

2020



**Board of Directors' Report
and Financial Statements**
31st Annual Report



طيبة للاستثمار
TAIBA INVESTMENTS



بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

In the name of Allah, the Most
Gracious, the Most Merciful





Custodian of the Two Holy Mosques
King Salman bin Abdulaziz Al Saud

The King of Saudi Arabia



His Royal Highness
**Prince Mohammed bin Salman
bin Abdulaziz Al Saud**

Crown Prince, Deputy Prime
Minister and Minister of Defense



His Royal Highness

**Prince Faisal bin Salman bin
Abdulaziz Al Saud**

Governor of Al Madinah Region



His Royal Highness

**Prince Saud bin Khalid
bin Faisal Al Saud**

Deputy Governor of
Al Madinah Region

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1

Projects' Launch

1.1

Chairman's Message

1.2

Board of Directors and CEO

1.3

Vision & Mission

1.4

Taiba Capital



A Challenging Year is Over, Our Journey Continues

Dr. Walid bin Mohammad Al-Issa

Chairman

1.1 | Chairman's Message

In the name of Allah, the Most Gracious, the Most Merciful, and peace and blessings be upon the Last of the prophets and messengers, our Prophet Muhammad, and his family and companions

Dear Respected Shareholders of Taiba Investments Company,

On behalf of myself and fellow board members in the Taiba Investments Company ("Taiba") Board of Directors, I am pleased to present to you Taiba Annual Report for the financial year ended 31st December 2020. This year had witnessed many challenges in an effort to overcome the difficult situation caused by the pandemic Covid-19 and its consequences which the entire world has suffered. Taiba revenues and profits were directly impacted due to the sharp declines in the hotel occupancies and temporary closures of the shopping malls in Madinah as a result of the state precautionary measures to prevent the spread of the pandemic. In spite of the above, Taiba continues to:

- Execute its investment and development plans for the approved real estate developments as these have reasonably progressed with the start of excavation and enabling works for a hotel project in Riyadh and two hotel projects in the Central Area of AlMadinah AlMunawarah.
- Exit from corporate investments in some companies whose activities do not conform with the main activity of Taiba, as Taiba has sold its

full shares in Taiba Contracting and Maintenance Company (Tacoma) and Fiber Glass Oasis Company (FGOC).

- Support IT infrastructure which enabled Taiba and its employees to continue remotely their job responsibilities in a professional manner
- Minimize costs and expenses while maintaining the work environment and dealing with the employee concerns in such a professional manner that ensured job security and retaining of qualified professionals without compromising any of their rights and by enhancing the communication channels for social and health purposes.
- Execute its Corporate Social Responsibility (CSR) Initiatives as per the approved initiatives.
- Distribute periodical profits as the 2020 dividends distributed and proposed will exceed SR 160 million equivalent to 10% of the capital.

Remaining optimistic for the future, looking forward to a bright and promising future InShaAllah.

Finally, I would like to express my sincere gratitude and appreciation to our wise leadership for their continued support to the national economy and their early response to contain the effects of the pandemic allowing the businesses to continue and creating a balance in the economic, health and social impacts.

I would like to also extend my thanks to Taiba shareholders for their trust and support for Taiba, and to my fellow board members and Taiba associates for their commendable efforts for achieving our goals.

We pray to Allah that He protects our country, its rulers and residents from every evil and harm, and lifts upon them the trial and the epidemic.

1.2 | Board of Directors and CEO



Dr.
Walid bin Mohammad Al-Issa

Chairman



Eng.
Anas bin Mohammad Saleh Serafi

Deputy Chairman



Dr.
Badr bin Hammoud Al-Badr

Board Member



Mr.
Basil bin Mohammad bin Jabr

Board Member



Mr.
Abdul Aziz bin Abdullah Al-Duailej

Board Member



Mr.
Ghassan bin Yasser Shalabi

Board Member



Eng.
Mohammad bin Abdul Mohsen Al-Greenees

Board Member
Representative of the Public Pension Agency



Mr.
Firas bin Salahuddin Al-Qurashi

Board Member
A representative of the Public Investment Fund



Eng.
Muhannad bin Qusay Al-Azzawi

Board Member



Eng.
Saleh bin Habdan Al-Habdan

CEO

Dear Respected Shareholders of Taiba Investments Co.,
Assalamu Alaikum Wa Rahmatullahi Wa Barakatuh.

With the end of the 31st financial year for Taiba Investments Company, the Board of Directors is pleased to present to you its 31st Annual Report on the business activities conducted by Taiba and its subsidiaries, including the audited financial statements and related notes for the financial year ending on 16/05/1442H corresponding to 31/12/2020G. The Board of Directors of Taiba Investments Company hereby confirms that the Board of Directors' Report and the annexed financial statements comply with the governance regulations issued by the esteemed Capital Markets Authority and with the local requirements issued by the competent authorities.

Board of Directors

1.3 | Vision & Mission

Vision

Pioneer in real estate investment and development

Mission

Commitment to real estate investment and development that achieves rewarding and sustainable returns for shareholders and to staff development



1.4 | Taiba Capital

Authorized Capital

1,604,574,830 SAR

Issued shares

160,457,483 shares

(all company shares are ordinary shares)

Paid Capital

1,604,574,830 SAR

Par Value Per Share

10 SAR

Paid Value Per Share

10 SAR

2

Company Profile



2.1
Incorporation and Legal Structure

2.2
Main Activity

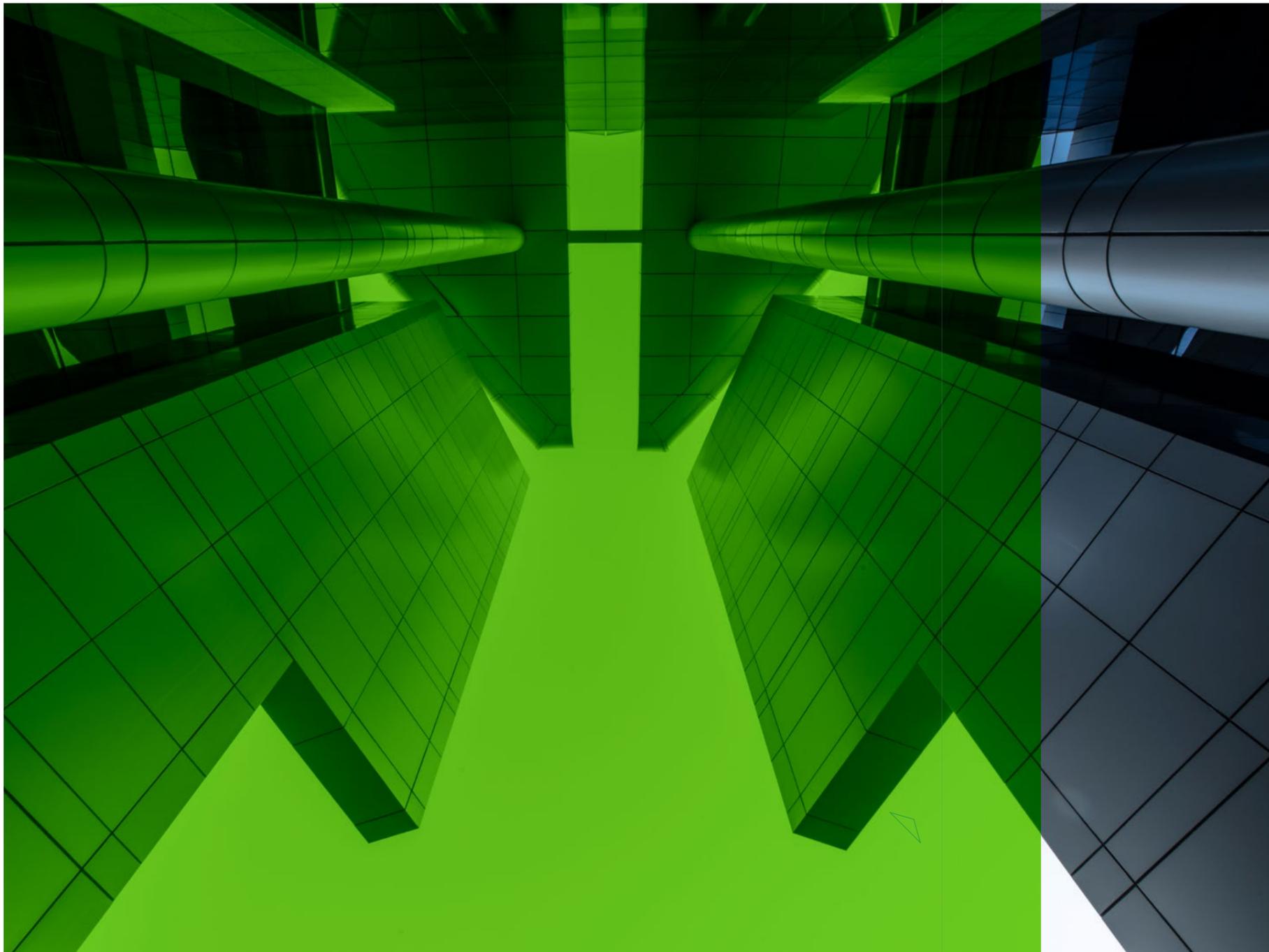
2.3
Strategic Directions

2.4
Organizational Structure

2.5
2020 Highlights

2.1 | Incorporation & Legal Structure

Taiba Investments Company (“Taiba”) was established as a Saudi joint stock company under Royal Decree No. M/41 dated 16/06/1408H and its incorporation was declared pursuant to His Excellency, the Minister of Commerce Resolution No. (134) dated 13/02/1409H corresponding to 24/09/1988G. The company has been registered in the Commercial Registry with the number 4650012403 on 10/04/1409H.



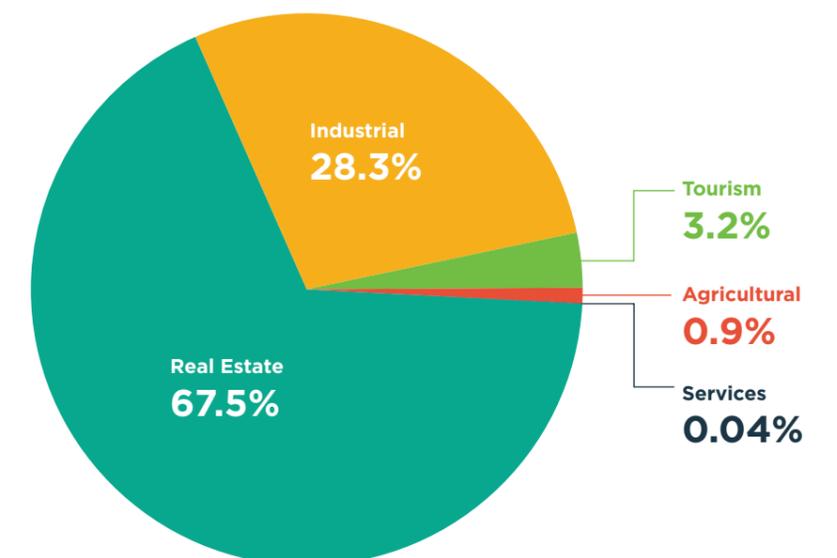
2.2 | Main Activity

Taiba is currently engaged in many activities through diversified investments in a number of sectors through a number of Subsidiaries where Taiba owns 50% and more of their capitals, through Sister Companies where Taiba owns from 20% to less than 50% of their capitals and through investments in equity instruments not held for trading where Taiba shares are less than 20% of the their capitals. Table No. 1 shows Taiba’s costs of investments in the various business sectors:

Investments into Various Business Sectors

Table No. 1

Business Sector	No. of Subsidiaries & Sister Companies	Costs of Investments (SAR)	% of Total Investments
Real Estate	7	1,975,964,591	67.5%
Tourism	2	94,991,110	3.2%
Industrial	2	829,884,352	28.3%
Agricultural	1	27,400,000	0.9%
Services	1	1,091,530	0.04%
Total Investments	13	2,929,331,583	100%



2.3 | Strategic Directions

Taiba continues to execute its Strategic Plan (2017-2021) to achieve its future vision with the following main objectives:



Gradual transformation from a multi-purpose company with diverse investments and activities in various sectors into a company focusing on real estate investment and development business.



Future investments to be diversified and expanded into various real estate products.

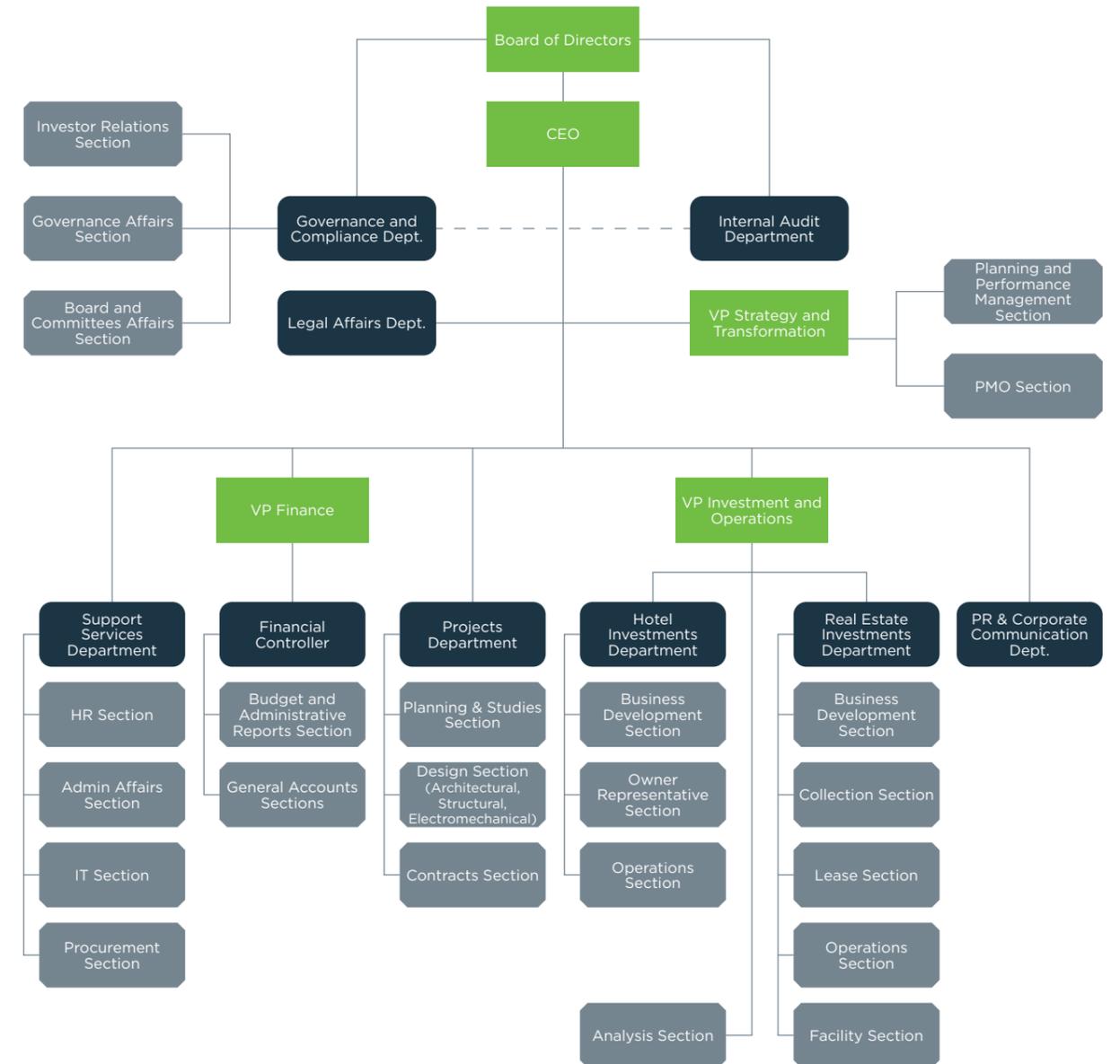


Development and enhancement of human resource capabilities as per the modern-day administrative practices and advancements into the technology systems in line with the respective developments in this regard.



Increase the aggregate return on investments with better return on equity for the shareholders.

2.4 | Organizational Structure



■ Senior Management ■ Departments ■ Sections

2.5 | 2020 Highlights

1 The management agreement for DoubleTree by Hilton Hotel and Suites was signed, which will be constructed in Jeddah on Al-Andalus Road opposite to King Abdullah Square or The Flaq Square. The project includes 250 hotel rooms and 200 hotel apartments equipped with the latest technology that will ensure guest comfort. It also includes a range of restaurants and cafes, as well as a number of meeting rooms, multi-purpose halls, a large ballroom, in addition to a gym, swimming pool and kids club.



2 Taiba purchased a piece of land in Al-Madinah Al-Munawwarah in Sayed Al-Shuhada neighborhood with an area of 46,382 square meters, for a total amount of SAR 136,364,491.20. It is a vacant land which will be used to develop future viable real estate projects.

3 The transaction has been concluded for the sale of the full share of Taiba in one of the industrial companies, Fiber Glass Oasis Co. (FGOC) (a closed joint stock sister company), in which Taiba had owned 29.50% of its capital. This was in line with Taiba's strategic direction and plan to exit from some of its investments in other companies which do not align with Taiba's main activity and focus of real estate investment and development.

4 The credit facility agreement concluded with Riyad Bank previously on 29/03/2018 was amended by canceling the financing limit for the long-term loan in the amount of SAR 533 million due to the rescheduling in the execution of Taiba's real estate projects.

5 A long-term Islamic financing agreement was signed with Bank Albilad in the amount of SAR 1,357,054,000 for a period of 14 Gregorian years including a grace period of 4 years, in order to finance the execution of the real estate hospitality and commercial projects in line with the company strategic plan.

6 Board members have been elected for the Taiba Board of Directors (BoD) 11th term for a period of three year commencing on 01/01/2021. During the 38th Ordinary AGM held on 16/12/2020, the members of the Audit Committee were elected for the same term. On the same day evening, BoD Meeting was held whereby Dr. Walid Mohammad Al-Issa was appointed Chairman of the Board of Directors, Eng. Anas Mohammad Saleh Serafi as the Deputy Chairman, and Mr. Ayman Hamza Saeed as the Secretary to the Board of Directors. The Board also formed its Sub-Committees with the appointment of their respective members considering the functions and responsibilities of each committee.

7 Pursuant to Tadawul announcement published on 23/02/2021, the Hotel Management Agreements - signed on 30/11/2014 between AlAqeeq Real Estate Development Company 'Al-Aqeeq' (a subsidiary fully-owned by Taiba) and Millennium & Copthorne Middle East Holdings Limited for the management of AlAqeeq Millennium Hotel and Taiba Millennium Hotel (owned by Al-Aqeeq and located in Madinah Central Area) - were terminated as of 11/07/1442H (23/02/2021G). The operations of the mentioned hotels will continue under the direct management of Al-Aqeeq.

3

Business Sectors

3.1

Business Sectors

3.2

Main Activities of Subsidiaries and Sister Companies

3.3

Taiba Future Business Activities

3.4

Social Responsibility



3.1 | Business Sectors

Real Estate Sector

Taiba has investments of varying proportions in a number of companies in the real estate sector, with the total cost of investment amounting to SAR 1,975,964,591, which is 67.5% of Taiba total investments, as below:

Company Name	Legal Entity	Place of Incorporation/ Permanent HQ	Main Business Activity	Company Capital (SAR)	Total Shares	Taiba Cost of Investment (SAR)	Taiba Shares (in number)	Taiba Shares (%)
AL Aqeeq Real Estate Development Co. (AlAqeeq)	Closed Joint Stock Company	Saudi Arabia	Real Estate & Hotels	1,500,000,000	150,000,000	1,666,685,519	150,000,000	100.00%
Makkah Construction & Development Co.	Public Joint Stock Company	Saudi Arabia	Real Estate & Hotels	1,648,162,400	164,816,240	98,806,600	1,186,581	0.72%
Knowledge Economic City Co.	Public Joint Stock Company	Saudi Arabia	Real Estate & Services	3,393,000,000	339,300,000	108,600,000	10,860,000	3.20%
Seera City for Real Estate Development Co.	Limited Liability Company	Saudi Arabia	Real Estate	20,000,000	200,000	4,000,000 (*)	40,000	20.00%
Kinan International for Real Estate Development Co.	Closed Joint Stock Company	Saudi Arabia	Real Estate	1,694,000,000	169,400,000	41,382,472	3,949,886	2.33%
Knowledge Economic City Developers Co.	Limited Liability Company	Saudi Arabia	Real Estate	830,000,000	83,000,000	55,790,000	4,160,000 (**)	5.01%
Madinah Airport Hotel Company	Closed Joint Stock Company	Saudi Arabia	Hotels	2,100,000	210,000	700,000	70,000	33.33%

(*) There is financing from partners as additional capital of 354,980,900 Saudi riyals, of which Taiba's share is SAR 71 million.

(**) Total shares of Taiba and its two subsidiaries, AlAqeeq and Arab Resort Areas Company (ARAC).

