreement. However, the loan is secured by the corporate guarantees issued by the Parent Company and minority Partner of PPC and has not been recalled by the banks. The outstanding balance of PPC short-term loan also presented as a current liability as at the reporting date.

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27 EMPLOYEES' DEFINED BENEFIT LIABILITIES

In accordance with the provisions of IAS 19, management has carried out an exercise to assess the present value of its defined benefit obligations at 31 December 2022 in respect of employees' end-of-service benefits payable under relevant local regulations and contractual arrangements. The main actuarial assumptions used to calculate the defined unfunded benefit obligation are as follows:

	2022	2021
Discount rate	4.99%	2.36%
Expected rate of salary increase	4.0%	4.0%
Retirement period	60 years	60 years

27.1 The break up of net benefit costs charged to consolidated statement of profit or loss is as follows:

	2022 SR'000	2021 SR'000
Current service cost	3,081	3,947
Interest cost on benefit obligation	641	465
Net benefit expense	3,722	4,412

27.2 Changes in the present value of defined unfunded benefit obligation is as follows:

	2022 SR'000	2021 SR'000
At the beginning of the year	31,331	32,997
Net benefit expense	3,722	4,412
Benefits paid	(8,344)	(8,256)
Remeasurement (gain)/loss on employees' defined benefit liabilities	(4,854)	2,178
At the end of the year	21,855	31,331

27.3 Remeasurement loss on employees' defined benefit liabilities arose due to the followings:

	2022 SR'000	2021 SR'000
Actuarial losses arising from changes in financial assumptions	(16,773)	(1,370)
Experience adjustments	11,919	3,548
At the end of the year	(4,854)	2,178

27.4 Breakup of the employee benefit obligations by geographic segment:

	Saudi Arabia SR'000	UAE SR'000	Ghana SR'000	Other SR'000	Total SR'000
2022	15,383	6,052	308	112	21,855
2021	21,627	8,448	1,213	43	31,331

At 31 December 2022

27 EMPLOYEES' DEFINED BENEFIT LIABILITIES (continued)

27.5 The quantitative sensitivity analysis for significant assumptions as at the reporting date is as follows:

	<i>Increase/ (decrease)</i>	<i>2022 SR '000</i>	<i>2021 SR '000</i>
Discount rate	1.00% (1.00%)	(1,107) 1,259	(1,821) 2,026
Expected rate of salary increase	1.00% (1.00%)	1,173 (1,046)	1,858 (1,701)
Retirement age	1 Year (1 Year)	(531) 492	(769) 729

The sensitivity analysis above have been determined based on a method that extrapolates the impact on the defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period. The sensitivity analysis are based on a change in a significant assumption, keeping all other assumptions constant. The sensitivity analysis may not be representative of an actual change in the defined benefits obligation as it is unlikely that changes in assumptions would occur in isolation of one another.

27.6 The following payments are expected contributions to the defined benefit plan in future years:

	<i>2022 SR '000</i>	<i>2021 SR '000</i>
Within the next 12 months (next annual reporting period)	2,108	4,077
Between 2 and 5 years	7,240	11,269
Over 5 years	12,885	21,248
Total expected payments	22,233	36,594

The average duration of the defined benefit plan obligation at the end of the reporting period is 5.17 years (31 December 2021: 6.15 years).

During the year, the Group have contributed SAR 4.5 million (2021: SAR 4.3 million) into the general organisation of social insurance ("GOSI") for its Saudi national staff.

28 OTHER NON-CURRENT LIABILITIES

Other non-current liabilities represents the provision for decommissioning costs related to liabilities for restoration work or land restoration required for dismantling of investment properties used to generate rental revenue. The expected dates for usage of the provision are spread in years 2023 through 2026. Movement in the provision for decommissioning costs was as follows:

	<i>2022 SR'000</i>	<i>2021 SR'000</i>
At the beginning of the year	26,029	25,392
Additions during the year	1,000	-
Unwinding of discount charge for the year (note 11)	612	637
Amount utilised during the year	(392)	-
At the end of the year	27,249	26,029
Less: current portion (note 30)	(317)	(317)
	26,932	25,712

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

29 TRADE PAYABLES

	2022 SR'000	2021 SR'000
Trade accounts payables	165,701	188,339
Due to related parties (note 32)	6,994	6,563
	172,695	194,902

29.1 Terms and conditions of the above financial liabilities:

- Trade payables are non-interest bearing and are normally settled on 30-45 day terms
- For terms and conditions with related parties, refer to note 32.