Agricultural Sector

Taiba invests in the agricultural sector through its investment in the Taiba Agricultural Development Company (TADEC) in the amount of SAR 27,400,000, which is 0.9% of Taiba total investments, as follows:

Company Name	Legal Entity	Place of Incorporation/ Permanent HQ	Main Business Activity	Company Capital (SAR)	Total Shares	Taiba Cost of Investment (SAR)	Taiba Shares (in number)	Taiba Shares (%)
Taiba Agricultural Development Company (TADEC)	Limited Liability Company	Saudi Arabia	Agriculture	50,000,000	500,000	27,400,000	274,000	54.80%

Industrial Sector

Taiba has investments of varying proportions in industrial companies, where the total cost of investment is SAR 829,884,352 which is 28.3% of Taiba total investments, as follows:

Company Name	Legal Entity	Place of Incorporation/ Permanent HQ	Main Business Activity	Company Capital (SAR)	Total Shares	Taiba Cost of Investment (SAR)	Taiba Shares (in number)	Taiba Shares (%)
SABIC Agri-Nutrients Co. (Formerly SAFCO)	Public Joint-Stock Company	Saudi Arabia	Industrial	4,166,666,660	416,666,666	826,384,352	7,943,750	1.91%
Al-Madinah Dates Co. (Tomoor)	Limited Liability Company	Saudi Arabia	Industrial	10,000,000	100	3,500,000	35	35%

Note: The entire share of Taiba in Fiber Glass Oasis Co. (FGOC) was sold to one of the main partners in the company on 20/06/2020 with specific conditions and guarantees for the payment of the purchase amount by the purchaser as stipulated in the sales and purchase agreement.

Tourism Sector

Taiba has investments in varying proportions in the tourism sector companies, where the total cost of investment is SAR 94,991,110 which is 3.2% of Taiba total investments, as follows:

Company Name	Legal Entity	Place of Incorporation/ Permanent HQ	Main Business Activity	Company Capital (SAR)	Total Shares	Taiba Cost of Investment (SAR)	Taiba Shares (in number)	Taiba Shares (%)
Arab Resort Areas Co. (ARAC)	Closed Joint-Stock Company	Saudi Arabia	Hotels & Tourism	20,000,000	2,000,000	19,991,110	1,999,111	99.96% (*)
Saudi Heritage Hospitality Company (Nuzul)	Closed Joint-Stock Company	Saudi Arabia	Hotels & Tourism	250,000,000	25,000,000	75,000,000 (**)	7,500,000	30%

(*) Shares of minority shareholders in ARAC were purchased with Taiba ownership reaching 99.96%.

(**) Until the end of 2020, Taiba has actually paid 25% of its share in the company capital for an amount of SAR 18,750,000. A resolution was issued by the Nuzul EGM on 21/08/2019 to liquidate the company.

Services Sector

Taiba invests in the service sector through its contribution in the TAWD Real Estate Management and Marketing Company in the amount of SAR 1,091,530, which is 0.04% of Taiba total investments, as follows:

Company Name	Legal Entity	Place of Incorporation/ Permanent HQ	Main Business Activity	Company Capital (SAR)	Total Shares	Taiba Cost of Investment (SAR)	Taiba Shares (in number)	Taiba Shares (%)
Tawd Real Estate Management and Marketing (TAWD) (*)	Limited Liability Company	Saudi Arabia	Real Estate Management & Marketing	1,000,000	100,000	1,091,530	100,000 (Al-Aqeeq Company fully owns 100% of Tawd's capital)	100%

(*) Since 01/01/2020, the activity of operating and managing the commercial centers - which was earlier undertaken by TAWD Company - has been transferred to the Real Estate Investments Department at Taiba as per the approved Organization Chart, and in preparations for the liquidation of the company.

Note: On 12/03/2020, an agreement was signed to sell the entire Taiba Contracting and Maintenance Company Ltd. "Tacoma", which was owned 94% by Al-Aqeeq Real Estate Development Company and 6% by Arab Resort Areas Co. (ARAC). The agreement also included the transfer of Tacoma's 10% share in TAWD to Al-Aqeeq Co., rendering TAWD to be fully 100% owned by Al-Aqeeq Real Estate Development Company.

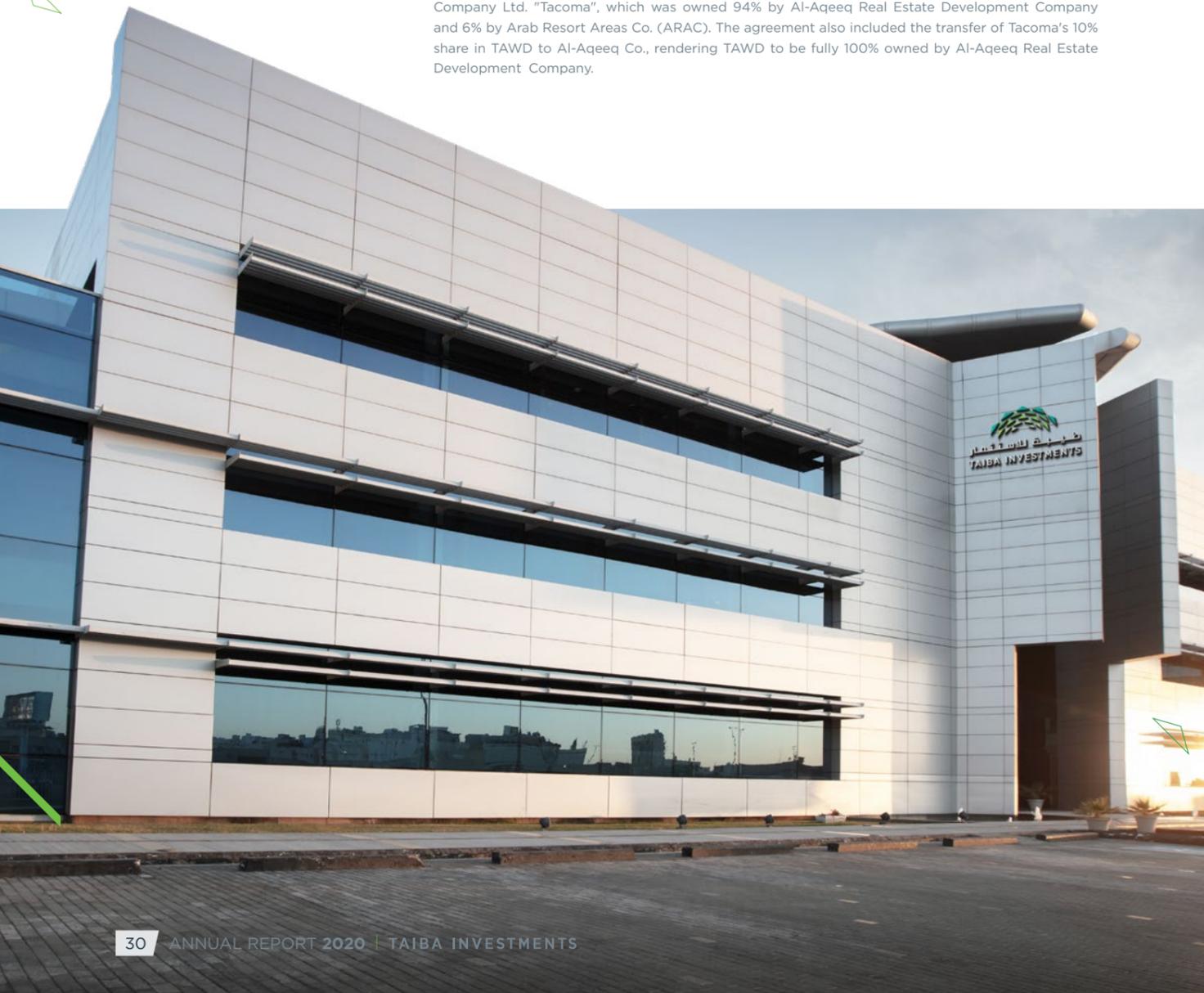
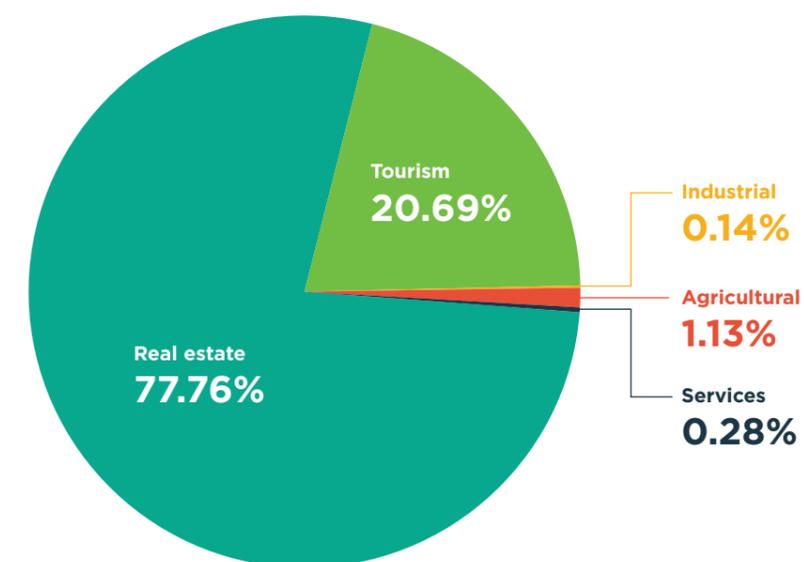


Table No. 2 shows volume of Taiba business activities in various sectors with their geographical distribution and activity contributions to Taiba total revenues in the financial year 2020:

Business Activities	Province / City (Source of revenue origin)	Volume of Business Activities (SAR)	Activity Contribution to Total Revenue (SAR)	Activity Contribution to Total Revenue (%)
Real estate	Madinah, Makkah, Jeddah, Riyadh	2,073,506,376	172,759,171	77.76%
Tourism	Madinah, Yanbu	884,004,785	45,975,757	20.69%
Industrial	Madinah, Jubail	645,601,554	316,850	0.14%
Agricultural	Madinah Province	92,650,198	2,517,640	1.13%
Services	Madinah	1,900,361	600,000	0.28%
Total		3,697,663,274	222,169,418	100%

Note: Taiba has no investments abroad the Kingdom.



3.2 | Main Activities of Subsidiaries and Sister Companies

1 Main Activities of Subsidiaries

Al-Aqeeq Real Estate Development Company

Real Estate

Al-Aqeeq Real Estate Development Company owns Taiba Residential and Commercial Center and Al-Majeedi Residential and Commercial Center which face the Prophet's Mosque from the northern side; Al Aqeeq Hotel located immediately to the north of them; Taiba Hotel facing the Prophet's Mosque from the southwest; and other projects under design.

Arab Resort Areas Company (ARAC)

Tourism

ARAC operates the residential building Taiba ARAC Suites facing the Prophet's Mosque and Yanbu ARAC Resort located north of Yanbu Al-Bahr.

Taiba Agricultural Development Company (TADEC)

Agricultural

TADEC owns a number of agricultural projects specialized in date palm cultivation. Date palm projects include Oshairah, Amtan and Al-Khuraim projects, in addition to Taima olive cultivation project.

Tawd Real Estate Management and Marketing

Services

Tawd - a subsidiary of Al-Aqeeq Company, the real estate arm of Taiba - is under liquidation, and was operating a number of shopping malls in Madinah.

2 Main Activities of Sister Companies

Al-Madinah Dates Company (Tomoor)

Industrial

The company owns a dates factory with production lines to manufacture compressed and vacuumed dates, date paste and with a separate production line for date molasses. Tomoor has managed to enter the global markets with its products, as the company exports more than 60% of its production to different countries in the world.

Madinah Airport Hotel Company

Real Estate

Madinah Airport Hotel Co. owns Millennium Madinah Airport Hotel, which was opened to the guests in the third quarter of 2018 and is operated by Millennium & Copthorne.

Seera City Real Estate Development Company

Real Estate

Acquisition of real estate, residential, commercial, health, educational, sports complexes and recreational centers and their management. Activities include investment in developing lands by constructing buildings then selling or leasing them.

Saudi Heritage Hospitality Company (Nuzul)

Tourism

Develop tourist accommodations and heritage hospitality facilities in a number of heritage sites in the Kingdom (a company under liquidation).

3 Main Activities of Corporate Investments in Non-Trading Equity Instruments

Knowledge Economic City Co.

Real Estate

The company is engaged in managing the development of the Knowledge Economic City project in Madinah through laying down the general plan for the project, developing the basic infrastructure and some areas of the project. It invests in a portfolio of high-quality and diversified real estate projects, while developing the real estate and providing support services.

Knowledge Economic City Developers Co.

Real Estate

Acquisition of real estate, residential, commercial, health, educational, sports complexes and recreational centers and their management. Activities include investment in developing lands by constructing buildings then selling or leasing them.

Kinan International Real Estate Development Co.

Real Estate

Its investments are currently focused in property management, residential development and commercial centers. Kinan Company has developed each of the Masharef residential project in northern Jeddah on an area of 2.8 million square meters and the Masharef Hills project in the north of Riyadh on an area of approximately 1 million square meters, with some other projects located also in Riyadh and Jeddah. As for the development of commercial centers, it has developed a group of such shopping centers in 6 cities in the Kingdom with investments exceeding SAR 6 billion riyals.

SABIC Agri-Nutrients Co. (formerly SAFCO)

Industrial

The company is focused on producing and selling ammonia, urea, melamine and sulfuric acid products and fertilizers in the Kingdom of Saudi Arabia, Asia, Europe and North America. It is also working to establish, acquire and operate chemical and non-chemical plants as part of its expansion plans.

Makkah Construction & Development Co.

Real Estate

Development and ownership of real estate properties adjacent to the Grand Mosque in Makkah, along with their renovations, leasing and operations. The most prominent project of the company is the residential and commercial complex in Makkah, which overlooks the Grand Mosque.



3.2 | Main Activities of Subsidiaries and Sister Companies

4 Real Estate Projects Owned by Taiba, its Subsidiaries and Sister Companies

Taiba Residential and Commercial Center

In the year 2020, the renovation project for the hotel suites owned by Al-Aqeeq (a subsidiary of Taiba) has started. With the aim of increasing the operational revenue, a central restaurant will be added to serve the guests along with the renovation of the secondary entrances on the ground floor and upgrading of the electromechanical systems in the building.

Owner
Al Aqeeq Real Estate Development Co.

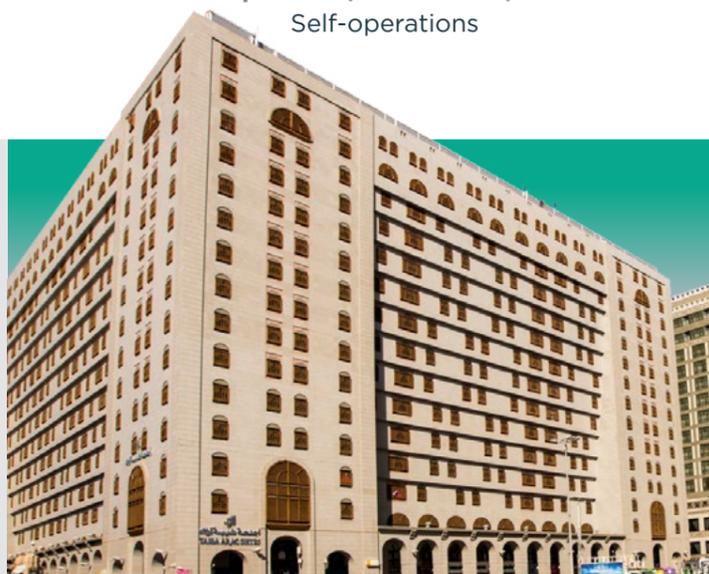
Operator (Residential)
Arab Resort Areas Co. (ARAC)

Location
Madinah
Overlooking the northern piazza of the Prophet's Mosque

Operator (Commercial)
Self-operations

Number of owned apartments
110

Number of shops
338



Al-Majeedi Residential and Commercial Center

Owner
Al Aqeeq Real Estate Development Co.

Tenant (Residential)
Elaf Hotels Company

Location
Madinah
Overlooking the northern piazza of the Prophet's Mosque

Operator (Commercial)
Self-operations

Number of rooms and suites
630

Number of shops
150



Al Aqeeq Hotel

Owner
Al Aqeeq Real Estate Development Co.

Operator (Residential)
Self-operations

Location
Madinah
The northern side of the Prophet's Mosque

Operator (Commercial)
Self-operations

Number of rooms and suites
505

Number of shops
51

Number of restaurants
1

Number of meeting and banquet rooms
2



Taiba Hotel

Owner
Al Aqeeq Real Estate Development Co.

Operator (Residential)
Self-operations

Location
Madinah
The south-western side of the Prophet's Mosque

Operator (Commercial)
Self-operations



Number of rooms and suites
208



Number of shops
44



Number of restaurants
1



Number of meeting and banquet rooms
2



Dar Al Kawthar Hotel

Owner
Taiba Investments Co.

Tenant
Dar Al-Eman Trading Company

Location
Madinah
Western side of the Prophet's Mosque



Number of rooms
150



Number of shops
3



Number of restaurants
1



Millennium Madinah Airport Hotel

Owner
Madinah Airport Hotel Company

Operator
Millennium Hotels & Resorts

Location
Madinah
King Salman Road, inside Prince Muhammad bin Abdulaziz Airport boundary



Number of rooms and suites
227



Number of restaurants
1



Number of meeting and banquet rooms
4



Yanbu ARAC Resort

Land Owner
Yanbu Municipality

Tenant
Arab Resort Areas Co. (ARAC)

Location
Yanbu Al Bahr
Prince Abdul Majeed Road



Number of chalets
82



Number of shops
4



Number of restaurants
1



Number of meeting and banquet halls
2



3.3 | Taiba Future Business Activities

Following are the major future business activities of Taiba:

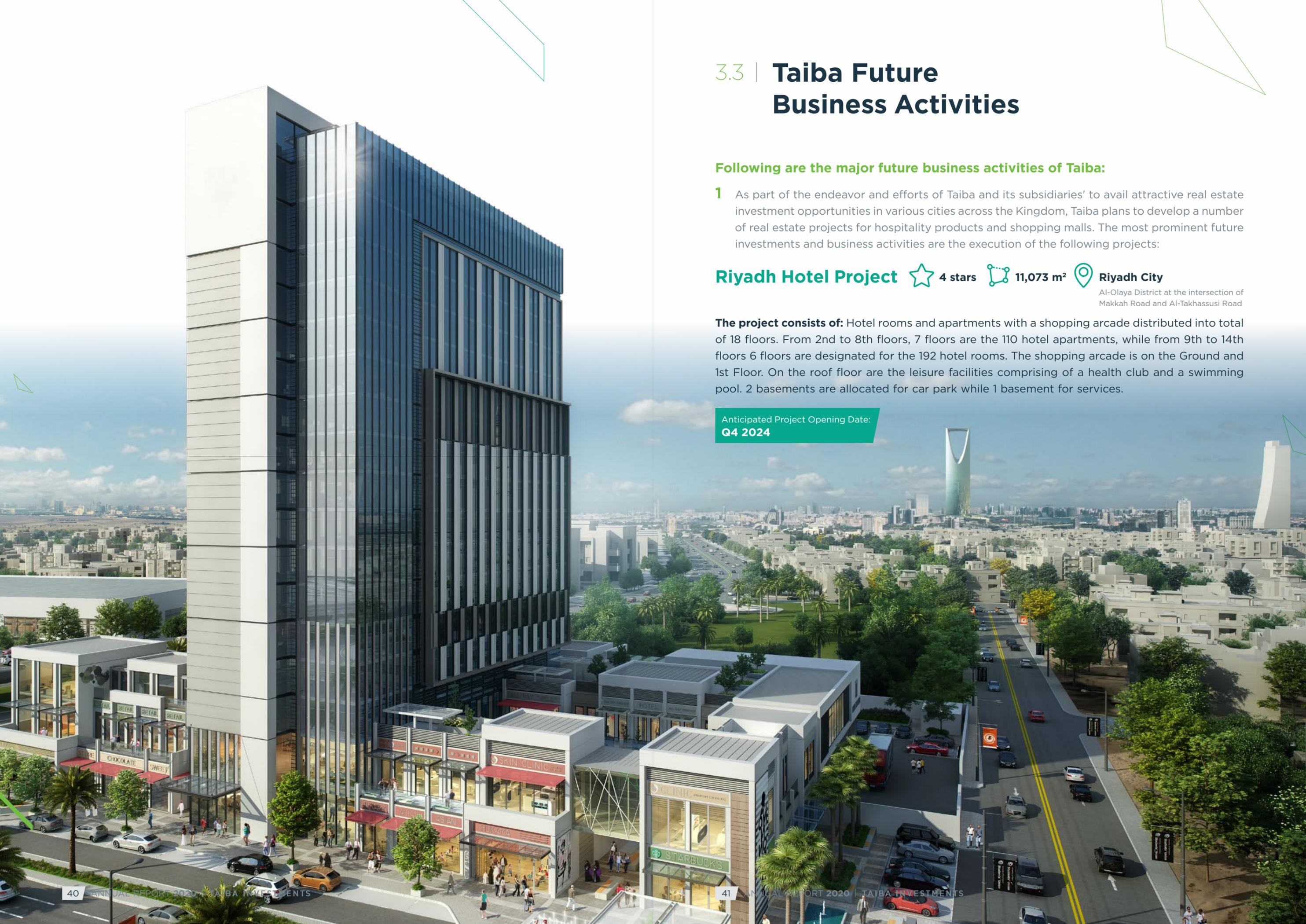
1 As part of the endeavor and efforts of Taiba and its subsidiaries' to avail attractive real estate investment opportunities in various cities across the Kingdom, Taiba plans to develop a number of real estate projects for hospitality products and shopping malls. The most prominent future investments and business activities are the execution of the following projects:

Riyadh Hotel Project 4 stars 11,073 m² Riyadh City

Al-Olaya District at the intersection of Makkah Road and Al-Takhassusi Road

The project consists of: Hotel rooms and apartments with a shopping arcade distributed into total of 18 floors. From 2nd to 8th floors, 7 floors are the 110 hotel apartments, while from 9th to 14th floors 6 floors are designated for the 192 hotel rooms. The shopping arcade is on the Ground and 1st Floor. On the roof floor are the leisure facilities comprising of a health club and a swimming pool. 2 basements are allocated for car park while 1 basement for services.

Anticipated Project Opening Date:
Q4 2024



DoubleTree By Hilton Jeddah

The project consists of: 41 floors divided into two components: 6-floor podium for parking, reception and other support services from ground floor to 6th floor, and a hotel tower with guestrooms. The hotel tower consists of 32 typical floors with 207 hotel apartments, 245 hotel rooms, 2 restaurants, and 2 service floors. The hotel has indoor and outdoor swimming pools, all-day dining restaurant and recreational facilities with 1 basement for car park also. The tower overlooks major landmarks such as the Flag Square and King Fahd Fountain, as well as the Red Sea coast.

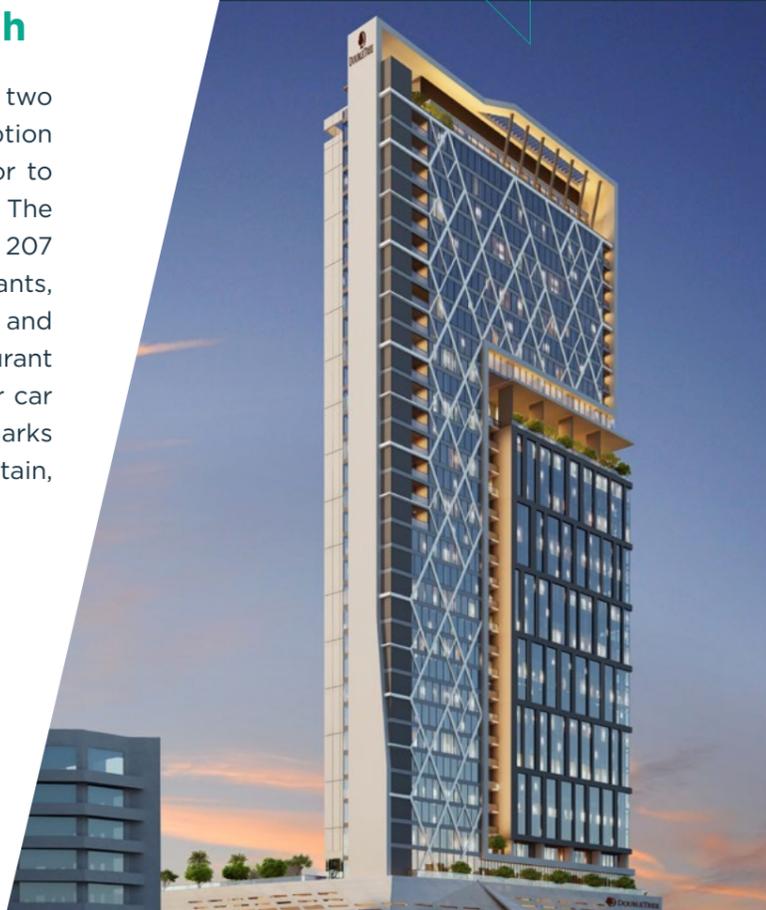
Anticipated Project Opening Date:
Q4 2025

★ 4 stars

📍 **Jeddah**

East of Al-Andalus Road
in Al-Ruwais District.

📐 9,585 m²



Sheraton Taiba Hotel, Madinah

The project consists of: Two hotel towers on two plots intersected by a major road are connected together by an interlinking bridge from 10th to 12th floors and which will accommodate the hotel reception and other public spaces. The towers consist of total 19 floors including ground and mezzanine floors, and 13 typical floors with royal and regular suites and hotel rooms. 4 basements along with the mezzanine are allocated for parking and hotel support services. The hotel includes all-day dining restaurant and a number of showrooms.

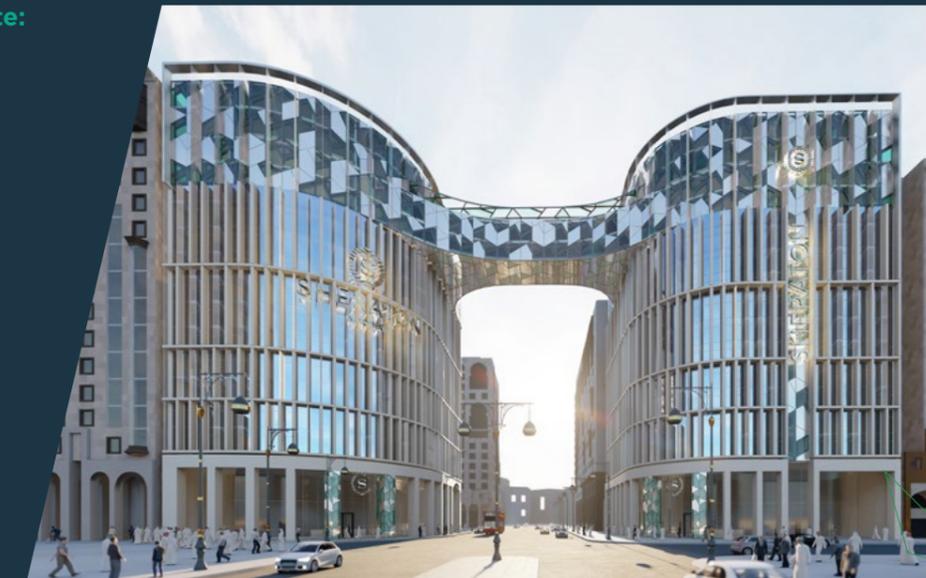
Anticipated Project Opening Date:
Q2 2025

★ 5 stars

📐 2,005 m²

📍 **Madinah**

Plot nos. 108 & 153, Northern Central
Area surrounding Prophet's Mosque



Madinah Hotel Project

A hotel project consisting of 18 floors with a ground floor and a mezzanine allotted for hotel facilities, 12 typical floors with 8 suites and 298 hotel rooms, and 4 basements used as car parks.

Anticipated Project Opening Date:
Q3 2024

★ 4 stars

📍 **Madinah**

Plot nos. 2018 & 2019
Western Central
Area surrounding
Prophet's Mosque.

📐 1,822 m²

Shopping Mall Project

Project Status: Under study

📐 9,998 m²

📍 **Riyadh**

King Abdullah bin
Abdulaziz Road adjacent
to Riyadh International
Convention Center.

Mixed-use project

Project Status: Under study

📐 46,382 m²

📍 **Madinah**

South of King Abdullah
Ring Road near Sayed
Al Shuhada Square.

Hamra Al-Asad Land Project

Project Status: Under study

📐 55,677 m²

📍 **Madinah**

Abi Kabir area in
Hamra Al-Asad District,
southwest of Madinah.

2 As part of Taiba's pursuit for its strategic direction of focusing on real estate investment and development activities, Taiba will continue to divest from its investments that do not conform with this strategic direction.

3.4 | Social Responsibility

In 2020, Taiba Investments enhanced its corporate social responsibility (CSR) initiatives from simple CSR initiatives to long-lasting CSR initiatives in order to achieve the best CSR results for Taiba's community

Taiba contributed to a number of CSR initiatives during the COVID-19 pandemic as follows.

- **Thank You Taiba Heroes**

Gifts from Taiba to Ministry of Health field workers in the isolated areas.



- **Prevention and Protection**

Donated thermometers to Ministry of Health, along with the distribution of 7-languages Covid-19 awareness leaflets creating awareness in the community for the virus and its preventive measures.

- **Ramadan Taiba Basket**

Distributed food baskets with medical supplies to cancer patients and their families during the holy month of Ramadan.

Other initiatives and programs Taiba has contributed to throughout the year 2020 are:

Humanitarian Charitable Activities

Taiba Hears You

Sponsored "Taiba Oasis Endowment for Speech Therapy of the Deaf and Impaired Hearing" for equipping their new building with educational supplies.

We are with you

Taiba sponsored the "National Committee for the Care of Prisoners, Released Prisoners and Their Families (Tarahum)" by releasing prisoners after paying their debts and supporting their families.

Taiba Winter Appliances

Donated electrical appliances and winter supplies to needy families, in cooperation with "Taiba Women's Charitable Association".

Capability Building

Sponsored the "Madinah Down Syndrome Charitable Association" for establishing a children's gym.

You Are Not Alone

Sponsored the opening ceremony of the all-inclusive Autism Center in Madinah.

Taiba and the Sponsor of Orphan

Sponsored the Orphans Charitable Association in Madinah in fulfilling the building necessities and equipping the workstations.

Taiba Cares for You

Sponsored "Al-Wedad Charitable Association for the Care of Orphans with Unknown Parents" in the execution of building renovations.



Educational and Scientific Activities

Taiba's Scholarship

Continued to grant scholarship to a number of bachelor students at University of Prince Mugrin.

In Our Sights

Sponsored "Roya Charitable Association" in the (Step by Step) program approved by the Ministry of Education to teach English to the blind.

Taiba Innovates

Taiba sponsored the Innovative Startup Companies' Competition at Taibah University.

Health Activities

Speedy Recovery

Donated a bone densitometer to the Charitable Association for Cancer Patients Care "Ahyaha".

Cultural and Sports Activities

Read initiative

Sponsored the "Prophetic" book project, which portrays the lives of visitors from around the world to the Prophet's Mosque.

Equestrian

Sponsored a horse race at the equestrian field in Madinah.



Let's Learn Together

Hosted trainers and trainees at Taiba Hotel to facilitate accredited training programs.

To Build Generations

Taiba donated the cost of constructing a classroom in the school campus of Madinah International MADAC Academy.

Religious Events and Gatherings

Taiba Training Hall

Supported the Cooperative Office for Propagation and Guidance by equipping a training hall with all its facilities and requirements.

General Community Activities

Nourish

An initiative to distribute food purchase vouchers to 260 needy families.

4

Financial Review and Business Results

4.1

Financial Indicators

4.2

Dividends Distribution Policy

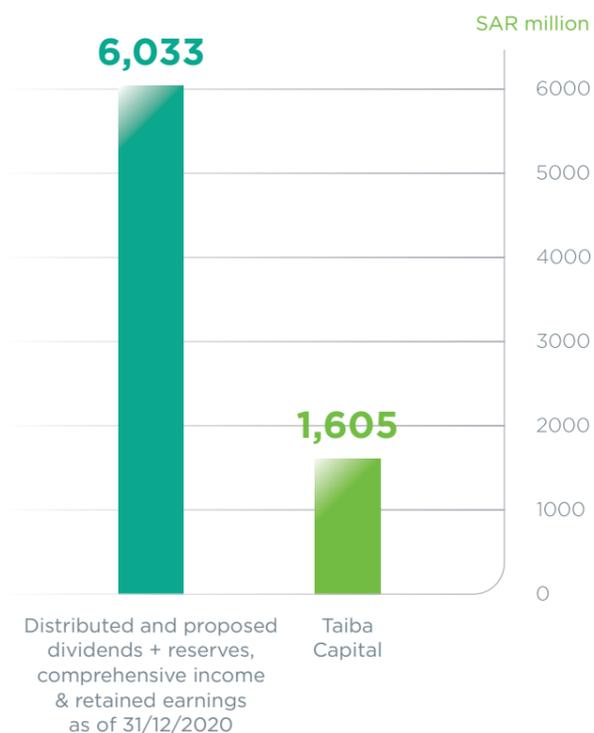
4.3

Taiba Business Risks

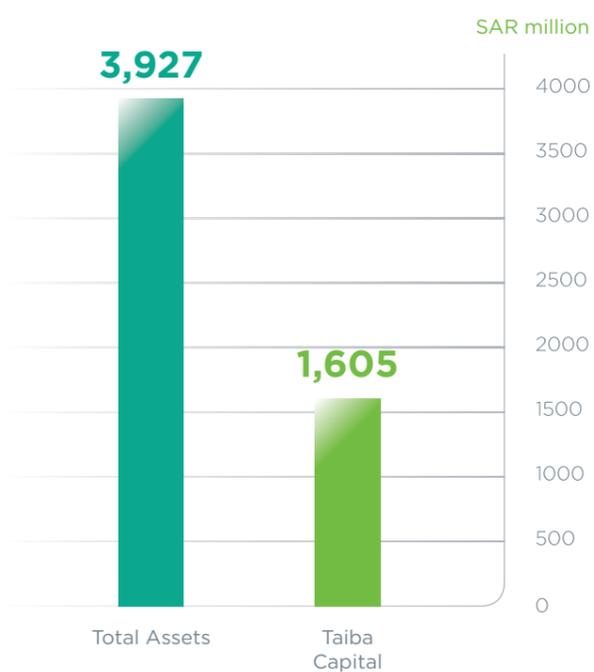
4.1 | Financial Indicators

30 successive years of achievements during which Taiba has accomplished the following:

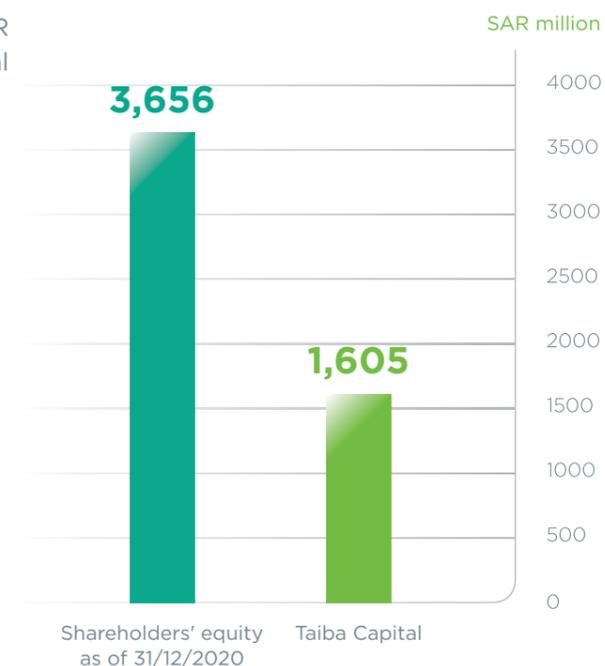
- 1 Dividends distributed and proposed since incorporation of Taiba till 31/12/2020, plus reserves, comprehensive income and retained earnings amounted to SAR 6,033 million which is 375.9% of Taiba capital



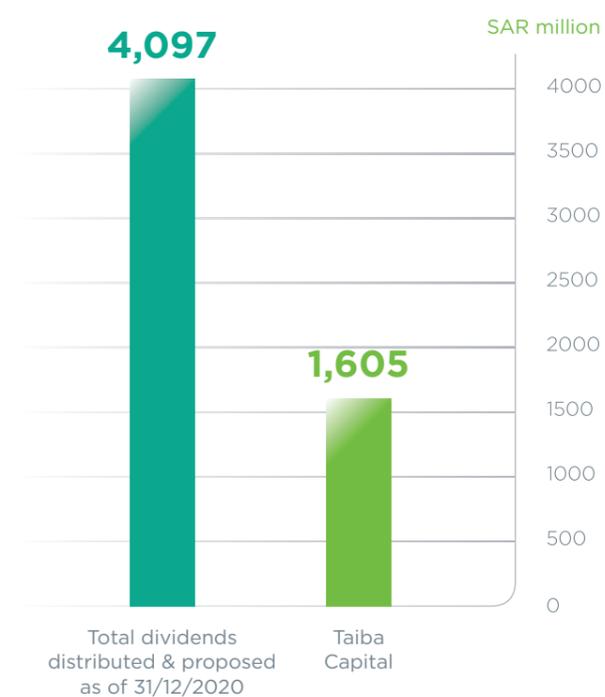
- 2 Total Assets as of 31/12/2020 is SAR 3,927 million which is 244.7% of Taiba capital



- 3 Shareholders' equity as of 31/12/2020 is SAR 3,656 million which is 227.8% of Taiba capital



- 4 Total dividends distributed & proposed vs Taiba capital as of 31/12/2020

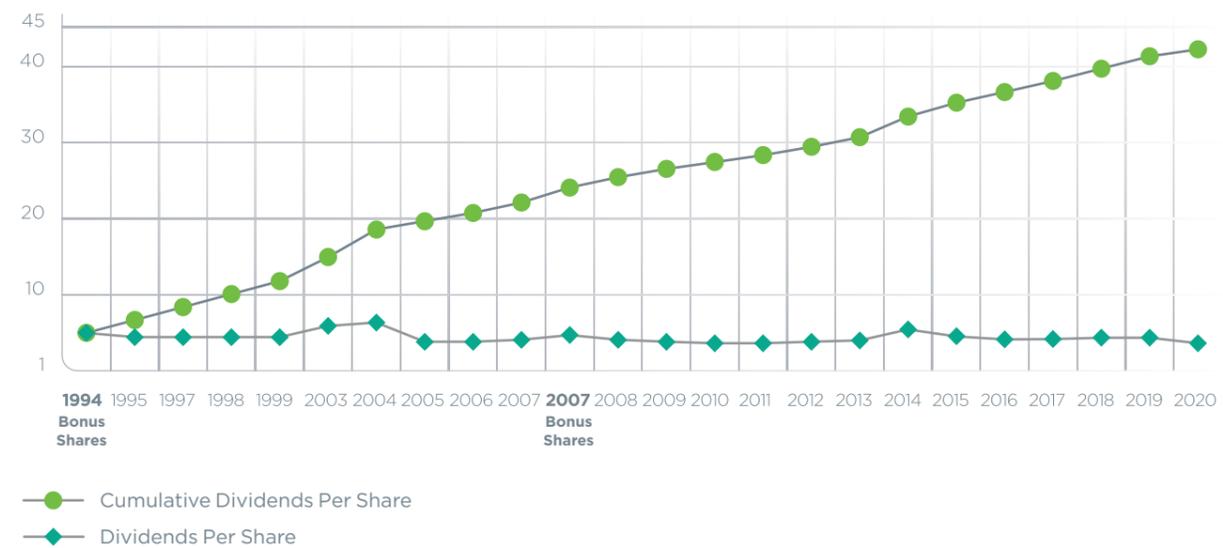


5 Total dividends distributed and proposed in the last 5 years is SAR 1,199 million, which is 83% of Taiba capital

Financial Year	Dividend Distribution %	Dividend Amount (SAR million)
2016	16%	240
2017	16%	240
2018	18%	270
2019	18%	289
2020	5%	80
Dividends Proposed for 2nd Half 2020	5%	80
Total		1,199

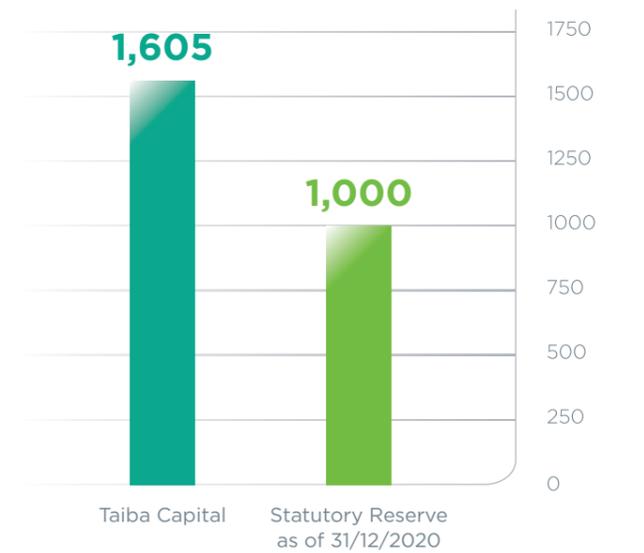
6 Annual dividend per share and cumulative dividends distributed per share

Amount SAR



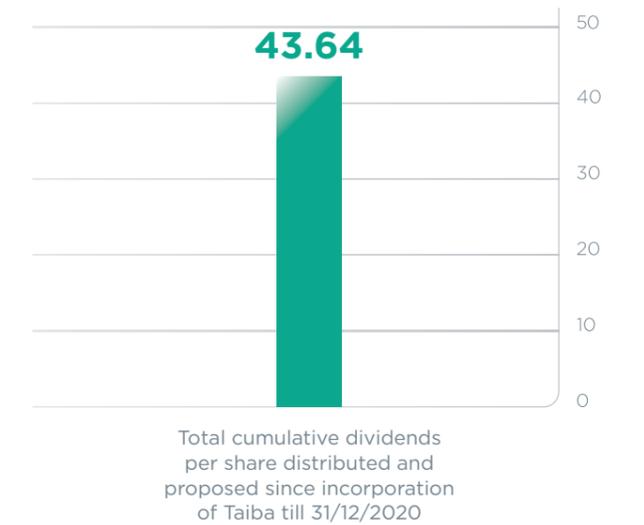
7 Statutory reserve balance as of 31/12/2020 is SAR 1,000 million, which is 62% of Taiba capital