30 ACCRUALS AND OTHER LIABILITIES

	2022 SR'000	2021 SR'000
Accrual for project operation and catering costs	111,636	124,962
Employee salaries and benefits	19,054	17,425
Accrued consultancy charges	10,903	8,522
Deposits from customers	9,028	7,014
Unearned rental revenue	801	786
Provision for assurance type warranties	685	639
Provision for decommissioning costs (note 28)	317	317
Accrued indirect taxes	215	876
Other accrued expenses	20,037	18,015
	172,676	178,556

31 ZAKAT AND INCOME TAX

The major components of zakat and income tax expense for the year ended 31 December 2022 and 2021 are:

Consolidated statement of profit or loss

	2022 SR'000	2021 SR'000
Zakat	2,965	11,788
Income tax expense	41	113
	3,006	11,901

31.1 Movement in zakat and income tax for the year was as follows:

	Zakat	Current tax	Total	Zakat	Current tax	Total
	31 December 2022 SR '000			31 December 2021 SR '000		
At the beginning of the year	26,543	3,414	29,957	20,650	3,319	23,969
Provision for the year	2,965	41	3,006	11,788	113	11,901
Payments during the year	(3,167)	(41)	(3,208)	(5,895)	(18)	(5,913)
At 31 December	26,341	3,414	29,755	26,543	3,414	29,957

At 31 December 2022

31 ZAKAT AND INCOME TAX (continued)**31.2 Zakat**

(i) Zakat charge for the year consist of :

	2022 SR'000	2021 SR'000
Provision for the year	2,965	4,206
Prior period adjustment	-	7,582
Charge for the year	<u>2,965</u>	<u>11,788</u>

The provision for the year is based on zakat base of the Parent Company and its wholly owned Saudi subsidiaries as a whole and individual zakat base of other Saudi subsidiaries.

The significant components of the Company's zakat base are comprised of shareholders' equity at the beginning of the year, provisions at the beginning of the year, long-term borrowings and adjusted net profit or loss, less deductions for the net book value of property, plant and equipment and investment properties and certain other items.

(ii) Status of assessments

The status of assessments of the Company including its wholly owned subsidiaries and major partially owned subsidiaries are as follows:

a) The Parent Company and its wholly owned subsidiary

The zakat assessments of the Company and its wholly owned Saudi subsidiary as a whole have been agreed with the Zakat, Tax and Customs Authority ("the ZATCA") up to 2010. The zakat declarations until years 2021 have been filed with the ZATCA.

During 2020, the Zakat, Tax and Customs Authority ("the ZATCA") had issued an assessment for the years 2014 through 2017 amounting to SR 67.1 million for the Company and its wholly owned subsidiaries. The Company filed an appeal against the ZATCA assessment for the said period. During the current period, the ZATCA issued a revised assessment for the years 2014 through 2017 amounting to SR 53.1 million for the Company and its wholly owned subsidiaries. The Company has escalated the appeal against the ZATCA assessments for the above-mentioned period with the General Secretariat of Tax Committees ("GSTC") and the case is still under review by the committees.

Further, during 2021, the ZATCA issued an assessment for the years 2019 and 2020 amounting to SR 11.6 million for the Company and its wholly owned subsidiaries. The management of the company submitted an appeal against this assessment with ZATCA. During 2022, the ZATCA issued a revised assessment for the year 2019 and 2020 amounting to SR 8 million for the Company and its wholly owned subsidiaries. The Company has escalated the appeal against the ZATCA assessments for the above-mentioned period with the General Secretariat of Tax Committees ("GSTC") and the case is still under review by the committees.

However, the Parent Company maintains sufficient provision in the books to account for any liability arising upon the ultimate resolution of these issued assessments.