SAR million

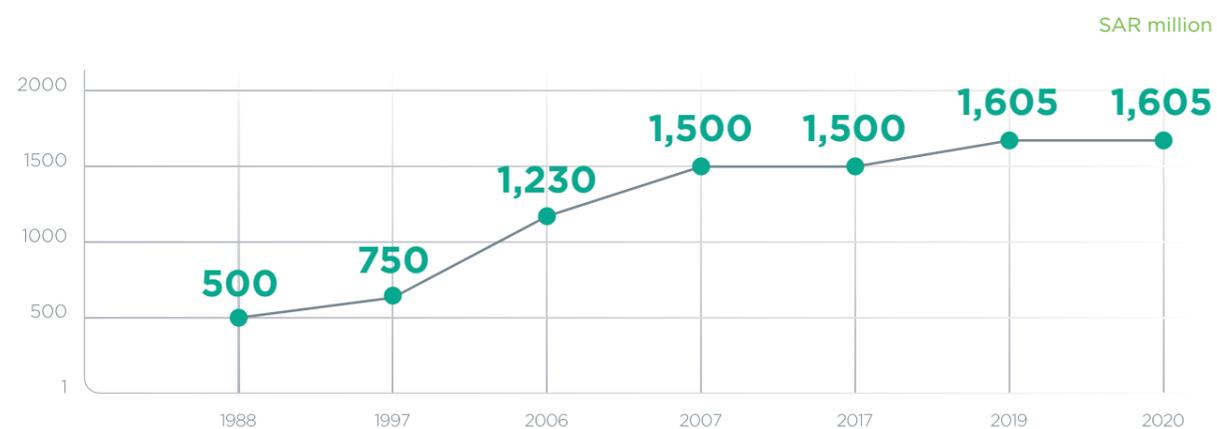


8 Total cumulative dividends per share distributed and proposed since incorporation of Taiba till 31/12/2020 is SAR 43.64

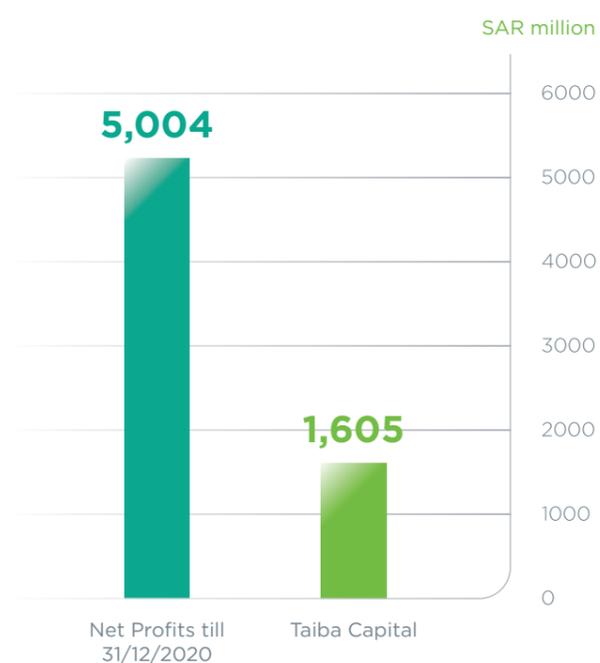
Amount SAR



9 Capital Increase since Inception till 31/12/2020



10 Net profits since Taiba incorporation till 31/12/2020 is SAR 5,004 million, which is 311.6% of Taiba capital



Business Results, Assets and Liabilities in the last 5 years

Profit & Loss Statement (SAR '000)

Table No. 3

Description	2020	2019	2018	2017	2016
Revenues	220,953	387,528	406,279	457,056	523,211
Cost of revenues	(95,785)	(145,679)	(148,893)	(185,001)	(233,913)
Gross profit	125,168	241,849	257,386	272,054	(289,298)
Administrative and marketing expenses	(47,708)	(63,581)	(54,519)	(57,577)	(56,211)
Other revenues (expenses) - net	12,492	13,444	(94,716)	(31,002)	23,325
Gains / (losses) of discontinued operations (*)	7,728	264	(3,061)	--	--
Zakat	(2,226)	(20,680)	(29,123)	(18,077)	(13,459)
Net profit	95,454	171,296	75,967	165,398	242,953

(*) As indicated in note 1, paragraph (ii), and note 20 of the notes attached to the financial statements, on March 12, 2020 an agreement was signed for the complete sale of Taiba Contracting and Maintenance Company Ltd. "Tacoma" (94% owned by Al-Aqeeq Real Estate Development Company and 6% by Arab Resort Areas Co. (ARAC) for a total amount of SAR 20 million. The agreement also involved the transfer of the land owned by Tacoma including the building on site, as well as Tacoma's 10% stake in TAWD to Al-Aqeeq Company, rendering TAWD Company 100% owned by Al Aqeeq Real Estate Development Company. A net profit of 7.7 million Saudi riyals was achieved from this transaction. In addition, 3.4 million Saudi riyals were transferred to the retained derived from Taiba Group share in the other comprehensive income previously achieved from this investment.

Balance Sheet (SAR '000)

Table No. 4

Description	2020	2019	2018	2017	2016
Current assets	399,774	736,600	988,474	612,710	488,914
Current liabilities	213,154	349,065	316,056	365,513	267,910
Working Capital	186,620	387,535	672,418	247,197	221,004
Other assets	1,559,325	1,519,792	1,419,918	1,822,158	1,646,767
Property, machinery, and equipment	1,967,616	1,827,706	1,764,433	1,813,843	2,226,525
Net assets	3,713,561	3,735,033	3,856,769	3,883,198	4,094,296
Other liabilities	57,791	57,642	278,440	288,451	288,656
Shareholders' equity	3,655,771	3,677,391	3,578,329	3,594,746	3,805,640
Net liabilities and equity	3,713,561	3,735,033	3,856,769	3,883,198	4,094,296
Paid-up capital	1,604,575	1,604,575	1,500,000	1,500,000	1,500,000
Statutory reserve and other	1,208,791	1,210,317	1,106,468	1,106,468	1,106,468

Summary of Major Variances in Operating Results with Prior Year (SAR '000)

Table No. 5

Description	2020	2019	Variance + or (-)	Change %	Reason for Variance
Revenues	220,953	387,528	(166,575)	(43%)	Decrease in revenues due to Covid-19 pandemic impact in the form of temporary suspension of Hajj & Umrah visas leading to lower hotel occupancy rates at Taiba properties. Also shopping malls' tenants were exempted from rental payments due to closure of malls as part of the preventive measures.
Cost of revenues	(95,785)	(145,679)	(49,894)	(34%)	Decrease in revenues due to Covid-19 pandemic impact as explained above which led to decline in occupancy and simultaneously the decrease in the costs of operations, maintenance and support services.
Gross profit	125,168	241,849	(116,681)	(48%)	Decrease in revenues as explained above.
Administrative and general, sales and marketing expenses	(47,708)	(63,581)	(15,873)	(25%)	Covid-19 pandemic impact resulted in decrease in the marketing expenses. Also some administrative and general expenses have been reduced mainly the management and legal consultancy expenses.
Other operating expenses	(70,570)	(4,461)	66,109	1482%	To reduce Covid-19 impact on collections, an additional provision for the impairment of trade receivables was booked.
Operating profit	6,890	173,807	(166,917)	(96%)	Due to decrease in revenues and booking of an additional provision for the impairment of trade receivables.
Dividends from investments in equity instruments at fair value through other comprehensive income	9,724	28,179	(18,455)	(65%)	Due to the decrease in the amount of dividends received or proposed by the investee companies in the year 2020.
The group's share of the results of the companies invested in it using the equity method	(8,508)	(23,769)	(15,261)	(64%)	Due to decrease in the losses of some investee companies in the year 2020.
Other Income (Expenses) - Net	81,846	13,495	68,351	506%	In the current year, achieved SR 10.7 million profit from selling the investment in Fiber Glass Oasis Company (FGOC) & the reversal of SR 68 million provision booked in 2018 in relation to the financial guarantee provided to SIDF to secure the loan facility to FGOC as a result of selling this investment and releasing Taiba of the financial guarantee
Zakat	(2,226)	(20,680)	(18,454)	(89%)	Reduction in Zakat expenses due to decrease in profits in the current year and reversal of some previous provision due to issuance of supporting decision for Zakat lawsuits in favor of Taiba by Appeals Committee for Tax Violations and Disputes.
Gains / (losses) of discontinued operations	7,728	264	7,464	2827%	The amount represents gains recognized from selling the full share in Tacoma company.
Net profit	95,454	171,296	(75,842)	(44%)	Due to decrease in revenues and booking of an additional provision for the impairment of trade receivables as mentioned above.
Working Share Capital	186,620	387,535	(200,915)	(52%)	Due to the decrease in cash and current assets as part of the cash was used to purchase a piece of land in the year 2020.
Shareholders' equity	3,655,771	3,677,391	(21,620)	(1%)	Due to the decrease in current year profit.

Statutory Payments

Zakat Assessment for Taiba and its Subsidiaries

Taiba Investments Company, Al Aqeeq Real Estate Development Company and Tawd Company

A Consolidated Zakat declaration was submitted to Taiba and Al Aqeeq for the year ended 31 December 2019, and Al Aqeeq obtained a valid Zakat certificate until 30 April 2021, and TAWD (a subsidiary of Al-Aqeeq) submitted its zakat declaration for the year ended 31 December 2019 and obtained a valid zakat certificate until 30 April 2021.

During 2015 Taiba Investments Company received the zakat assessment issued by GAZT for the year 2013, according to which the GAZT required additional zakat charge of SR 3.9 million, and the Company has objected to this assessment. However, the second primary tax objection committee in Riyadh supported Taiba Company in terms of form, and the GAZT in terms of content. Accordingly, the Company appealed against the committee's decision on 6/10/2016 after it submitted a bank guarantee of the amount of the assessment. The appeals committee's decision was issued partially in favour of the Company, where the assessment amount was amended to SR 1.5 million and was repaid in January 2021. The Company submitted its Zakat returns for the years from 2014 to 2019 and an amended assessment was received from GAZT during 2020 for the year 2014, claiming differences of SR 44 thousand and was paid by the Company. During 2020 the Company received assessments of GAZT for the years from 2015 to 2018 claiming a total difference of SR 8.1 million and the assessment was studied by the Company and its Zakat advisor, as well as submitting an objection to Tax Committees for Resolution of Tax Violations and Disputes during the legal period. GAZT issued the amended assessments for the above years at an amount of SR 7.9 million, and an objection was submitted before Tax Committees for Resolution of Tax Violations and Disputes within the legal period, an no date of hearing has been set to date.

During 2020, Al-Theraa Almakeen Industrial Company (Branch of Taiba Investments Company) received the estimated zakat assessment from the GAZT for the years 2017 and 2018 which showed an additional Zakat of SR 40 million for the year 2017 and SR 40 million for the year 2018, and the Company submitted an objection before Tax Committees for Resolution of Tax Violations and Disputes. The Company's management does not believe it needs an additional provision as Al-Theraa Almakeen Industrial Company was transferred as a branch of Taiba Investments Company on 2014 and recorded under Zakat declaration for Taiba Investments Company.

GAZT issued two assessments for the years 2014 and 2015 to Al-Aqeeq and claimed Zakat differences of SR 7.6 million and SR 1 million, respectively. The Company has made a provision with the total of these differences during 2018 and an objection was submitted to GAZT against the mentioned assessments, then it was escalated to the Committee of Zakat and Tax Objection. The decision of the preliminary committee was issued, followed by the company's appeal to the decision of the preliminary committee with a financial guarantee in the total amount. During 2020, the appeal was registered at the Appeals Committee for Tax Violations and Disputes, which issued its decision on 18/11/2020, under which the Company was supported in most of the disputed items, accordingly the amount of SR 7.9 million of zakat provision that was previously formed for this purpose was reversed.

4.2 | Dividends Distribution Policy

Arab Resort Areas Company (ARAC)

Arab Resort Areas Company (ARAC) submitted and paid the zakat return and obtained a Zakat certificate for the year ended December 31, 2019, valid till April 30, 2021.

ARAC also paid zakat differences for the final assessment for the year 2013 amounting to SR 2.5 million during 2014 and filed an objection to the GAZT on this assessment. The objection was raised to the assessment for the year 2013 to the First Primary Tax Objection Committee in Jeddah, and the Committee issued its decision on the objection submitted by ARAC. ARAC appealed against the decision of Primary Committee and appeal was registered with the General Secretariat of The Tax Committees for Resolution of Tax Violations and Disputes, which issued its decision in the favor of ARAC during 2020 and the amount was recorded as a debt on GAZT.

GAZT has issued assessments for the years 2014 and 2015 for ARAC Company and claimed Zakat differences of SR 697 thousands and SR 3.7 million respectively, and submitted an objection to these differences. ARAC has made a provision for these total differences during the year 2018, and during 2019 ARAC paid the Zakat differences to the GAZT after amendment of the two years 2014 and 2015 amounting to SR 697 thousand and SR 589 thousand, respectively, which resulted in a reverse for Zakat provision decrease previously formed with the differences amounting to SR 3.2 million. During 2020 ARAC settled and paid Zakat assessments for the years 2016, 2017 and 2018 under the disclosure initiative from GAZT by paying SR 246 thousands for all the years to be settled.

Taiba Agricultural Development Company - TADEC

Taiba Agricultural Development Company (TADEC) submitted and paid the Zakat returns for the year ended 31 December 2019, and obtained Zakat certificate valid until 30 April 2021. GAZT has issued the final assessments for TADEC until 2018.

Other than the below table, Taiba has no significant material amounts or fees that would have an impact and which are payable to any regulatory or supervisory authority.

Table No. 6 shows these amounts in riyals with prior year as below:

Description	2020	2019
Zakat provision for Taiba and its Subsidiaries (appealed against part of it)	18,914,325	35,957,960
Dues to General Organization for Social Insurance (GOSI)	179,491	129,213
Other dues	1,507,912	3,254,487

Based on the Article 44 of Taiba's current Company Bylaws and based on the decision of the Ordinary General Assembly to distribute dividends to the shareholders, the annual net profits of Taiba shall be distributed after deducting all general expenses and other costs including the Zakat imposed by Shariah, as follows:

- 10% of the net profits shall be set aside to form the Statutory Reserve. The Ordinary General Assembly may decide to discontinue setting aside such percentage when the said reserve reaches 30% of the paid-up capital.
- The Ordinary General Assembly may, based on the recommendation of the Board of Directors, set aside a certain percentage of the net profits to form a provisional reserve allocated for one or several purposes.
- The Ordinary General Assembly may decide to create other reserves, to the extent that it serves the interests of the company or ensures the distribution of fixed profits - as far as possible - to shareholders. The said General Assembly may also deduct amounts from the net profits to establish social associations for the company employees or to assist any existing associations.
- From the remainder, a first payment will be distributed to the shareholders equivalent to 5% of the company's paid-up capital.
- Subject to the provisions stipulated in Article 21 of Taiba Company Bylaws, the Article 76 of the Companies Law and the controls set by the competent authority in this regard, after the above disbursements 10% of the remainder of the profits will be allocated as a remuneration to members of Board of Directors.
- The General Assembly may decide, based on the recommendation of the Board of Directors, to distribute a portion of the remainder thereafter to shareholders as an additional dividend.
- Taiba may distribute its interim dividends in light of the financial results on an annual, semi-annual or quarterly basis after fulfilling the regulatory requirements issued by the Capital Market Authority.

Resolutions for Financial Year 2020 Distributed & Proposed Dividends

Dividend periods	Dividends distributed during financial year 2020		Proposed dividends at year end	Total
	20/08/2020	17/12/2020		
Dividend %	5%	5%		10%
Dividend amount	80,228,741.50	80,228,741.50		160,457,483

4.3 | Taiba Business Risks

Impact of Covid-19

- The spread of the COVID-19 was confirmed across many geographical areas in early 2020, causing fundamental uncertainty about macroeconomics, disrupting business and economic activities. During March 2020, the Government of Saudi Arabia took several initiatives until beyond March 2020 to contain the spread of the virus, which included restrictions on travel, gatherings and curfews.
- The extent of COVID-19 pandemic affecting the group's business, operations and financial results is confirmed, but without knowing to what extent, which depends on many future factors and developments that the Group may not be able to reliably estimate during the current period. These factors include the rate of virus transmission, the duration of its outbreak and precautionary measures that government may take to reduce the spread of the epidemic, and the impact of these measures on the economic activity, as well as the group's customers business and other factors.
- Although it is now difficult to predict the overall impact and to how extent on business and economy, the Group's management has made an assessment to the level of this impact on the group's overall operations, and estimated assessing liquidity requirements and business, including travel restrictions and demand on the group's properties, etc. The Group cannot confirm that its used assumptions above in estimates will be correct due to these uncertain situations. In addition, the size, duration and speed of the global epidemic are uncertain, and therefore the management has taken several steps to mitigate the effects of the epidemic, including cost-cutting measures. The Group's management has recalculated

the expected credit losses by introducing macroeconomic factors, resulting in a credit loss amounting SR 65.7 million, as well as a discount on the rental value due during the period to customers at an amount of SR 31.18 million. It also assessed the status of cash flows including banking facilities, the continuity of existing leases and the readiness of operational procedures when the situation improves.

- In the light of the current uncertainty, any future changes in assumptions and estimates could lead to results that may require substantial adjustments to the book values listed for assets or liabilities affected by these results in future periods. Group management will continue to assess the impact based on foreseen developments, and will keep shareholders updated as more information becomes available. Based on financial position and assessing potential scenarios, management does not believe that there are any significant risks related to the going concern basis.



Impact of (Covid-19)

- Taiba Investments Company faces the risks of market value decrease for some of its corporate investments in non-trading equity instruments in publicly listed companies on the Saudi Stock Exchange (Tadawul) due to the price changes for shares traded in the Saudi Stock Exchange, considering these investments are long-term investments and are evaluated and accounted for according to the applied accounting standards.
- Religious tourism in the Kingdom increases dramatically in some seasons such as Ramadan and the Hajj season. These are considered important seasons for Taiba activities. Religious tourism in these seasons may be negatively impacted by several factors, the most prominent of which is the economic conditions that may affect the purchasing power of visitors, Hajj and Umrah pilgrims, which may have a direct and negative impact on the business results of Taiba Investments Company and its subsidiaries.
- Taiba and its subsidiaries face the risk of increased costs for the financing required for Taiba's future projects.
- The rental income of commercial centers may be affected by the economic conditions in general. Any decline or slowdown in the growth of tenants' businesses in the various retail sectors will affect their performance and their ability to continue renting the stores that are rented to them, and will affect their ability to fulfill their rental obligations to Taiba, which may affect Taiba's income and financial results

Taiba studies the impact of these risks on the activities and businesses of Taiba and its subsidiaries and considering the nature of those risks develops strategies and procedures to avoid the risks or reduce their potential negative effects.

5

Governance

5.1

Corporate Governance

5.2

Board of Directors (BOD)

5.3

Remunerations of Board Members, Senior Executives and Committees' Members

5.4

Board Committees

5.5

General Assembly Meetings

5.6

Interests in Taiba activities and dealings with related parties

5.7

Declarations

5.8

Balance sheet

5.1 | Corporate Governance

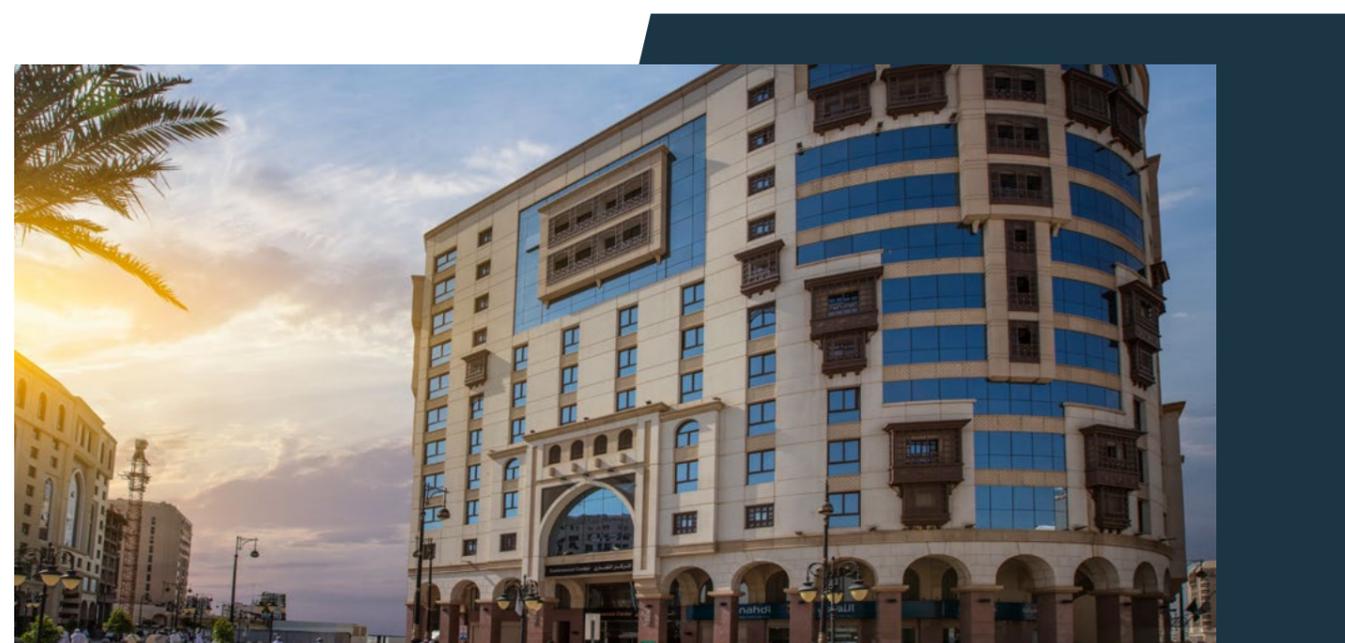
Disclosure of provisions of Corporate Governance Regulations applied and not applied with the reasons thereof

- Taiba implements the provisions of the Corporate Governance Regulations issued by the Capital Market Authority in accordance with Taiba Company Bylaws, Taiba Governance Regulations and the regulations issued by the relevant authorities. The following table shows Taiba standpoint for not implementing some provisions of the Corporate Governance Regulations:

Corporate Governance Regulations Article No.	Article Requirements	Reasons for non-application
70 - 71 - 72	Formation of a Risk Committee defining scope and responsibilities	It has not been applied as it is an advisory article. At present, the Board does not view the necessity of forming this committee.
95	Formation of a Corporate Governance Committee	It has not been applied as it is an advisory article. The department dealing with governance undertakes the responsibilities of this committee. It reports to the Board periodically with its results.

Rights of Shareholders and Interest Groups

- Taiba Investments Company gives particular importance to the interests of the shareholders and the interest-holders by including these interests and rights in the Company Bylaws and Taiba Governance Regulations. Taiba also provides investors with the required information through the Taiba Investment website www.taiba.com.sa and Tadawul website.
- In the interest of its esteemed shareholders, Taiba Investments Company periodically publishes announcements on Tadawul website to remind the shareholders who had not received their due dividends previously as a result of incorrect address or their failure to visit on time the banks dispensing those dividends. Such announcements notify them to review the name lists - published on the abovementioned Taiba website - for the shareholders entitled to dividends but have not yet received them.



5.2 | Board of Directors

Board Members' Names, Membership Categories, Qualifications, Experiences and Membership in Board Committees

Taiba Board of Directors consists of 9 members as per the table below

Name	Category	Board Committees' Membership	Current Roles	Previous Roles	Qualification	Experience
Dr. Walid Mohammad Alissa	Non-Executive	Member of Social Responsibility Committee	Managing Director of Assila Investment Company	Chief Investment Officer Assila Investment Company Associate Professor of Accounting / HEC Paris School of Management, Paris, France	PhD in Accounting	Contributed to the issuance of a number of university scientific researches and lectureship at international universities Assistant Professor of Accounting at HEC Paris in France Board membership in the boards of a number of joint stock companies Experience in real estate investment and development
Eng. Anas Mohammad Saleh Serafi	Non-Executive	Member of Remuneration and Nomination Committee Member of Social Responsibility Committee	CEO of Al-Salih Holding Company (Saleh Hamza Serafi Group of Companies for Trade and Business)	---	Bachelors in Architectural Engineering	Founder and president of Abnia Consulting Engineers Office Member of Founding Committee of Bank Albilad Chairman Executive Committee of Saudi Society for Urban Sciences, Jeddah Branch Member of Saudi Council of Engineers in the capacity of advisor and arbitrator certified by the Council - category (A) Member of Tourism Development Council, Jeddah Governorate
Mr. Basel Mohammad Bin Jabr	Independent	Chairman of the Remuneration and Nominations Committee Member of the Investment Committee	CEO of Dunia InterMedia	Acting VP of Business Development at Saudi Bin Laden Group President of Alsubeie Investment Company (MASIC) CEO of Interactive Saudi Arabia Co	MBA	Board member of Technical Investment Company Board member of Jarir Company Board member of Al-Tayseer Financing Company Board member of Al-Malaz Capital
Dr. Badr Hamoud Al-Badr	Independent	Member of Remuneration and Nomination Committee	CEO of Misk Foundation	CEO of Dur Hospitality CEO of Cisco - Asia and Africa CEO of Cisco - Saudi Arabia	PhD in Computer Science Engineering	Board member of Fly Akeed Company Board member of Waseel Company Member of the Board of Directors of the Husa Al Qubaisi Scholarship Program Former member of several committees in the Council of Saudi Chambers and in the Chamber of Commerce and Industry, Riyadh Outstanding contributions in the fields of leadership and emerging businesses development
Mr. Abdul-Aziz Abdullah Al-Dualej	Independent	Chairman of the Audit Committee	CEO of Advanced Electronics Company Chairman of Bin Laden International Holding Group	Managing Director - Saudi company for advanced industries CEO of Middle East Specialized Cables Company CEO of Aloula Real Estate Development Company CEO of Saudi Co. for printing and packaging	Bachelor of Science in Industrial Management	Experience of more than 30 years at senior management level Membership at the boards of many major companies inside and outside the Kingdom
Mr. Ghassan Yasser Shalabi	Non-Executive	Chairman of Investment Committee	CEO of Strata International Group for Investment	International sales Saudi Aramco - Oil Refinery	Bachelor of Business Administration	International Sales - Saudi Aramco Company - Oil Refinery Vast experience in the fields of real estate and industrial investment Worked in many local and international companies
Mr. Firas Salahuddin Al-Qurashi	Non-Executive	Member of Audit Committee Member of Social Responsibility Committee	Director of Accounting and Financial Control at the Public Investment Fund	Director of Financial and Administrative Affairs, Water and Electricity Company	Master Finance and Banking	Many administrative and financial positions and multiple experience in banking activities and banking finance
Eng. Mohammed Abdul-Mohsin Al-Greenees	Independent	Member of Audit Committee Member of Investment Committee	Local Stocks and Fixed Income Manager at Ra'dah Investment Company	Portfolio Manager, Jadwa Investments Co	Bachelor of Engineering	Long experience in the fields of managing stocks investment portfolios and money markets Board member at Saudi Investment Bank
Eng. Muhannad Qusai Al-Azzawi	Independent	Member of Remuneration and Nomination Committee Member of Investment Committee	CEO of Saudi Industrial Construction and Engineering Projects Company Ltd. CEO of Saudi Technology and Trade Company Ltd. CEO of Al Wusata Development Company	---	Bachelor of Computer Engineering	Vast experience in the field of industrial construction and engineering projects Participation in many joint committees between the private and government sectors in the area of developing the contracting sector Member of several boards of joint Saudi European business chambers Vice President of the National Committee for Contractors in the Council of Saudi Chambers Board member of the General Civil Aviation Authority and member of the Executive Committee Board member of the Saudi Golf Federation and Chairman of the Investment Committee

Names of senior management team, their current and previous roles with their qualifications

Name	Current Role	Previous Role	Qualification
Eng. Saleh Habdan Al-Habdan	CEO	CEO of Cercon General Contractors Co.	Masters in Industrial Engineering
Mr. Ayman Hamza Saeed	VP Strategy and Transformation and Secretary to Board of Directors	Director of Shared Services and Secretary to Board of Directors	Bachelor of Accounting
Mr. Mowaffaq Ahmed Al-Zobi	Director of Legal Department	VP Governance and Director of Legal Affairs Department	Bachelor of Laws (LLB) Licensed lawyer
Mr. Ahmed Muhannad Adnan Jaber	VP Finance	Chief Financial Officer of Naseel Holding Company	Bachelor of Accounting
Mr. Sohail Mohammed Al-Ali	Director of Hotel Investments	Director of Investment & Development	Bachelor of Accounting
Mr. Hussam Hussein Abu Al-Taher	Director of Real Estate Investments	Director of Commercial Centers	Bachelor of Business Administration
Mr. Nizar Abdulaziz Al-Malakh	Director of Internal Audit Department	Director of Internal Audit Dept. at Kemanol (Methanol Chemicals Co.)	Master of Accounting
Eng. Malek Imran Salhab	Director of Projects Dept.	Projects Manager, Saudi Unified Engineering Company (Khatib & Alami)	Bachelor of Civil Engineering
Mr. Mohammad AbdulHamid Sobh till 24/08/2020	Acting Director of Commercial Dept	Owner Representative	Bachelor of Business Administration



Current and previous board memberships and executive roles of board members in companies inside the Kingdom

Name	Current board memberships and executive roles of board members in companies inside the Kingdom	Legal Entity	Inside / outside the Kingdom	Previous board memberships and executive roles of board members in companies inside the Kingdom	Legal Entity	Inside / outside the Kingdom
Dr. Walid Mohammad Alissa	Board member and member of the Audit Committee - SABIC Agri-Nutrients Company Board member and member of the Executive Committee - Knowledge Economic City Company	Public Joint Stock Company		Herfy Food Services Company	Public Joint Stock Company	
	Chairman of the Board - Al-Aqeeq Real Estate Development Company Managing Director in the Board and Chairman of the Investment Committee - Assila Investments Company Board member and a member of the Remuneration and Nominations Committee - Saudi Heritage Hospitality Company (NUZUL)	Closed Joint Stock Company	Inside the Kingdom	Arab Resort Areas Co. (ARAC) Fiber Glass Oasis Co. (FGOC)	Closed Joint Stock Company	Inside the Kingdom
Eng. Anas Mohammad Saleh Serafi	Deputy Chairman of the Board - Al-Aqeeq Real Estate Development Company Board member - Wadi Taiba Company Board member - Wadi Makkah Company	Closed Joint Stock Company	Inside the Kingdom	Bank Albilad Jabal Omar Development Company Al Tayyar Travel Group Holding Company Umm Al-Qura Development and Construction Company	Public Joint Stock Company Closed Joint Stock Company	Inside the Kingdom
Mr. Basel Mohammad Bin Jabr	Board member and member of the Investment Committee and the Risk Committee - Allianz Banque Saudi Fransi Board member and member of the Nominations Committee - Jarir Company Board member and Member of the Risk Committee - Riyadh Capital Board member and Member of the Investment Committee - Technology Investment Company Board member and a member of the Executive Committee of Al Tayseer Financing Company	Public Joint Stock Company Closed Joint Stock Company	Inside the Kingdom	Malaz Capital Corporation	Closed Joint Stock Company	Inside the Kingdom
Dr. Badr Hamoud Al-Badr	Al Qubaisi Hessa Educational Grant Program Estidama National Foundation affiliated with the Ministry of Labor - under establishment Board member of Wasil Company Board member of Nota Company Board member of Directors of Health Information Windows Company Board member of DownTown Company Board member of Fly Akeed Company	Charity Private Establishment Limited Liability Company	Inside the Kingdom	Nuzul Shaza company Saudi Heritage Hospitality Company (Nuzul) Dur Hospitality	Limited Liability Company Closed Joint Stock Company Public Joint Stock Company	Inside the Kingdom
Mr. Abdul-Aziz Abdullah Al-Duailej	Member of the Audit Committee - Riyadh Bank	Public Joint Stock Company	Inside the Kingdom	Rafal Real Estate Development Co. Board member of Al-Salam Aircraft Company Chairman of the Board at Trans Future Industrial Investment Company Board member of Deutsche Gulf Co. Saudi Advanced Industries Co. Saudi Printing and Packaging Co. The Saudi Research and Marketing Company Arabian Pipes Co. Saudi Fisheries Co.	Closed Joint Stock Company Public Joint Stock Company	Inside the Kingdom
Mr. Ghassan Yasser Shalabi	Board member - Al-Aqeeq Real Estate Development Company Board member and Chairman of the Executive Committee, and a member of the Audit Committee - Arab Resort Areas Company (ARAC)	Closed Joint Stock Company	Inside the Kingdom	Fiber Glass Oasis Co. (FGOC)	Closed Joint Stock Company	Inside the Kingdom
Mr. Firas Salahuddin Al-Qurashi	Representative of the Public Investment Fund	---	---	---	---	---
Eng. Mohammed Abdul-Mohsin Al-Greenees	Representative of the Public Pension Agency	Public Joint Stock Company	Inside the Kingdom	---	---	---
Eng. Muhannad Qusai Al-Azzawi	Chairman and member of the Remunerations and Nomination Committee - Merrill Lynch Saudi Arabia Board member, Member of Executive Committee and the Governance, Remuneration and Nominations Committee - Gulf International Bank Saudi Arabia Board member and Chairman of the Investment Committee - Saudi Golf Company	Closed Joint Stock Company	Inside the Kingdom	---	---	---

Board Meetings

Name	26/02/2020	06/04/2020	12/05/2020	15/07/2020	19/10/2020	16/12/2020	Total Attendance
Dr. Walid Mohammad Alissa	•	•	•	•	•	•	6
Eng. Anas Mohammad Saleh Serafi	•	•	•	•	•	•	6
Mr. Basel Mohammad Bin Jabr	•	•	•	•	•	•	6
Dr. Badr Hamoud Al-Badr	•	•	•	•	•	•	6
Mr. Abdul Aziz Abdullah Al-Duailej	•	•	•	•	•	•	6
Mr. Ghassan Yasser Shalabi	•	•	•	•	•	•	6
Mr. Firas Salahuddin Al-Qurashi	•	•	-	•	•	•	5
Eng. Mohammed Abdul Mohsin Al-Greenees	•	•	•	•	•	•	6
Eng. Muhannad Qusai Al-Azzawi	•	•	•	•	•	•	6

Board of Directors policy for shareholders' suggestions

The internal policy for Board of Directors stipulates the attendance of General Assembly meetings by the board members as mandatory for the purpose of responding to shareholders' queries, comments and suggestions pertaining to the company and its performance.

Article 28 of the Company Bylaws ensures that shareholders can participate in discussions and deliberations at General Assembly meetings with the right to query, request for information and get their queries answered without prejudice to the interests of the Company. This is in addition to the communication channels available on the Taiba website.

Assessment and monitoring of independence and conflicts of interest for board members in the financial year 2020

In line with the provisions of Taiba Governance Regulations, the Remuneration and Nomination Committee has evaluated the independence of the independent members, who are as follows:

- 1 Mr. Basel Mohammad Bin Jabr.
- 2 Dr. Badr Hamoud Al-Badr.
- 3 Mr. Abdul-Aziz Abdullah Al-Duailej.
- 4 Eng. Mohammed Abdul Mohsin Al-Greenees.
- 5 Eng. Muhannad Qusai Al-Azzawi.

The Committee found these board members to be independent with the absence of any conflicts of interests with Taiba interests.

5.3 | Remunerations of Board Members, Senior Executives and Committees' Members

The following table shows the remunerations, salaries and expenses paid to members of the Board of Directors and Senior Executives including VP Finance during the year 2020

1 Remunerations of Board Members

	Variable Remunerations					Expenses allowance
	Fixed Amount	Board & General Assembly Meetings' Attendance Allowance	Total Board Committee Meetings' Attendance Allowance	Statement of what Board members have received as employees or administrators, and what they have received in lieu of technical or administrative work or consultations	Grand Total	
Independent Members						
Mr. Basel Mohammad Jabr	300,000	21,000	48,000	0	369,000	0
Dr. Badr Hamoud Al-Badr	150,000	21,000	15,000	0	186,000	0
Eng. Mohammed Abdul Mohsin Al-Greenees (Representative of the Public Pension Agency)	300,000	21,000	51,000	0	372,000	0
Eng. Muhannad Qusai Al-Azzawi	300,000	21,000	48,000	0	369,000	0
Mr. Abdul Aziz Abdullah Al-Duailej	300,000	21,000	18,000	0	339,000	0
Total for independent members	1,350,000	105,000	180,000	0	1,635,000	0
Non-executive members						
Dr. Walid Mohammad Alissa	300,000	21,000	18,000	0	339,000	2,000
Eng. Anas Mohammad Saleh Serafi	300,000	21,000	18,000	0	339,000	2,000
Mr. Ghassan Yasser Shalabi	300,000	21,000	30,000	0	351,000	8,000
Mr. Firas Salahuddin Al-Qurashi (Representative of Public Investment Fund (PIF))	300,000 (*)	18,000 (*)	21,000 (*)	0	339,000	0
Total for non-executive members	1,200,000	81,000	87,000	0	1,368,000	12,000
Grand Total	2,550,000	186,000	267,000	0	3,003,000	12,000

Note: The amounts mentioned in the (Fixed amount) column are fixed remunerations for the financial year 2019 and were disbursed during the year 2020. There is no remuneration or allowances paid to the members of the Board other than what has been mentioned above.

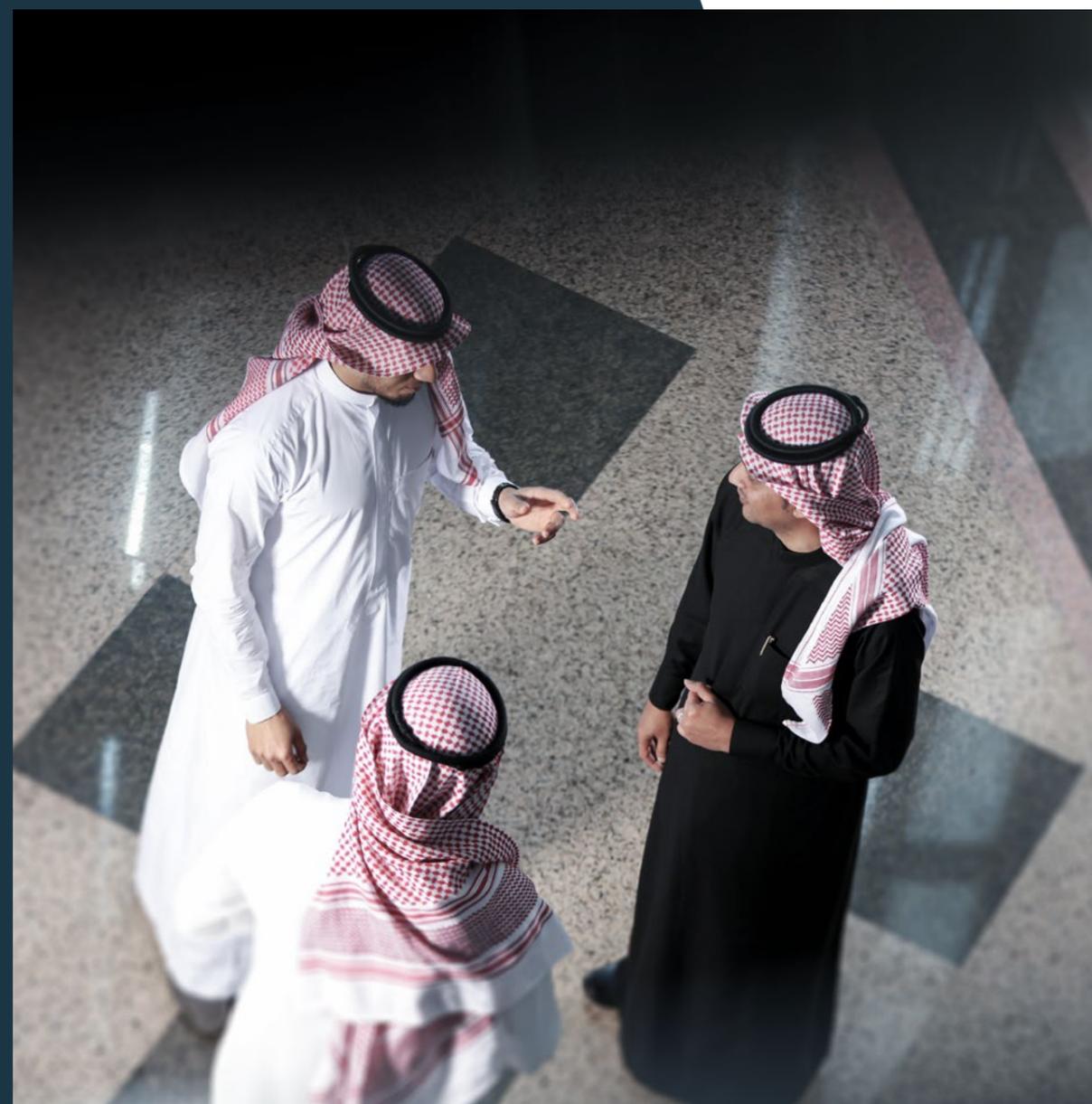
(*) This amount has been disbursed to the Public Investment Fund represented by the abovementioned board member.

2 Remuneration of Senior Executives

In compliance with the Article 60 (b) of the Rules on the Offer of Securities and Continuing Obligations, Taiba has declared the remunerations and allowances of the Senior Executives as the below table shows total remunerations paid to 5 Senior Executives including CEO and VP Finance:

	Fixed remunerations		Variable remunerations	End of service benefits	Grand Total
	Salaries	Allowances	Periodic remuneration (*)	2020	
	5,424,352	1,926,399	1,325,649	396,088	9,072,487

(*) Periodic remuneration represent the amounts paid in the year 2020 for the financial performance of the year 2019.



3 Remunerations of Committee Members

Members of the Audit Committee

	Fixed remunerations (excluding Attendance Allowance)	Meetings' Attendance Allowance	Total
Mr. Abdul Aziz Abdullah Al-Duailej	100,000	18,000	118,000
Mr. Firas Salahuddin Al-Qurashi Representative of the Public Investment Fund	100,000 (*)	18,000 (*)	118,000
Eng. Mohammed Abdul-Mohsin Al-Greenees Representative of the Public Pension Agency	100,000	18,000	118,000
Total	300,000	54,000	354,000

Members of Remuneration and Nomination Committee

Mr. Basel Mohammad Bin Jabr	50,000	18,000	68,000
Eng. Anas Mohammad Saleh Serafi	50,000	15,000	65,000
Dr. Badr Hamoud Al-Badr	16,667	15,000	31,667
Eng. Muhannad Qusai Al-Azzawi	50,000	18,000	68,000
Total	166,667	66,000	232,667

Members of the Investment Committee

Mr. Ghassan Yasser Shalabi	50,000	30,000	80,000
Mr. Basel Mohammad Bin Jabr	50,000	30,000	80,000
Eng. Mohammed Abdul-Mohsin Al-Greenees Representative of the Public Pension Agency	50,000	30,000	80,000
Eng. Muhannad Qusai Al-Azzawi	50,000	30,000	80,000
Total	200,000	120,000	320,000

Members of Social Responsibility Committee

Mr. Firas Salahuddin Al-Qurashi Representative of the Public Investment Fund	50,000 (**)	3,000 (*)	53,000
Dr. Walid Mohammad Alissa	33,333	3,000	36,333
Eng. Anas Mohammad Saleh Serafi	50,000	3,000	53,000
Total	133,333	9,000	142,333
Grand Total	800,000	249,000	1,049,000

Note: The above fixed remunerations amounts are for the financial year 2019 and were disbursed during the year 2020 with the exception of the Audit Committee SAR 100,000 which are for the financial year 2020 and has been disbursed by the end of the financial year 2020.