The Zakat assessments of the Company and its wholly owned Saudi subsidiary for the years 2011 to 2013 and for the years 2018 and 2021 have not yet been raised by the ZATCA.

b) Partially owned subsidiaries**Premier Paints Company**

During 2018, Premier Paints Company received Zakat, tax and WHT assessments for the years 1999 to 2014 amounting to SR 2.6 million, which was subsequently reduced to SR 2.59 million and the Company filled an appeal with GSTC on the revised assessment. During 2021, ZATCA issued amnesty scheme whereby, the ZATCA waived the delay penalties and fines and the Company settled WHT liability of SR 0.95 million and agreed to be settled SR 1.22 million of zakat liability on installments basis.

Further, during 2021, PPC received an assessment for the years 2017 and 2018 with additional zakat liability of SR 0.8 million. The management of PPC has recognized the provision against the assessment raised.

At 31 December 2022

31 ZAKAT AND INCOME TAX (continued)

31.3 Income Tax

(i) The income tax (credit) for the year consist of:

	2022 SR '000	2021 SR '000
Provision and charge for the year	41	113

Income tax provision is provided for in accordance with fiscal authorities in which the Group's subsidiaries operate outside the Kingdom of Saudi Arabia.

(ii) **Status of assessments**

The status of assessments of the major foreign subsidiaries are as follows:

Red Sea Housing Services (Ghana) Limited ("RSG")

Income tax assessments have been agreed with the Ghana Revenue Authority ("the GRA") up to the year ended 31 December 2010. RSG received tax assessment for years from 2011 to 2016 amounting to SR 4.7 million. RSG filed an appeal against this amount and settled SR 1.5 million in 2018, however the assessment yet to be finalised. RSG is currently under a tax audit for the 2017-2020 years of assessment and as of 31st December 2022 the assessments have not been finalized.

31.4 Deferred Tax

The Group has not recognized net deferred tax asset of SR 10.84 million (2021: SR 11.13 million) due to uncertainty over recoverability of such deterred tax asset in the near future.

32 RELATED PARTY TRANSACTIONS AND BALANCES

Related parties represent major shareholders, directors and key management personnel of the Group, and entities controlled or significantly influenced by such parties.

Related parties principally comprise of Dabbagh Group Holding Company Limited and its affiliated entities (collectively the "Dabbagh Group"), majority shareholder of the Parent Company, and the Group's minority shareholders and their affiliated entities.

The Group in the normal course of business carries out transactions with various related parties. Amounts due from/to related parties are shown under accounts receivable and account payable, respectively. Pricing policies and terms of these transactions are approved by the Company's management. Amounts due from and due to related parties are unsecured and settled in cash between the parties.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

32 RELATED PARTY TRANSACTIONS AND BALANCES (continued)

32.1 Significant transactions with related parties' included in the consolidated statement of profit and loss are as follows:

	2022	2021
Nature of transaction	SR'000	SR'000
Expenses paid on behalf of associates	1,335	456
Payment for land rentals	883	883
Interest free funds received from a shareholder	46,025	-
Expenses paid by the ultimate parent company on behalf of the Group	-	290

32.2 The breakdown of the amounts due from and due to related parties are as follows:

Amount due from related parties presented under prepayments and other receivables (note 21)

	2022	2021
	SR'000	SR'000
Petromin Corporation	-	3,039
Red Sea Housing Malaysia SDN BHD	4,434	9,089
	4,434	12,128

Amount due to a shareholder

	2022	2021
	SR'000	SR'000
Dabbagh Group Holding Company Limited	46,025	-

Amount due to related parties presented under trade payables (note 29)

	31 December 2022	31 December 2021
	SR'000	SR'000
Dabbagh Group Holding Company Limited	1,004	1,074
National Scientific Company	45	30
Sherwin-Williams Protective and Marine Coatings	5,945	5,459
	6,994	6,563

Remuneration and compensation for members of Board of Directors and Executives are as follows:

	2022 SR'000	2021 SR'000	2022 SR'000	2021 SR'000
	Members of Board of Directors		Key Management	
Short-term employee benefits	-	-	8,970	8,679
End-of service employee benefits	-	-	376	453
Board of directors' fees	4,980	1,703	-	-
	4,980	1,703	9,346	9,132

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At 31 December 2022

33 CONTINGENCIES AND COMMITMENTS

As at 31 December 2022, the Group had capital commitments of SR 44.1 million (2021: SR 45.1 million). Also at December 31 the Group had the following outstanding contingencies:

	<i>2022</i>	<i>2021</i>
	<i>SR'000</i>	<i>SR'000</i>
Letters of guarantee	35,744	84,591
Letters of credit	2,609	457

34 OPERATING LEASES

The Group leased out various residential houses under operating lease agreements. Rental income from such leases for the year ended 31 December 2022 amounted to SR 164.6 million (2021: SR 201.9 million).

Operating leases for rental income with terms expiring within one year and in excess of one year are as follows:

	<i>2022</i>	<i>2021</i>
	<i>SR'000</i>	<i>SR'000</i>
Within one year	167,731	198,121
After one year but not more than five	386,508	381,440
	554,239	579,561

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At 31 December 2022

35 SEGMENTAL INFORMATION

For management purposes, the Group is organised into business units based on its products and services and has following reportable segments:

- Manufacturing and sale of non-concrete residential and commercial buildings ("Non-concrete residential and commercial buildings");
- Rentals from investment properties; and
- Manufacturing and sale of paints and related services ("Paints and related services")

The Board of directors monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on income and is measured consistently in the consolidated financial statements.

Business segments

	31 December 2022				31 December 2021			
	<i>Non-concrete residential and commercial buildings</i>	<i>Rentals from investment properties</i>	<i>Paints and related services</i>	<i>Total segments</i>	<i>Non-concrete residential and commercial buildings</i>	<i>Rentals from investment properties</i>	<i>Paints and related services</i>	<i>Total segments</i>
	SR '000				SR '000			
Revenue:								
Total segment revenue	328,401	164,575	16,657	509,633	245,218	202,982	20,204	468,404
Inter-segment revenue elimination	(88,769)	-	(1,295)	(90,064)	-	-	(203)	(203)
Revenue from external customers	239,632	164,575	15,362	419,569	245,218	202,982	20,001	468,201
Timing of revenue recognition:								
At point in time	101,432	-	15,362	116,794	126,851	-	20,001	146,852
Over time	138,200	164,575	-	302,775	118,367	202,982	-	321,349
	239,632	164,575	15,362	419,569	245,218	202,982	20,001	468,201
(Loss)/profits before finance cost, finance income, depreciation & amortization and zakat and income tax	(223,457)	109,255	(3,725)	(117,927)	(151,768)	122,388	(5,639)	(35,019)
Finance cost	(2,810)	(2,618)	(4,027)	(9,455)	(4,275)	(3,267)	(3,126)	(10,668)
Finance income	33	-	-	33	58	-	-	58
Depreciation & amortisation	(10,468)	(56,946)	-	(67,414)	(10,816)	(62,775)	(1,246)	(74,837)
(Loss)/profit before zakat and income tax	(236,702)	49,691	(7,752)	(194,763)	(166,801)	56,346	(10,011)	(120,466)
Income tax	-	-	(41)	(41)	-	(113)	-	(113)
Zakat	(1,618)	(882)	(465)	(2,965)	(3,722)	(7,226)	(840)	(11,788)
Segment (loss)/profit from operations	(238,320)	48,809	(8,258)	(197,769)	(170,523)	49,007	(10,851)	(132,367)

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

At 31 December 2022

35 SEGMENTAL INFORMATION (continued)

The following table presents assets and liabilities information for the Group's operating segments at the reporting date:

	At 31 December 2022				At 31 December 2021			
	Non-concrete residential and commercial buildings	Rentals from investment properties	Paints and related services	Total segments	Non-concrete residential and commercial buildings	Rentals from investment properties	Paints and related services	Total segments
	SR '000				SR '000			
Total assets	373,819	391,722	13,203	778,744	471,812	466,342	13,819	951,973
Total liabilities	420,559	226,031	38,480	685,070	397,147	233,118	35,119	665,384

During the year ended 31 December 2022, approximately 67% of the total revenues from non-concrete residential and commercial buildings segment were derived from 5 customers (2021: approximately 48% from 5 customers). During the year, approximately 72% of the total revenues from rental segment were derived from 5 customers (2021: approximately 72% from 5 customers).