(*) This amount has been disbursed to the Public Investment Fund, which the said board member represents.

(**) An amount of SAR 25,000 has been disbursed from this amount to the Public Investment Fund which the board member represents, and an amount of SAR 25,000 has been paid to the said board member.

5.4 | Board Committees

There are 4 sub-committees to the Board as Committees are formed considering the required expertise and experience of the board members as follows:

1 Investment Committee

Responsibilities of the Investment Committee:

- 1 Study and discussion of the strategic and business plans of Taiba's capital investment projects and follow up on their implementation.
- 2 Study and evaluation of the existing investment projects and potential investment opportunities, and submission of relevant recommendations to the Board of Directors.

Meetings and Attendance

Name	Position	12/02 2020	18/03 2020	05/05 2020	21/06 2020	01/07 2020	11/08 2020	02/09 2020	09/11 2020	07/12 2020	21/12 2020	Total Attendance
Mr. Ghassan Yasser Shalabi	Chairman of Committee	•	•	•	•	•	•	•	•	•	•	10
Mr. Basel Mohammad Bin Jabr	Member	•	•	•	•	•	•	•	•	•	•	10
Eng. Mohammed Abdul-Mohsin Al-Greenees	Member	•	•	•	•	•	•	•	•	•	•	10
Eng. Muhannad Qusai Al-Azzawi	Member	•	•	•	•	•	•	•	•	•	•	10

2 Audit Committee

Main tasks and responsibilities of audit committee:

- 1 Financial Reports: Study the preliminary quarterly and annual financial statements, the financial statements of the company and its announcements related to its financial performance, and submit their opinion and recommendation in this regard to ensure its integrity, fairness and transparency. This includes evaluation and discussion of the accounting policies and estimates used in the company or any change thereof and providing their opinion and recommendations regarding it.
- 2 Internal Control and Risk Management: Studying the company's internal, financial and risk control systems and controls, and preparing the necessary reports on the committee's opinion about its adequacy.
- 3 Internal Audit: Overseeing the performance and activities of internal audit, including studying and approving the annual internal audit plan, studying internal audit reports, and following up on the implementation of corrective actions.
- 4 External Auditor: Recommending to the Board of Directors on the nomination and dismissal of external auditors, determine their fees, evaluate their performance after verifying their independence, review the scope of their work and the terms of contracting with them, as well as examining their reports and observations and expressing their views regarding all the abovementioned responsibilities.
- 5 Governance and Compliance: Review the reports from the regulatory authorities and verify the company's commitment to the relevant laws, regulations, policies and instructions, especially with regard to contracts and the proposed dealings that the company may conduct with the related parties, and submitting their recommendations thereof to the Board of Directors.

Meetings and Attendance

Name	Position	23/02/2020	07/06/2020	09/07/2020	16/08/2020	02/11/2020	31/12/2020	Total Attendance
Mr. Abdul-Aziz Abdullah Al-Duailej	Chairman of Committee	•	•	•	•	•	•	6
Mr. Firas Salahuddin Al-Qurashi	Member	•	•	•	•	•	•	6
Eng. Mohammed Abdul Mohsin Al-Greenees	Member	•	•	•	•	•	•	6

3 Remuneration and Nominations Committee

The following is a brief description of the Committee's tasks and responsibilities:

- 1 Prepare a clear policy for the remunerations of members of the Board of Directors, Board Committees and Senior Executives in accordance with the approved policy and reviewing it periodically.
- 2 Recommend policies and criteria for membership of the Board of Directors and senior management in accordance with the approved policies and authority matrix.
- 3 Reviewing the structure of the Board of Directors, committees and senior management, and submitting recommendations regarding the changes that can be made.
- 4 Identifying the strengths and weaknesses of the Board of Directors, and proposing appropriate solutions to address them.
- 5 Verifying on an annual basis the independence of the independent members and the absence of any conflicts of interest if that member is a member of the board of directors in another company.
- 6 Study and review succession plans in the event that the position of a senior executive becomes vacant, and provide recommendations in this regard.

Meetings and Attendance

Name	Position	06/02 2020	25/02 2020	28/04 2020	12/10 2020	16/11 2020	21/12 2020	Total Attendance
Mr. Basel Mohammad Bin Jabr	Chairman of Committee	•	•	•	•	•	•	6
Eng. Anas Mohammad Saleh Serafi	Member	-	•	•	•	•	•	5
Dr. Badr Hamoud Al-Badr	Member	•	-	•	•	•	•	5
Eng. Muhannad Qusai Al-Azzawi	Member	•	•	•	•	•	•	6

4 Social Responsibility Committee

The following is a brief description of the Committee's tasks:

- 1 Assist the Board of Directors in preparing the guidelines for Taiba corporate social responsibility activities and adopting policies, programs and initiatives in the field of social work towards its shareholders and interest groups in a manner that ensures a balance between its goals and the community goals.
- 2 Prepare an annual budget and implementation plan for social responsibility programs and initiatives, and acquire Board of Directors' approval to pursue their implementation.

Meetings and Attendance

Name	Position	13/02/2020	Total Attendance
Mr. Firas Salahuddin Al-Qurashi	Chairman of Committee	•	1
Dr. Walid Mohammad Al-Essa	Member	•	1
Eng. Anas Mohammad Saleh Serafi	Member	•	1

5.5 | General Assembly Meetings

During the financial year 2020, two Ordinary General Assembly meetings were held. Below are the convening dates and names of board members attending these meetings:

The 37th Ordinary General Assembly 25/03/2020

- Dr. Walid Mohammad Alissa
- Eng. Anas Mohammad Saleh Serafi
- Mr. Basel Mohammad Bin Jabr
- Dr. Badr Hamoud Al-Badr
- Mr. Abdul Aziz Abdullah Al-Duai'lej
- Mr. Ghassan Yasser Shalabi
- Mr. Firas Salahuddin Al-Qurashi
- Eng. Mohammed Abdul-Mohsin Al-Greenees
- Eng. Muhannad Qusai Al-Azzawi

The 38th Ordinary General Assembly 16/12/2020

- Dr. Walid Mohammad Alissa
- Eng. Anas Mohammad Saleh Serafi
- Mr. Basel Mohammad Bin Jabr
- Dr. Badr Hamoud Al-Badr
- Mr. Abdul Aziz Abdullah Al-Duailej
- Mr. Ghassan Yasser Shalabi
- Mr. Firas Salahuddin Al-Qurashi
- Eng. Mohammed Abdul Mohsin Al-Greenees
- Eng. Muhannad Qusai Al-Azzawi

5.6 | Interests in Taiba Activities and Dealings with Related Parties

1 Net Transactions and Balances with Related Companies

A The net transactions with related parties mainly consist of purchases, sales, provision of services and other transactions under agreed terms and conditions.

Company Name	Balance at 01/01/2020	Movement during the year	Balance at 31/12/2020
Owners Association of Taiba Residential Center	- 2,663,678	- 4,300,194	- 6,963,872
Madinah Airport Hotel Company	22,512,080	- 3,274,849	19,237,231

B Recommended to the Board of Directors to submit to the General Assembly the business and contracts that were concluded between the Company and AlfaPeople - Strata International Information Technology - in which a board member of Taiba, Mr. Ghassan Yasser Shalabi, has an interest, represented in an agreement for developing, updating and upgrading the Microsoft Dynamics cloud environment system at an amount of SAR 1,200,000 as a fee for professional services, not including the licensing expenses (for Microsoft Corporation) and not including value-added tax. This is in addition to the amount of SAR 111,500 for annual maintenance. The value of transactions during 2020 was a total amount of SAR 475,359.88, as a result of the professional fee installments paid as per the Microsoft Dynamics software upgrade agreement, in addition to an amount of SAR 482,880 for the licenses paid through Strata International to Microsoft for the year 2020. No preferential conditions exist.

C During the financial year ended 31/12/2020, there is no interest in voting rights on any category of shares, no option rights and no subscription rights for any Board Member, senior executives or their family members in the shares of the company. There is an interest belonging to some Board Members and senior executives in the company's shares, and the following data shows the shares of Board members, senior executives, their family, and the main owners of Taiba Investments Company.

2 Statement of shares owned by board members and their family members and the change thereto during the financial year 2020

Name (All are Saudis)	Beginning of the year		End of the year		Net change	% of change
	Number of Shares	Debt instruments	Number of Shares	Debt instruments		
Dr. Walid Mohammad Alissa (Chairman)	2,480	-	2,480	-	-	-
Eng. Anas Mohammad Saleh Serafi (Deputy Chairman)	1,000	-	1,000	-	-	-
Mr. Basel Mohammad Bin Jabr	100	-	100	-	-	-
Dr. Badr Hamoud Al-Badr	100	-	100	-	-	-
Mr. Abdul-Aziz Abdullah Al-Duailej	1,000	-	1,000	-	-	-
Mr. Ghassan Yasser Shalabi	39,356	-	42,818	-	3,462	0.0021%
Mr. Firas Salahuddin Al-Qurashi Representative of the Public Investment Fund (The shares shown here are only the shares of the entity he represents)	5,484,374	-	5,484,374	-	-	-
Eng. Mohammed Abdul-Mohsin Al-Greenees Representative of the Public Pension Agency (The shares shown here are only the shares of the entity he represents)	6,089,770	-	6,185,602	-	95,832	0.059%
Eng. Muhannad Qusai Al-Azzawi	1,000	-	1,000	-	-	-

3 Senior executives owning shares in Taiba

Name (All are Saudis)	Beginning of the year		End of the year		Net change	% of change
	Number of Shares	Debt instruments	Number of Shares	Debt instruments		
Mr. Sohail Mohammed Al-Ali	2,602	-	2,602	-	-	-
Mr. Mohammed bin Abdul Hamid Subh Until 24/08/2020	55	-	55	-	-	-

Note: Senior (Saudi) executives whose names are not mentioned in the above statement do not have shares in Taiba.

4 Taiba Board Members' owning shares in Subsidiaries

Taiba's directors do not own any shares in the subsidiaries.

5 Senior executives owning shares in Subsidiaries

Taiba's senior executives do not own any shares in the subsidiaries.

6 List of Main Owners

A statement of the names, number of shares and ownership percentages of shareholders who own 5% or more and the change thereto during the financial year 2020:

Name (All are Saudis)	Beginning of the year		End of the year		Net change	% of change
	Number of Shares	Debt instruments	Number of Shares	Debt instruments		
Assila Investments Co.	26,845,269	-	26,845,269	-	-	-
Sheikh Mohammed Salih Hamzah Serafi	23,337,271	-	23,337,271	-	-	-
Sheikh Mohammed Ibrahim Mohammed Al-Issa	11,897,114	-	11,897,114	-	-	-

- The number of Taiba Investments shareholders on 31/12/2020 reached 31,053 shareholders, of whom 31,042 shareholders (99.96%) were Saudis, and 11 shareholders (0.036%) were non-Saudis.
- Taiba Investments did not receive any notifications from its shareholders regarding any change in their ownership percentages during the financial year 2020, with the exception of notifications from members of the Board of Directors and the senior management, as previously stated.

7 Number of company requests for Shareholders' Register, dates and reasons thereof

The Company requested a total of 9 shareholders' registers during the year 2020. Details of such requests are shown in the below table:

Date of the register request	Reason for the request
12/03/2020	The 37th Ordinary General Assembly
25/03/2020	Fourth quarter 2019 dividends' distribution
29/03/2020	Fourth quarter 2019 dividends' distribution
10/08/2020	First half 2020 dividends' distribution
01/09/2020	Company requirements
15/09/2020	Company requirements
07/12/2020	To open the door for nominations for membership of the Board of Directors from the year 2021
16/12/2020	The 38th Ordinary General Assembly
31/12/2020	To match the balances of the shares of members of the Board of Directors and senior executives as they are at year end 2020

8 Provisions made during the financial year 2020 for the benefit of Taiba employees

(SAR thousands)

Item	Balance as at 01/01/2020	During the year 2020	Balance as at 31/12/2020
End of service benefits	11,409	3,373	14,782
Employees loans	1,758	(230)	1,528
Total	13,167	3,143	16,310

5.7 | Declarations

Declarations in accordance with the requirements of the corporate governance regulations issued by the Capital Market Authority

The Board of Directors declares that:

- 1 Proper books of account have been maintained at Taiba and its subsidiaries.
- 2 The system of internal control is sound in design and has been effectively implemented at Taiba and its subsidiaries.
- 3 There are no significant doubts concerning Taiba's ability to continue its activity.

Annual evaluation of the Board of Directors

As per the mechanism for evaluating the effectiveness of Taiba's board of directors and its approved committees through the questionnaire assigned for that purpose which includes the elements related to the duties and responsibilities of the Board and its committees, accordingly the evaluation was completed and the results were presented to the Board of Directors that showed that the Board is working with appropriate efficiency.

Annual review for the effectiveness of the company's internal control procedures

The Board of Directors of Taiba Investments Company is continuously striving at different levels to set the necessary policies, mechanisms, controls and systems, and to monitor their effectiveness, good implementation and improvement in order to ensure the integrity, transparency and accuracy of reporting systems, financial control, risk management, and the efficiency and effectiveness of internal, operational and administrative control in a way that protects its assets, limits the risk impact on its business, and achieves the company's strategic goals. Among the most prominent examples are the organizational structure, the authority matrix, the approved policies and procedures, and automated systems for managing resources, accounting and reports.

Considering the above, Taiba Investments Company has put in place the appropriate organizational structure across different levels to ensure the effectiveness and adequacy of internal control and risk systems through:

- Formation of the Audit Committee with its approval from the General Assembly.
- Approval of Audit Committee Charter with appropriate tasks and powers with its approval from the General Assembly.
- Supervision of the company's internal audit activities by the Audit Committee.
- Conducting internal audits for periodic checks to assess the adequacy and effectiveness of the internal controls system, and reporting the audit results to the senior management and the audit committee, and follow-up for implementation of corrective and preventive measures.
- Appointing a competent and independent external auditor and following up on his work.
- Monitoring risk management procedures.
- Creating confidential communication channels for company employees or related persons to provide their comments.

Through the different abovementioned levels of assurance and based on the continuous work and efforts of the Audit Committee to carry out its tasks along with the reports it receives, and as no material observations or deficiencies in the internal, financial and risk control systems were found where no corrective or preventive measures have been taken, the Audit Committee has ascertained the adequacy and effectiveness of the Company's internal, financial and risk control systems for the financial year 2020 and does not consider thereof any significant deficiency that requires disclosure.

Application of International accounting standards

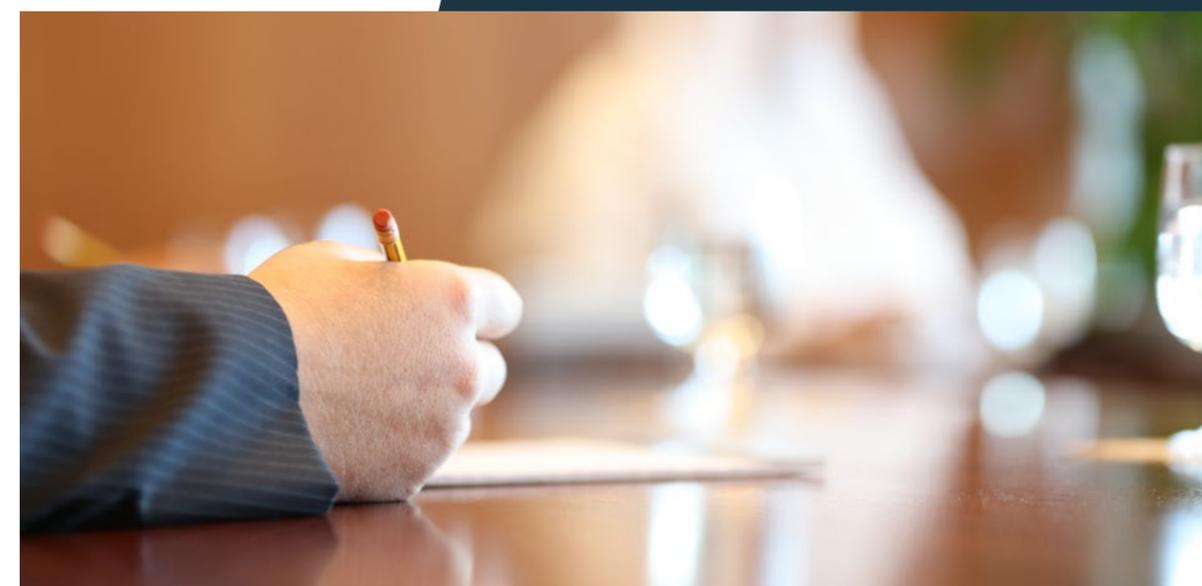
The consolidated financial statements of Taiba and its subsidiaries for the year 2020 and their comparative figures for the year 2019 were prepared and published in accordance with international accounting standards that were applied since 01/01/2017.

5.8 | Balance Sheet

The consolidated balance sheet and its notes attached thereto hereby presented to you includes the consolidated financial position and profit or loss statements for the financial year ended on 31/12/2020, as follows:

- 1 The total non-current assets after deducting depreciation and amortization until that date amounted to SAR 3,526,941,803.
- 2 The net profit for the year 2020 attributable to the shareholders of the company as shown in the consolidated statement of income amounted to SAR 98,772,074, and the Board of Directors proposes the following:

Description	SAR
Balance of retained earnings on 01/01/2020 after adjustments	1,091,872,446
Last installment of dividends distributed for 2019	(72,205,867)
Net profit for the financial year 2020	98,772,074
The disposal value of an investment in equity instruments measured at FVOCI	3,397,003
Distribution	SAR
2020 First half dividends distributed to shareholders reaching 5% of the capital	(80,228,742)
Balance of retained earnings on December 31, 2020	1,041,606,914
Proposed dividends to the shareholders at 5% of the capital	(80,228,742)



6

**Consolidated Financial
Statements for the
Financial year 2020**



TAIBA INVESTMENTS CO.
(A Saudi Joint Stock Company)

**CONSOLIDATED FINANCIAL STATEMENTS
& INDEPENDENT AUDITOR'S REPORT**
31 December 2020



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INDEPENDENT AUDITOR'S REPORT
To the Shareholders of Taiba Investment Company
(A Saudi Joint Stock Company)

Opinion

We have audited the consolidated financial statements of Taiba Investment Company ("the Company") and its subsidiaries ("the Group"), which comprise the consolidated statement of financial position as at 31 December 2020, the consolidated statements of income and, the consolidated statements of comprehensive income, consolidated statement of changes in equity and, the consolidated statements of cash flows for the year then ended, and accompanying 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 2020, 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 Certified Public Accountants ("SOCPA").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs") that are endorsed in KSA. 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 professional code of conduct and ethics endorsed in KSA that are relevant to our audit of the consolidated financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Matter

The consolidated financial statements of the Group for the year ended 31 December 2019 were audited by another auditor who expressed an unqualified opinion on those financial statements on 1 March 2020.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, there is a description for how our audit treated each of the matters in this context.

Our responsibilities were satisfied in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report in respect of these matters. Accordingly, our audit included the implementation of procedures designed to respond to our assessment of the risks of fundamental errors in consolidated financial statements. The results of our audit procedures, including those implemented to address the matters below, provide a basis of our opinion on the audit of the accompanying consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of Taiba Investment Company
(A SAUDI JOINT STOCK COMPANY) (continued)

Key audit matters (continued)

Key audit matter	How the matter was addressed in our audit
<p>Impairment of properties, plant, equipments and investment properties</p> <p>The properties and equipment and investment properties are stated at cost less depreciation and impairment, if any. As at 31 December 2020, the carrying values of properties and equipments and investment properties amounts to SR 1,968 million and SR 528 million (2019: SR 1,828 million and SR 530 million), respectively. Both accounts are representing 63 % of the total assets of the Group.</p> <p>The carrying values of these assets are reviewed annually by management to assess whether there are indicators of impairment and, wherever indicators of impairment exist, an impairment assessment is performed by determining if the recoverable amount, which takes into account the fair value of these assets, exceeds or is equal to its carrying values. The Group engages an independent certified external valuer ("valuer"), who assesses the fair values using market valuation methodology that are based on significant assumptions and estimates. The Group also carries out internal assessment of value in use using discounted future cash flow model. Both approaches entail significant judgement and estimates like sales prices, occupancy rate, market rent, future rental income, discount rates and terminal values, including economic fluctuations and the effects of the Covid-19 pandemic on the Group's business.</p> <p>Please refer to note (3) of consolidated financial statements for more details regarding the significant accounting policy, note (2) regarding significant accounting estimates and judgements, and notes (7 and 9) regarding details about relevant disclosures.</p>	<p>We performed the following audit procedures, among others:</p> <ul style="list-style-type: none"> Reviewed the management's procedures in identifying impairment indicators in respect of property and equipment and investment properties. Evaluated objectivity, independency, competence and experience of the valuer. Tested, on a sample basis, the integrity of inputs of the projected cash flows used in the valuation performed by the valuer. Performed analysis on the significant assumptions to evaluate the impact of the fair values and assessed the impact of changes in the key assumptions to the conclusion reached by the management. Checked the minutes of the meetings of board of directors to ensure that there are no decisions regarding abandonment or disposal of properties, plant, and equipments and investment properties during the current and future years. We have also reviewed the presentation and related disclosures in the accompanying consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of Taiba Investment Company
(A SAUDI JOINT STOCK COMPANY) (continued)

Key audit matters (continued)

Key audit matter	How the matter was addressed in our audit
<p>Impairment of trade receivables</p> <p>The gross trade receivables as at 31 December 2020 amounted to SR 98 million (31 December 2019: SR 18.7 million) against an impairment allowance amounted to SR 79 million (31 December 2019: SR 12.5 million).</p> <p>The Group has applied significant judgment in the determination of Expected Credit Loss (ECL). ECLs are recognised in two stages. ECL is recognised in two stages. For credit exposures with significant increase in credit risk, ECL is recognized for credit losses expected over the remaining life of the exposure (a lifetime ECL) and the and probability of recovery of individual balances. For credit exposures for which there has not been a significant increase in credit risk, ECL is provided for credit losses considering factors like historical default rate with forward-looking information, including economic fluctuations and the effects of the Covid-19 pandemic.</p> <p>We considered this as a key audit matter given the judgements and assumptions regarding the ECL impairment against trade receivables and the potential impact on the Group's consolidated financial statements</p> <p>Please refer to note (3) on consolidated financial statements for further details regarding significant accounting policy, note (2) regarding significant accounting estimates and judgements, and note (15) for related disclosures.</p>	<p>We performed the following audit procedures, among others:</p> <ul style="list-style-type: none"> Obtained and updated our understanding of management's assessment of ECL against trade receivables. Assessed the appropriateness of significant judgements, estimates and assumptions made by management keeping in view the impact and uncertainty due to the COVID 19 pandemic. Involved our specialists to review methodology implemented by the Group in relation to the requirements of IFRS (9), Group's method in assessing defaults evaluating interrelated inputs and assessing reasonableness of assumptions used in ECL model particularly around macroeconomic variables, forecasted macroeconomic scenarios and probability weights. Reviewed the appropriateness of the Group's criteria and judgement for the determination of individually impaired receivable. Tested the completeness and accuracy of data supporting the ECL calculations. We have also reviewed the presentation and related disclosures in the accompanying consolidated financial statements.

Other information included in the annual report for the Group for the year 2020

The other information comprises the information included in the annual report for the Group for the year 2020 other than the consolidated financial statements and our auditors' report thereon. Management is responsible for the other information in its annual report. The annual report of the Company for the year 2020 is expected to be available after our report date.



INDEPENDENT AUDITOR'S REPORT
To the Shareholders of Taiba Investment Company
(A SAUDI JOINT STOCK COMPANY) (continued)

Other information included in the annual report for the Group for the year 2020 (continued)
Our opinion on the consolidated financial statements does not cover the other information and we do 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 when 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 annual report for the Company for the year 2020, where possible, 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 the International Financial Reporting Standards that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements that are endorsed by the SOCPA and the provisions of Companies' Law and the Company's By-Law and for such internal control as management determines is necessary to enable the preparation of 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.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objective is to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs that are endorsed in KSA 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 financial statements.



INDEPENDENT AUDITOR'S REPORT
To the Shareholders of Taiba Investment Company
(A SAUDI JOINT STOCK COMPANY) (continued)

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

As part of an audit in accordance with ISAs that are endorsed in KSA, 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 the 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 financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance, 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.

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Taiba Investment Company
(A SAUDI JOINT STOCK COMPANY) (continued)

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters.

We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For Ernst and Young



Abdullah Ali AIMakrami
Certified Public Accountant
Licence no. 476



17 Rajab 1442H
1 March 2021G

Jeddah

TAIBA INVESTMENT COMPANY (A Saudi Joint Stock Company)

CONSOLIDATED FINANCIAL POSITION

As at 31 December 2020

Saudi Riyals

	Note	2020	2019
ASSETS			
NON-CURRENT ASSET			
Properties, plants and equipments	7	1,967,615,847	1,827,705,896
Intangible assets	8	2,908,204	655,520
Investment properties	9	528,178,907	530,012,836
Right of use assets	10	2,362,867	96,167
Financial assets at FVOCI	11	932,108,261	897,439,436
Investment in associates	12	83,080,300	91,588,117
Other non-current assets	12	10,687,417	-
TOTAL NON-CURRENT ASSETS		3,526,941,803	3,347,497,972
CURRENT ASSET			
Inventory	13	5,989,199	7,180,925
Biological assets	14	1,535,915	2,338,091
Trade receivables	15	18,942,512	6,202,359
Amounts due from related parties	16	19,237,231	22,512,080
Prepayments and other current assets	17	10,038,800	25,568,552
Short term investments	18	220,000,000	250,000,000
Cash and cash equivalents	19	124,030,113	378,048,016
TOTAL CURRENT ASSET		399,773,770	691,850,023
Assets held for sale	20	-	44,749,928
TOTAL ASSET		3,926,715,573	4,084,097,923
EQUITY AND LIABILITIES			
EQUITY			
Share Capital	1	1,604,574,830	1,604,574,830
Statutory reserve	21	1,000,000,000	1,000,000,000
Other general reserve	22	208,791,276	210,316,579
Other reserves		(199,202,305)	(229,372,398)
Retained earnings		1,041,606,914	1,091,872,446
EQUITY ATTRIBUTABLE TO THE EQUITY HOLDERS OF THE PARENT COMPANY		3,655,770,715	3,677,391,457
Non-controlling interests	23	41,892,559	46,232,678
TOTAL EQUITY		3,697,663,274	3,723,624,135
NON-CURRENT LIABILITIES			
Employee's defined benefit liabilities	24	14,781,625	11,409,193
Non-current portion of lease liabilities	10	1,116,507	-
TOTAL NON-CURRENT LIABILITIES		15,898,132	11,409,193
CURRENT LIABILITY			
Allowance against financial guarantee	25	-	67,824,000
Current portion of lease liabilities	10	3,334,947	-
Trade and other payables	27	76,005,580	111,746,817
Dividends payable	28	107,935,443	102,453,789
Amounts due to related parties	16	6,963,872	2,663,678
Zakat payable	29	18,914,325	35,657,960
TOTAL CURRENT LIABILITIES		213,154,167	320,346,244
Liabilities associated with assets held for sale	20	-	28,718,351
TOTAL LIABILITIES		229,052,299	360,473,788
TOTAL EQUITY AND LIABILITY		3,926,715,573	4,084,097,923

The attached notes 1 to 44 form part of these consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)
CONSOLIDATED STATEMENT OF INCOME
As at 31 December 2020
Saudi Riyals

	Note	2020	2019
Revenues	30	220,953,613	387,528,021
Costs of revenues	31	(95,785,457)	(145,679,026)
GROSS PROFIT		125,168,156	241,848,995
Selling and marketing expenses	32	(2,207,003)	(6,240,242)
General and administrative expenses	33	(45,500,874)	(57,340,658)
Other operating expenses	34	(70,570,049)	(4,461,013)
OPERATIONAL PROFITS		6,890,230	173,807,082
Dividends of Financial assets at FVOCI			
	35	9,723,622	28,179,355
Group's share of results of associates	12	(8,507,817)	(23,768,555)
Other income, net	36	81,845,676	13,494,686
PROFITS BEFORE ZAKAT FROM CONTINUED OPERATIONS		89,951,711	191,712,568
Zakat Expense	29	(2,225,505)	(20,680,069)
NET PROFIT FOR THE YEAR FROM CONTINUING OPERATIONS		87,726,206	171,032,499
Discontinued operations			
Income after zakat from discontinued operations	20	7,727,570	263,507
NET INCOME FOR THE YEAR		95,453,776	171,296,006
Net income attributable to:			
Shareholders of the Parent Company		98,772,074	171,857,088
Non-controlling interests		(3,318,298)	(561,082)
		95,453,776	171,296,006
Earnings per share (EPS) (SR)	37		
Basic		0,62	1,10
Diluted		0,62	1,10

The attached notes 1 to 44 form part of these consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2020
Saudi Riyals

	Note	2020	2019
NET INCOME FOR THE YEAR		95,453,776	171,296,006
Other Comprehensive Income:			
<i>Item that will not be reclassified to statement of income in subsequent periods:</i>			
Net unrealized profits from revaluation of FVOCI	11	34,668,825	11,604,601
Re-measurements of employee's defined benefit liabilities from discontinued operations	20	-	(601,092)
Re-measurements of employee's defined benefit liabilities from continued operations	24	(1,112,212)	(549,232)
TOTAL OTHER COMPREHENSIVE INCOME		33,556,613	10,454,277
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		129,010,389	181,750,283
Total comprehensive income for the attributable to:			
Shareholders of the Parent Company		132,339,170	182,301,835
Non-controlling interests		(3,328,781)	(551,552)
		129,010,389	181,750,283

The attached notes 1 to 44 form part of these consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2020
Saudi Riyals

	<i>Equity attributable to the equity holders of the parent</i>					<i>Total non-controlling interests</i>	<i>Total equity</i>
	<i>Share capital</i>	<i>Statutory reserve</i>	<i>Other general reserve</i>	<i>Other reserves</i>	<i>Retained earnings</i>		
Balance as at 1 January 2020	1,604,574,830	1,000,000,000	210,316,579	(229,372,398)	1,091,872,446	46,232,678	3,723,624,135
Net income (loss) for the year	-	-	-	-	98,772,074	(3,318,298)	95,453,776
Other Comprehensive income for the year	-	-	-	33,567,096	-	(10,483)	33,556,613
Total comprehensive Income (loss) for the year	-	-	-	33,567,096	98,772,074	(3,328,781)	129,010,389
Dividends (note 28)	-	-	-	-	(152,434,609)	-	(152,434,609)
Disposal of investment in equity instruments at fair value	-	-	-	(3,397,003)	3,397,003	-	-
Acquisition of non-controlling interests (note 1)	-	-	(1,525,303)	-	-	-	(1,525,303)
Change in non-controlling interests	-	-	-	-	-	(1,011,338)	(1,011,338)
Balance at 31 December 2020	1,604,574,830	1,000,000,000	208,791,276	(199,202,305)	1,041,606,914	41,892,559	3,697,663,274

The attached notes 1 to 44 form part of these consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

For the year ended 31 December 2020
Saudi Riyals

	<i>Equity attributable to the equity holders of the parent</i>					<i>Total non-controlling interests</i>	<i>Total equity</i>
	<i>Share capital</i>	<i>Statutory reserve</i>	<i>General reserve</i>	<i>Other reserves</i>	<i>Retained earnings</i>		
As at 31 December 2018	1,500,000,000	1,000,000,000	106,468,580	(239,817,145)	1,211,677,247	261,601,278	3,839,929,960
Impact of initial application of IFRS (16)	-	-	-	-	(44,286)	(89)	(44,375)
Balance at December 31, 2019 after the Impact on initial application of IFRS (16)	1,500,000,000	1,000,000,000	106,468,580	(239,817,145)	1,211,632,961	261,601,189	3,839,885,585
Net income (loss) for the year	-	-	-	-	171,857,088	(561,082)	171,296,006
Other Comprehensive income for the year	-	-	-	10,444,747	-	9,530	10,454,277
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR	-	-	-	10,444,747	171,857,088	(551,552)	181,750,283
Increase in share capital (note 1)	104,574,830	-	-	-	104,574,830	-	104,574,830
Share premium	-	-	193,986,309	-	-	-	193,986,309
Transaction impact with non-controlling interests without any change in controlling (note 1)	-	-	(90,138,310)	-	-	-	(90,138,310)
Dividends (note 28)	-	-	-	-	(291,617,603)	-	(291,617,603)
Change in non-controlling interests	-	-	-	-	-	(214,816,959)	(214,816,959)
Balance at 31 December 2019	1,604,574,830	1,000,000,000	210,316,579	(229,372,398)	1,091,872,446	46,232,678	3,723,624,135

The attached notes 1 to 44 form part of these consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF CASHFLOW

For the year ended 31 December 2020
Saudi Riyals

	Note	2020	2019
Operating Activities			
Income before zakat from continued operations		89,951,711	191,712,568
Income before zakat for the period from discontinued operations	20	7,727,570	637,539
		97,679,281	192,350,107
<i>Adjustments to reconcile income before zakat to net cash flow:</i>			
Depreciation of properties, plants and equipments	7	19,679,454	23,147,722
Amortization of intangible asset	8	454,477	392,723
Depreciation of investment properties	9	6,576,548	6,220,339
Depreciation on right of use of asset	10	3,756,395	340,944
Losses (profits) on disposal of properties plants and equipments		1,142,901	(42,118)
Allowance of employees benefit obligations defined	24	3,634,190	4,929,886
Impairment losses on receivables		65,704,128	2,699,615
Losses / (reversal losses) of impairment in due from related parties		3,259,267	(38,548)
Impairment losses on other receivables balance		-	628,418
Expense of impaired in properties - land	7	234,056	-
Impairment losses of inventories		4,519,468	620,895
Allowance for contingent liability		832,960	1,437,840
Profits from disposal of hold-to-sale assets	20	(7,727,570)	-
Gains from sale of investments	12	(10,671,536)	-
Gains from compensation from discharging a land		(3,785,255)	-
Reversal of provisions against financial guarantee	25	(67,824,000)	-
Revenues from revaluation of other non-current assets	12	(503,381)	-
Dividends of Financial assets at FVOCI	35	(9,723,622)	(28,179,355)
Group's share of results of associates	12	8,507,817	23,768,555
Allowance of losses of investment in associates	12	10,673,300	5,498,591
		126,418,878	233,775,614
<i>Working capital adjustments:</i>			
Trade receivables		(78,444,281)	(4,274,629)
Prepayments and other current assets		4,207,602	(522,223)
Inventories		(3,327,742)	(1,527,003)
Trade accounts and other payables		(47,741,375)	10,922,268
Related parties		4,315,776	3,444,353
		5,428,858	241,818,380
Cash from operations		5,428,858	241,818,380
Employees' benefits liabilities paid	24	(1,373,970)	(3,525,492)
Zakat paid	29	(18,969,140)	(17,823,568)
		(14,914,252)	220,469,320
Net cash flows (used in) from operating activities		(14,914,252)	220,469,320

The attached notes 1 to 44 form part of these consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)

CONSOLIDATED STATEMENT OF CASHFLOW (Continued)

For the year ended 31 December 2020
Saudi Riyals

	Note	2020	2019
INVESTING ACTIVITIES			
Cash dividend collecting		22,626,718	27,891,884
Short term investments		30,000,000	266,000,000
Additions to properties, plants and equipments	7	(162,634,424)	(216,546,698)
Additions to investment properties	9	(489,595)	(1,692,184)
Additions to intangible assets	8	(2,707,161)	(137,560)
Net movement in biological assets		802,176	340,433
Proceeds from sale of properties, plants and equipments		796,812	456,747
Proceeds from compensation from discharging a land		4,656,505	-
Net movement in hold-for-sale assets		-	-
Proceeds from sale of discontinued operations and investemnts		18,487,500	-
Acquisition of non-controlling interest		(1,525,303)	-
		(89,986,772)	76,312,622
Net cash flows (used in) from investing activities		(89,986,772)	76,312,622
FINANCING ACTIVITIES			
Dividend paid	28	(146,952,955)	(298,315,535)
Borrowings		-	9,606,665
Net change in lease liabilities	10	(1,152,586)	(1,895,346)
Change in non-controlling interests	23	(1,011,338)	(6,394,130)
		(149,116,879)	(296,998,346)
Net cash flows used in financing activities		(149,116,879)	(296,998,346)
DECREASE IN CASH AND CASH EQUIVALENTS			
Cash and cash equivalent at the beginning of the year		378,048,016	378,974,481
Less: Cash and cash equivalents - discontinued operations	20	-	(710,061)
		124,030,113	378,048,016
Cash and cash equivalents at end of the year		124,030,113	378,048,016
Supplemental non-cash information			
Unrealized profits from revaluation of FVOCI		34,668,825	11,604,601
Investment property transferred from discontinued operations		4,253,024	-
Remeasurement of defined employee benefits liability		1,112,212	549,232
Additions to right of use of asset		6,814,386	201,076
Additional inventory from biological assets		7,347,098	6,041,210
Net movement in hold-for-sale assets		-	16,031,577
Capital increase		-	104,574,830

The attached notes 1 to 44 form part of these consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)

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1 CORPORATE INFORMATION

Taiba Investment Company ("Taiba", "The Company" or "Parent Company") has been formed as per the Royal Decree number M/41 dated 16, 06, 1408(H). Its formation has been declared according to the decision of His Excellency the Minister of Trade and Investment No. 134 dated Safar 13, 1409H, corresponding to September 24, 1988 and Commercial Register No. 4650012403. The Extraordinary General Assembly held on May 14, 2019 agreed to amend article (2) of the Company's By-laws regarding changing the name of Taiba Holding Company to Taiba Investment Company. The Company's articles of association were amended on 21 May 2019.

The Company's registered office is located at Madinah Munawarah, P. O Box 7777, Post Code 41472 - Kingdom of Saudi Arabia

The Company's main activity is the following (owning real estate, hotels, hospitals, recreational and tourism facilities and investing in them by selling or buying, renting, managing and operating, operating management of cities, facilities, public facilities and contracting in architectural, civil, mechanical, electrical, agricultural, industrial, mining, credit and mortgage service).

The Company practices its activities in accordance with the applicable regulations and after obtaining the necessary licenses from the concerned authorities, if any.

The Company may have an interest or participate in any way with bodies, companies or individuals that engage in similar activities or which may assist in achieving its purpose as it may merge or incorporate or purchased and may invest funds that achieves its interests.

As at 31 December 2020, the share capital of the Company amounting to SR 1.604 million (31 December 2019: SR 1.604 million), consisting of 160.5 million shares (31 December 2019: 160.5 million shares) fully paid up, with a par value of SR 10 each.

On Shaaban 4, 1440H, corresponding to April 9, 2019, the 14th extraordinary general assembly of Taiba Investment Company agreed to acquire the whole non-controlling interests in Al Aqeeq Real Estate Development Company amounting of 8.10%, as well as the acquisition of 12.65% of the non-controlling interests in the Arab Resorts Areas Company (ARAC), against an increase in the capital of Taiba Investment Company after completing the two acquisition deals from 10,5 ordinary million shares which represent compensation shares for minority seller shareholders in both companies. During the second quarter of 2019, the required regulatory procedures were completed and all the necessary conditions were fulfilled to complete the two acquisition deals and increase the capital of Taiba Investment Company. Therefore, Taiba Investment Company became 100% of Al-Aqeeq Company's capital and 99.53% of ARAC's capital. The Company's By-laws were amended on May 21, 2019. During the third quarter of 2019 and during 2020, 0.27% and 0.16% of ARAC were acquired respectively from non-controlling interests, so that Taiba owns 99.96% of ARAC capital.

The fair value of the shares issued on June 10, 2019 (the date the shares were deposited to the shareholders in the Money Market) (acquisition cost) amounted to SR 299 million and accordingly an issuance premium of SR 194 million was recognized (which represents the difference between the acquisition cost and the notional value of the shares issued) on As of premium share. Total acquisition losses were recognized on the non-controlling interests amounted to SR 90 million in premium shares too.

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1 CORPORATE INFORMATION (continued)

As at December 31, 2020 and December 31, 2019, the Company had investments in the following subsidiaries (collectively referred to as the "Group"):

(i) Companies subject to the control of Taiba Investment Company, which was consolidated in these financial statements

Subsidiary name	Country of corporation	Principal activities	Direct holding (%) As at December 31	
			2020	2019
Al Aqeeq Real Estate Development Company	Kingdom of Saudi Arabia	Real estate development	100%	100%
Arab Resorts Areas Company (ARAC)	Kingdom of Saudi Arabia	Hospitality and tourism	99,96%	99,80%
Taiba Agriculture Development Company (TADEC)	Kingdom of Saudi Arabia	Agriculture	54,80%	54,80%

(ii) Subsidiaries controlled by subsidiaries

Subsidiary name	Country of corporation	Principal activities	Direct holding (%) As at December 31	
			2020	2019
Tawd Real Estate Management and Marketing Company (Tawd)	Kingdom of Saudi Arabia	Real Estate Management and Marketing	100%	100%
Taiba Contracting and Maintenance Company Limited (TACOMA)	Kingdom of Saudi Arabia	Contracting and maintenance	-	100%

* On March 12, 2020, an agreement was signed to sell the full shares of Taiba Contracting and Maintenance Company Limited (TACOMA) (94% owned by Al Aqeeq Real Estate and 6% owned by Arab Resorts Areas Company (ARAC)) for a total amount of SR 20 million, the agreement also included the transfer of land owned by TACOMA and the buildings on it as well as its 10% share in Tawd for Al Aqeeq Real Estate, to become the Tawd Company owned 100% by the AlAqeeq Real Estate. This transaction resulted in net profit of SR 7.7 million. The Group's share in other comprehensive income in an investee at an amount of SR 3.4 million has also been transferred to the retained profit.

The consolidated Financial Statements were authorized for issue by the Group's Board Directors on 13 Rajab 1442H (corresponding to 25 February 2021).

2 BASIS OF PREPARATION

2.1 Statement of Compliance

financial statements of the consolidated have been prepared 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 Certified Public Accountants ("IFRS").

The CMA announced on December 30, 2019 that it obliges listed companies to continuously follow the cost model for measuring property (IAS 16) and investment properties (IAS 40) in financial statements prepared for financial periods within the financial years which begin before 2022. The CMA also requires listed companies to follow the cost model to measure equipment and intangible assets for five years starting from January 1, 2020. The Group complied with the requirements included in the accompanied consolidated financial statements.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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2 BASIS OF PREPARATION (continued)

2.2 Basis of measurement

The consolidated financial statements have been prepared in accordance with the principle of historical cost, except for financial assets at fair value through other comprehensive income are measured at fair value. Employee benefit obligation liabilities defined at the current value of future obligations are recognized using the expected actuarial credit unit method.