The Group's operations are conducted in Saudi Arabia, UAE, Ghana, Algeria, Malaysia and certain other locations. The following tables present revenue and profit information for the Group's geographical segments for the year, which is based on the locations of the customers.

	31 December 2022					
	Saudi Arabia	UAE	Ghana	Algeria	Others	Total
	SR '000					
Total segment revenue	360,916	138,395	9,180	758	384	509,633
Inter-segment revenue elimination	(1,295)	(88,769)	-	-	-	(90,064)
Revenue from external customers	359,621	49,626	9,180	758	384	419,569
Segment loss from operations	(131,553)	(23,018)	(38,771)	(3,822)	(605)	(197,769)
	31 December 2021					
	Saudi Arabia	UAE	Ghana	Algeria	Others	Total
	SR '000					
Total segment revenue	332,794	120,881	15,452	3,925	663	473,715
Inter-segment revenue elimination	(203)	(5,311)	-	-	-	(5,514)
Revenue from external customers	332,591	115,570	15,452	3,925	663	468,201
Segment loss from operations	(78,737)	(39,017)	(10,581)	(3,430)	(602)	(132,367)

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35 SEGMENTAL INFORMATION (continued)**31 December 2022**

	<i>Saudi Arabia</i>	<i>UAE</i>	<i>Ghana</i>	<i>Algeria</i>	<i>Others</i>	<i>Total</i>
	<i>SR '000</i>					
Non-current assets						
Property, plant and equipment	19,139	28,977	17,712	2,576	185	68,589
Investment properties	254,596	588	-	6,742	1,050	262,976
Intangible assets	1,867	497	4	-	-	2,368

Total assets and liabilities

Total assets	601,836	121,772	31,997	20,132	3,007	778,744
Total liabilities	556,850	112,951	10,524	3,992	753	685,070

31 December 2021

	<i>Saudi Arabia</i>	<i>UAE</i>	<i>Ghana</i>	<i>Algeria</i>	<i>Others</i>	<i>Total</i>
	<i>SR '000</i>					
Non-current assets						
Investment in an associate	216	7,705	-	-	-	7,921
Property, plant and equipment	25,586	31,201	19,898	2,992	186	79,863
Investment properties	295,535	1,283	-	7,485	1,138	305,441
Intangible assets	2,672	646	7	5	-	3,330

Total assets and liabilities

Total assets	719,482	131,231	74,545	23,141	3,574	951,973
Total liabilities	556,964	91,961	12,479	3,244	736	665,384

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36 FINANCIAL RISK MANAGEMENT

The Group's principal financial liabilities comprise loans and borrowings, and trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations. The Group's principal financial assets include trade receivables, and cash and short-term deposits that derive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management oversees the management of these risks. The Group's senior management regularly review the policies and procedures to ensure that all the financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives. The Group does not engage into any hedging activities. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarized below.

36.1 Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: commission rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings.

36.1 (a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's borrowings with floating interest rates. The Group manages its interest rate risk by continuously monitoring movements in the interest rates.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected with all other variables held constant, the Group's profit/loss before tax is affected through the impact on floating rate borrowings, as follows:

	<i>Increase/ (Decrease) in basis points</i>	<i>Effect on profit/(loss) before tax</i>
		<i>SR '000</i>
2022	-100	(105)
	+100	105
2021	-100	(269)
	+100	269

36.1 (b) Price risk

The risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual instrument or its issuer or factors affecting all instruments traded in the market. The Group's financial assets and liabilities are not exposed to price risk.

36.1 (c) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument exposure will fluctuate because of changes in foreign exchange rates. The Group's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's operating activities (when revenue or expense is denominated in a foreign currency) and the Group's net investments in foreign subsidiaries and associates. The Group did not undertake significant transactions in currencies other than Saudi Riyals (SR), US Dollars (US \$), UAE Dirhams ("AED"), Australian Dollars ("AUD"), Omani Riyals ("OMR") and Malaysia Ringgit ("MYR") during the year. As SR is pegged to US \$ and AED, the management of the Group believes that the currency risk for financial instruments denominated in US \$ and AED is not significant.

The Group is exposed to currency risk on transactions and balances in AUD, OMR and MYR. The Group manages currency risk exposure to the above currencies by continuously monitoring the currency fluctuations.

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36 FINANCIAL RISK MANAGEMENT (continued)**36.1 Market risk (continued)****36.1 (c) Foreign currency risk (continued)**

The Group operates internationally and is exposed to foreign exchange risk arising from various currency exposures. The Group also has investments in foreign subsidiaries, whose net assets are exposed to currency translation risk. Currently, such exposures are mainly related to exchange rate movements between SR against PGK, AUD, OMR, MYR and certain other currencies are recorded as a separate component of shareholders' equity in the accompanying consolidated financial statements.

The following tables demonstrate the sensitivity to a reasonably possible change in the exchange rates of these currencies, with all other variables held constant. The impact on the Group's profit before tax is due to changes in the fair value of monetary assets and liabilities. The Group's exposure to foreign currency changes for all other currencies is not material.

Currency	2022		2021	
	<i>Change in</i>	<i>Effect on</i>	<i>Change in</i>	<i>Effect on</i>
	<i>currency rate</i>	<i>equity</i>	<i>currency rate</i>	<i>equity</i>
	%	SR'000	%	SR'000
OMR	10	71	10	135
MYR	10	-	10	-
LYD	10	61	10	65
MZN	10	20	10	24

36.2 Credit Risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Group is exposed to credit risk on its bank balances, short-term deposits, accounts receivables and some other receivables as follows:

	2022	2021
	SR'000	SR'000
Bank balances	31,818	5,599
Trade receivables	126,805	187,865
Contract assets	54,979	46,050
Other receivables	22,830	44,585
	236,432	284,099

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

With respect to credit risks arising from the other financial assets of the Company, including bank balances and other receivables, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amounts of these assets.

Customer credit risk is managed by each business unit subject to the Group's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive credit rating scorecard and individual credit limits are defined in accordance with this assessment. Outstanding customer receivables and contract assets are regularly monitored and shipments to major customers are generally covered by letters of credit or other forms of credit insurance obtained from reputable banks and other financial institutions. At 31 December 2022, the Group had 4 customers (2021: 4) that owed it more than SR 120 million in total and accounted for approximately 56% (2021: 51%) of all the receivables and contract assets outstanding.

At 31 December 2022

36 FINANCIAL RISK MANAGEMENT (continued)**36.2 Credit Risk (continued)**

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e., by product type, customer type and rating, and coverage by letters of credit or other forms of credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. Generally, trade receivables are written-off if past due for more than one year and are not subject to enforcement activity. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed below. The Group does not hold collateral as security. The letters of credit and other forms of credit insurance are considered integral part of trade receivables and considered in the calculation of impairment. The Group evaluates the concentration of risk with respect to trade receivables and contract assets as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

Set out below is the information about the credit risk exposure at reporting date on the Group's accounts receivables:

	<i>Trade receivables</i>					<i>Total</i>
	<i>Current</i>	<i>30 - 90</i>	<i>91 - 180 days</i>	<i>181 - 360</i>	<i>> 360 days</i>	
	<i>SR'000</i>	<i>days</i> <i>SR'000</i>	<i>SR'000</i>	<i>days</i> <i>SR'000</i>	<i>SR'000</i>	<i>SR'000</i>
31 December 2022	63,936	9,520	12,583	15,795	138,344	240,178
31 December 2021	44,371	39,869	39,018	29,041	118,574	270,873

Based on a provision matrix, the Group's expected credit losses at 31 December 2022 against its trade receivables exposed to credit risk amounted to SR 119 million (2021: SR 83 million). In 2022, the Group recognised an amount of SR 36 million (2021 : SR 9.2 million) as allowance for expected credit losses in its consolidated statement of profits or loss with relates to trade receivables and contract assets.

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Board of Directors on an annual basis, and may be updated throughout the year subject to approval of the Group's Finance Committee. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments.

36.3 Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The cash flows, funding requirements and liquidity of Group companies are monitored on a centralised basis, under the control of the Group Treasury. The objective of this centralised system is to optimise the efficiency and effectiveness of the management of the Group's capital resources. The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank borrowings and borrowing from a shareholder. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and borrowing facilities, by continuously monitoring forecasted and actual cash flows and matching the maturity profiles of financial assets and liabilities.

36.3 (a) Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry.

In order to avoid excessive concentrations of risk, the Group's policies and procedures include specific guidelines to focus on the maintenance of a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly. Selective hedging is used within the Group to manage risk concentrations at both the relationship and industry levels.

Red Sea International Company (A Saudi Joint Stock Company)

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36 FINANCIAL RISK MANAGEMENT (continued)

36.3 Liquidity risk (continued)

36.3 (a) Excessive risk concentration (continued)

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments:

Year ended 31 December 2022

	<i>Less than 1 year</i>	<i>1 to 5 years</i>	<i>> 5 years</i>	<i>Total</i>
	<i>SR '000</i>			
Trade and other payables	172,695	-	-	172,695
Interest bearing loans and borrowings	122,397	2,495	-	124,892
Lease liabilities	15,051	28,886	11,903	55,840
	310,143	31,381	11,903	353,427

Year ended 31 December 2021

	<i>Less than 1 year</i>	<i>1 to 5 years</i>	<i>> 5 years</i>	<i>Total</i>
	<i>SR'000</i>			
Trade and other payables	194,902	-	-	194,902
Interest bearing loans and borrowings	136,170	5,297	-	141,467
Lease liabilities	15,245	26,125	15,750	57,120
	346,317	31,422	15,750	393,489

36.4 Changes in liabilities arising from financing activities

	<i>Non-current portion of Interest bearing loans and borrowings</i>	<i>Current portion of interest bearing loans and borrowings</i>	<i>Short-term loans</i>	<i>Total</i>
	<i>SR'000</i>			
At 1 January 2021	36,608	26,365	79,273	142,246
Cash flows	(36,608)	(4,936)	39,383	(2,161)
31 December 2021	-	21,429	118,656	140,085
Cash flows	-	(16,286)	(1,389)	(17,675)
31 December 2022	-	5,143	117,267	122,410

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37 CAPITAL MANAGEMENT

For the purpose of the Group's capital management, capital includes share capital, statutory reserves, and all other equity reserves attributable to the equity holders of the parent Company. The primary objective of the Group's capital management is to maximise the shareholder value.

The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

- a) "Total gearing ratio", determined as "total liabilities (current and non-current) divided by tangible net worth (equity as shown in the accompanying consolidated statement of financial position including, non-controlling interests less intangible assets)"
- b) "Leverage ratio", determined as "total borrowings (current and non-current) divided by equity (as shown in the accompanying consolidated statement of financial position, including non-controlling interests)"

38 FAIR VALUES OF FINANCIAL INSTRUMENTS

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole, as follows:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

Financial assets consist of cash and cash equivalents, accounts receivable, contract assets and other current assets which are measured at amortized cost. Financial liabilities consist of term loans, short term loan, advances from customers, accounts payable and some other current liabilities. Such assets and liabilities are subsequently measured using effective interest rate method. The management assessed that the fair values approximate their carrying values largely due to the short-term maturities of these financial instruments.

The management has assessed the fair value of non-current accounts receivables, other non-current assets, term loans and other non-current liabilities based on level 2 hierarchy, which is not materially different from their respective carrying values.

The following methods and assumptions were used to estimate the fair values:

- Long-term fixed-rate and variable-rate receivables/borrowings are evaluated by the Group based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken into account for the estimated losses of these receivables.
- The fair values of the Group's interest-bearing borrowings and loans are determined by using the DCF method using discount rate that reflects the issuer's borrowing rate as at the end of the reporting period. The own non-performance risk as at 31 December 2022 was assessed to be insignificant.

39 SUBSEQUENT EVENTS

Subsequently, the Group has signed a non-disclosure agreement to acquire 51% ownership of a limited liability company registered in Jeddah, Kingdom of Saudi Arabia. The consideration for the acquisition is expected to be partially settled through a term loan facility provided by a local commercial bank. The Group is in the process of signing the facility agreement in this respect along with the acquisition of the new entity and expecting to be completed in quarter ending 30 June 2023.

In the opinion of the Company's management, there have been no further subsequent events since the year ended 31 December 2022 that would have a material impact on the financial position of the Company as reflected in these financial statements.