2.3 Presentation and functional currency

The financial statements are presented in Saudi Riyals (SR) which is also the Group's functional currency except when otherwise indicated.

2.4 Use Judgments and estimates

The preparation of the Group's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets, liabilities, the accompanying disclosures and the disclosure of contingent liabilities. The management's estimates in the application of accounting policies, calculation methods and main sources of estimates are the same applied in the financial statements for the year ended December 31, 2019. However, in the light of the current uncertainty regarding Covid-19, any future change in assumptions and estimates could lead to results that may require a significant adjustment in the carrying amount listed for assets and liabilities affected in future periods. As the situation continues to evolve with the future uncertainty, management will continue to assess the impact based on future developments (see illustration 42).

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

- Sensitivity analyses (notes 24)
- Financial risk management (note 39)
- Capital management (note 40)

Judgements

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

Revenue from contracts with customers

The Group applied the following judgments that significantly affect the determination of the amount and timing of revenue from contracts with customers.

Determining method to estimate variable consideration and assessing the constraints

Some contracts relating to the sale of goods or the provision of contractual services resulting in a variable consideration. In estimating the variable consideration, the Group is required to use either the expected value method or the most likely amount method based on which method better predicts the amount of consideration to which it will be is, the due.

The Group determined that the expected value method is the most appropriate way to be used to estimate the variable consideration for selling goods or providing the service as the chosen method better predicts the variable consideration given by the customer based on the limits of quantity provided during the period. Since the group provides the amounts of the goods agreed upon with the price that is variable when the quantity changes.

Before including any amount of variable consideration in the transaction price, the Group considers whether the amount of variable consideration is constrained. The Group determined that the estimates of variable consideration are not constrained based on its historical experience, business forecast and the current economic conditions. In addition, uncertainty about the variable consideration will be resolved within a short-term range.

TAIBA INVESTMENT COMPANY
(A Saudi Joint Stock Company)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

As at 31 December 2020
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2 BASIS OF PREPARATION (continued)

2.4 Using Judgments and estimates (CONTINUED)

Going concern

The Group's management has made an assessment of its ability to continue as a going concern and is satisfied that it has the resources to continue in business for the foreseeable future. Furthermore, 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. The management assessment for the impact of Covid-19 has been disclosed in Note 42.

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 differences in the carrying amounts of assets and liabilities within the subsequent financial year, are presented below. The Group used these assumptions and estimates on the basis 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 such in the assumptions when they occurrence. The following are information about assumptions and uncertainty from estimation:

Classification of investment properties

The Group determines whether a property qualifies as an investment property in accordance with IAS 40 Investment Property. In making such judgment, the Group considers whether the property generates cash flows largely independent of other assets held by the Group.

Operating lease classification – Group as lessor

The Group entered into commercial leases for its investment property The Group has determined, based on an Estimation of the terms and conditions of the arrangements, that as the lease term not constituting a major part of the economic life of the 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.

Measurement of employee benefit obligation

The Group's obligation in respect of defined benefit plan is calculated by estimating the amount of future benefits that employees have earned in current and prior periods and discounting that amount to arrive at present value. The calculation is performed annually by a qualified actuary using the projected unit credit method. Judgments are used in estimating the actuarial assumptions. Key assumptions are disclosed in Note (24).

Provision for expected credit losses (ECL) of trade receivables

The Group uses a provision matrix to calculate ECLs for trade receivables. 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. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed. The management also evaluated recoverable trade receivables for each customer individually, as well as incorporating estimates, assumptions and judgements on the impact of Covid-19 on the recovery of trade receivables.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECL 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 ECL on the Group's trade receivables is disclosed in notes 15, 39, 42.

TAIBA INVESTMENT COMPANY
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

As at 31 December 2020
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2 BASIS OF PREPARATION (continued)

2.4 Using Judgments and estimates (continued)

Useful lives of property, plant and equipment and investment property

The management determines the estimated useful lives of property, plant and equipment, investment properties and intangibles for calculating depreciation / amortization. This estimate is determined after considering expected usage physical wear and tear. Management reviews the residual value and useful lives annually and change in amortization charges (if any) are adjusted in current and future periods.

Estimate of fair value of assets and liabilities

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the access is available at that date. The fair value of a liability reflects its non-performance risk.

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

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

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

The Group recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred. As at December 31, 2020 and December 31, 2019, there is no movement between levels.

The carrying values and fair values of financial assets and liabilities including their fair value hierarchy are disclosed. It doesn't include information about fair value of financial assets and financial liabilities not measured at fair value if book value reasonably equals fair value in note (41).

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements, except what was clarified in Note (4).

3.1 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries ("Group") as at 31 December 2020. 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:

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.1 Basis of consolidation (continued)

- 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 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 exercise control over the investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Subsidiaries are consolidated from the date the Group obtains control until the date that such control ceases. 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" ("OCI") are attributed to the equity holders of the Parent Company of the Group 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 into 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 share of a subsidiary not have lead to a loss of control within equity.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, and other components of equity for the subsidiary, while any resultant gain or loss is recognised in the consolidated statement of income. Any investment retained is recorded any at fair value.

These consolidated financial statements include the financial statements of the parent company and subsidiaries as in note (1). The financial statements of the subsidiary are prepared for the same period as the parent company.

3.2 Business combinations 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 non-controlling interests of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred and included in administrative expenses.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Business combinations and goodwill (continued)

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

Goodwill is 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 the consolidated statement of income.

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 percentage of disposed activities from the remaining portion of the cash-generating unit.

3.3 Investments and financial assets

1) Investment in associates

Parent Company's investment in associate is accounted by equity method. An associate is an entity over which the Parent Company has significant influence. Significant influence is the ability to participate in the financial and operating policy decisions for the investee, but is but not control or joint control over those policies.

Under the equity method, the investment in an associate is recognized in the consolidated statement of financial position at cost, plus the Parent Company's share in changes after acquiring the business in net assets of the associate. Goodwill related to the associate is added to the investment carrying amount and is not amortized or reviewed on an individual basis to determine the impairment.

The Company's consolidated statement of income reflects the Parent Company's share in the results of operations of the associate. Where there has been a change recognized directly in the equity of the associate, the Parent Company recognizes its share of any change and disclose this, when applicable, in the consolidated statement of other comprehensive income. Unrealised gains and losses resulting from transactions between the Group and associate are eliminated to the extent of the interest in the associate.

The financial statements of the associate are prepared for the same period as the Parent Company. When needed, adjustments are made to match the accounting policies with that of the Parent Company.

After application of the equity method The Parent Company determines whether it is necessary to recorded an impairment loss for the investment of Parent Company in Associates. The Parent Company determines at each consolidated statement of financial position date whether there is any objective evidence that the investment in associates is impaired. If so, the Parent Company then accounts the amount of impairment as the difference between the recoverable amount from the associate and its carrying amount, and recognizes the amount in the consolidated statement of income under "impairment losses in investment in investee".

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Investments and financial assets (continued)

1) Investment in associates (continued)

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 and the fair value of the retained investment and proceeds from disposal is recognised in the consolidated statement of income.

Unquoted shares

Fair value is determined based on the market value when there is an open market, in the absence of an open market, fair value is determined based on the market value of a similar investment or on the basis of predicted discounted cash flows and other related factors.

Changes in fair value are credited / charged to the consolidated statement of other comprehensive income. If there is objective evidence of an impairment in the value of investments, then the fair value of the investment is determined, and the impairment loss is recognized in the consolidated statement of other comprehensive income. In assessing impairment, the expected future cash flows and other factors are taken into consideration. Where partial holdings are sold, the related carrying value of such investments are accounted for on a weighted average basis.

2) INVESTMENT PROPERTY

Investment properties include lands, buildings, and equipment held by the Group for rental or capital development, or both. Investment property is measured at cost less accumulated depreciation and any impairment losses, if any. Depreciation is calculated over depreciable amount, which is the cost of an asset or other amount substitute for cost, less its residual value. Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term. Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets. When parts of an item of investment property have different useful lives, they are accounted for as separate items (major components) of investment property and equipment.

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

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

The rates of depreciation based on the estimated useful lives are as follows:

<i>Asset</i>	<i>%</i>
Buildings	1,5 – 3
Property and equipment	5 –20
Furniture and office equipment	5 –20

The depreciation methods, useful lives and residual values are reviewed at each reporting date and are adjusted prospectively, if required. Transfers are made from investment properties to other operating properties categories only when there is a change in use evidenced by commencement of related activity such as development with a view to sell. Such transfers are made at the carrying value of the properties at the date of transfer.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Property, plant and equipment

Recognition and measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the costs of materials, direct labor, and any other costs directly attributable to preparing the asset for its intended use, the costs of dismantling, removing, and reinstalling on the job site, and borrowing costs to qualify the asset.

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

Gains and losses is determined when any item of property, plant and equipment is disposed of by comparing the proceeds from disposal with the carrying amount of the asset and is recognized net of other income in the statement of profit or loss.

Subsequent costs

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

Depreciation

Depreciation is calculated based on the depreciable amount, which is the cost of an asset or other amount substitute for cost, less its residual value.

Depreciation is charged recognized in the statement of profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term. Land is not depreciated. No depreciation for lands or unfruitful trees.

The rates of depreciation based on the estimated useful lives are as follows:

<i>Asset</i>	<i>%</i>	<i>Asset</i>	<i>%</i>
Buildings	1.5-3	Property and equipment	5-20
Furniture and office equipment	5-20	Vehicles	25
Bearer plant	2		

The Group reviews depreciation methods, useful lives and residual value of property, plant and equipment at least at the end of each financial year and in case there are any differences, they are considered as change in accounting estimates (in the change year and the subsequent years).

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Assets and liabilities classified as held for disposal

Non-current assets, or disposal groups comprising assets and liabilities, that are expected to be recovered primarily through sale rather than through continuing use, are classified as held for sale. Immediately before classification as held for sale, the assets, or components of a disposal group, are re-measured in accordance with the Group's accounting policies. Thereafter generally the assets, or disposal group, are measured at the lower of their carrying amount and fair value less cost to sell. Any impairment loss on a disposal group first is allocated to goodwill, and then to remaining assets and liabilities on pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets and investment property, which continue to be measured in accordance with the Group's accounting policies. Impairment losses on initial classification as held-for-sale and subsequent gains and losses on remeasurement are recognised in profit or loss. Gains are not recognised in excess of any cumulative impairment loss.

A discontinued operation is a component (cash generating unit) 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 re-sale.

Classification as a discontinued operation occurs at the earlier of disposal or when the operation meets the criteria to be classified as held for sale. When an operation is classified as a discontinued operation, the comparative statement of profit or loss and other comprehensive income is re-presented as if the operation had been discontinued from the start of the comparative period; whereas, the statement of financial position for the comparative period is not restated.

3.6 Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Cost of intangible assets acquired based on business combinations represents the fair value at the acquisition date. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses, if any. Intangible assets internally developed (except for capitalized development costs) are not capitalized and expenses are included in the consolidated statement of profit or loss at the date of its maturity

Gains or losses arising from derecognising intangible assets 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 live are amortized over the useful economic life. Cost of intangible assets is amortized on a straight-line basis over the life life Asset as follows:

Computer software	5 years
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The useful lives of intangible assets with finite useful lives are reviewed regularly on the date of each reporting period.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Financial instruments

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

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, or fair value through other comprehensive income (OCI) or fair value through consolidated statement of comprehensive income.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through comprehensive statement of comprehensive income, transaction costs. Trade receivables that do not contain a significant financing component or for that do In accordance with Group has applied the practical expedient are measured at the transaction price determined under IFRS 15. Refer to the accounting policies in section (16-3) Revenue from contracts with customers.

In order for a debt financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through comprehensive statement of comprehensive, irrespective of the business model.

The Group's financial asset management business model indicates how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will arising from collecting contractual cash rise, selling the financial asset, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at fair value through OCI are held within a business model with the objective both holding to collect contractual cash flows and selling.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through the consolidated statement of comprehensive income.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Financial instruments (continued)

Financial assets (continued)

Subsequent measurement (continued)

Financial assets at amortised cost (debt instruments)

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in consolidated statement of comprehensive income when the asset is derecognised, modified or impaired.

The Company's financial assets at amortised cost include trade accounts receivables and other receivables.

Financial assets at fair value through OCI (debt instruments)

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the consolidated statement of comprehensive income and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to the consolidated statement of comprehensive income.

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under IAS 32 Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to the consolidated statement of comprehensive income. Dividends are recognised as other income in the consolidated statement of comprehensive income when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

Financial assets at fair value through the consolidated statement of comprehensive income.

Financial assets classified at fair value are charged through the consolidated statement of comprehensive income in the financial position with net changes in fair value included in the consolidated statement of comprehensive income.

This category includes derivative instruments and listed equity investments which the Group had not irrevocably elected to classify at fair value through OCI. Dividends from investments in equities listed as other income are included in the consolidated statement of comprehensive income when the right to pay is established.

The derivative instrument included in the mixed contract with the financial liability or the main non-financial contract is separated from the main contract and the instrument is accounted as an independent derivative, in case the economic characteristics and risks are not closely related to the main contract, with another independent instrument with the same terms and conditions that meets the definition of derivative without measuring the mixed contract at fair value through the consolidated statement of comprehensive income. Implicit derivative instruments are measured at fair value with changes in fair value included in the the consolidated statement of comprehensive income. Reestimation occurs only if there is a change in the terms and conditions of the contract that would substantially adjust cash flows or reclassify the financial asset off the fair value through the consolidated statement of comprehensive income.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Financial instruments (continued)

Financial assets (continued)

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 consolidated 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 company continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Group also recognises the liabilities associated to asset. The transferred asset and the associated 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.

Impairment on financial assets

The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through consolidated statement of comprehensive income. 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, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). either for those credit exposures for which there has been a significant increase in credit risk since initial recognition, an expected loss allowance is required over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade and other receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date after forming a provision for accounts receivables not expected to be collected. The Group has made a provision matrix that is based on the experience of prior credit losses, adjusted to future factors related to debtors and the economic environment.

For debt instruments at fair value through OCI, the Group applies the low credit risk simplification. At every reporting date, the Group evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Group reassesses the internal credit rating of the debt instrument. In addition, the Group considers that there is a substantial increase in credit risk when contractual payments are due for more than 60 to 90 days more than the due date.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Financial instruments (continued)

Financial assets (continued)

Impairment of financial assets (continued)

The Group considers a financial asset in default when contractual payments are 90 days. In some cases, the Group may also consider that the financial asset to be in default when internal and external information indicates that the Group is not probable not receive the full existing contractual amounts before taking into account the credit improvements held by the Group. A financial asset is written off in the case there is no reasonable expectation of from the contractual cash flows.

Financial liabilities

Recognition and initial measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through the consolidated statement of comprehensive income - as borrowings and loans - and payables. All financial liabilities are recognised initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs. The Group's financial liabilities include trade payable, accruals, loans, islamic murabaha contracts, including facilities for bank overdrafts.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below: Financial liabilities at fair value through the consolidated statement of comprehensive income include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through the consolidated statement of comprehensive income.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by IFRS 9. Implicit independent derivatives are also classified as held for trading unless they are classified as effective hedges.

Gains or losses on liabilities held for trading are recognised in the consolidated statement of comprehensive income. Financial liabilities designated upon initial recognition at fair value through consolidated statement of comprehensive income are designated at the initial date of recognition, and only if the criteria in IFRS 9 are satisfied.

Financial liabilities at amortised cost (borrowings).

This is the category most relevant to the Group. After initial recognition, borrowings bearing interests are subsequently measured at amortised cost using the effective interest method ("EIR"). Gains and losses are recognised in the consolidated statement of comprehensive income when the liabilities are derecognized as well as through the EIM amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the consolidated statement of comprehensive income.

Derecognition

Financial liabilities are 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 loan 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 recorded in the consolidated statement of comprehensive income.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Financial instruments (continued)

Offsetting of financial instruments

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

3.8 Biological assets

Biological assets are measured at fair value less cost to sell. The selling costs include the additional costs of selling and the estimated costs of transporting it to the market, but not the financing costs. Palm trees are seed bearing plants and thus are presented and accounted for as property, plant and equipment. However, dates that grow on trees are accounted for as biological assets up to harvest date. Date harvest is transferred to inventories at fair value less costs to sell at harvest. Changes in the fair value of the fruits before harvest are recognized in the statement of profit or loss.

Farming costs such as water charges, labor costs and fertilizers charges are expensed as incurred.

3.9 Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories is determined on weighted average basis and includes expenditure incurred in bringing them to their existing location and condition. The cost of goods includes all transportation and preparation costs. Net realizable value is the estimated selling price in the ordinary course of business after deducting the estimated costs of completion and sale.

3.10 Cash and cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short term highly liquid investments with maturities of three months or less from the date of the original investment, which are available to the Company without any restrictions, and the statement of cash flows statement are prepared according to the indirect method.

3.11 Employees benefit obligations defined

General description of the defined employee benefit liabilities plan

The Group is required by law to pay end of service benefits (defined benefit plan) in accordance with the Saudi Labor Law. The benefit of the end of service benefit equals half the salary of the last month of each of the first five years of service, including the fractions of the year, in addition to the salary of the last month in full for each year of the remaining / subsequent service,

including fractions of the year. The end of service benefit plan is unfunded.

End of service benefits

The defined benefit plan is a compensation plan paid to employees after their services are completed and in accordance with the Saudi Labor Law, the Group makes payments to employees upon completion of their services, which are usually based on years of service, salary and reason of termination.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Employees benefit obligations defined (continued)

Evaluation methodology and key assumptions for the actuarial study

In compliance with the requirements of IAS 19 "Employee Benefits", the end of service indemnity is determined by actuarial valuation using the projected unit credit actuarial cost method at the end of each financial year. Re-measurement is recognized in the consolidated statements of comprehensive income and is not included in profit or loss. The cost of the previous service is calculated in profit or loss during the plan adjustment period. Interest is calculated by applying the discount rate at the beginning of the period to the specified employee benefit liability.

The cost of the current service of the defined benefit plan is recognized in the statement of profit or loss under employee benefit expense to reflect the increase in the liability resulting from staff services for the current year and the cases of change, reduction or adjustment of benefits. Service costs for the previous years are directly are recognized in profit or loss.

Actuarial gains and losses arising from adjustments and changes in actuarial assumptions are charged in equity in the consolidated statement of other comprehensive income in the period in which they arise.

Defined benefit costs are classified as follows:

- Cost of service (including current service costs, past service cost, as well as gains and losses resulting from the scaling up and reimbursement of staff benefits);
- Interest cost; and
- Re- measurements

Short term employee benefits

Liabilities are recognized and measured for benefits in respect of wages, salaries, annual leave and sick leave in the period in which they are rendered in the undiscounted amounts of the benefits expected to be paid for these services.

Retirement benefit costs

The Group contributes to the retirement benefits of employees in accordance with the regulations of the General Organization for Social Insurance and is calculated as a percentage of the employees' remuneration. Payments are treated to government-managed pension benefit plans as payments to specific contribution plans as the Group's liabilities against these plans are equivalent to those that arise in a defined contribution retirement plan. Payments to retirement benefit plans are charged as an expense when due.

3.12 Provisions

A provision is recognised if the Group has a present (legal or contractual) obligations at the reporting date arising from previous events and the payment of the obligation may result in outflow of economic benefits and can be reliably measured. Provisions are determined by discounting the expected future cash flows at a pre-tax and Zakat rate that reflects current market assessments of the time value of money and the risks to the liability.

3.13 Zakat and tax

Zakat

Zakat is calculated for parent company and its subsidiaries in accordance with the financial regulations applied in KSA. The provision is charged to the consolidated statement of income. Additional amounts, if any, that may be due at the time of the final assessments during the year in which the final assessments are finalized.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Zakat and tax (continued)

Tax on sales

Income, expenses and assets are recognized at net value (less tax sales) except in the following cases:

- If tax sales are earned on the acquisition of assets or services that are not recoverable from the GAZT, in which case tax sales are recognized as part of the cost of purchasing the asset or part of the expenses according to the case.
- Include payables and receivables in the amount of tax sales.

Net tax sales that are recoverable are recognized in sales from - paid to - GAZT within payables and receivables in the balance sheet.

3.14 Dividends

Initial dividends are recorded in the period in which they are approved by the Board of Directors. Final dividends are recorded in the period in which they were approved by the general assembly of shareholders.

3.15 Leases

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

Group as a lessee

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.

i) Right to 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). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities for lease modifications. 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.

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 subject to impairment. Refer to the accounting policies in section "Impairment of non-financial assets".

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 insubstance 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. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce Inventories) in the period in which the payment is made.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Leases (continued)

(ii) Lease liabilities (continued)

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 Payments 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 (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 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.

3.16 Revenue from contracts with customers

The revenues are measured based on the consideration specified in the contract with the customer and the Group recognizes the revenues when it transfers control over the goods or service to the customer over a period of time or at a point in time.

a) Providing services (real estate management and marketing/ maintenance revenues)

Revenues from services rendered are recognized in the statement of profit or loss in proportion with the transaction completion rate at the report date for long-term contracts. The completion rate is assessed by reference to the surveys about the work completed. Revenues from other short-term services are recognized when the service is provided.

b) Hotel services revenues

Revenues from hotel accommodation, hotel rental services, food and beverage services and sales from owned and leased hotels under the Group's trademark are recognized. Revenues from occupying the rooms, sales, food and beverage are recognized when service is provided.

c) Leases revenues (revenue of real estate leases)

The leases revenues from investment property are recognized in the statement of profit or loss on a straight-line-basis over the lease period. Rental incentives granted are included as part of total rental payments over the lease period.

3.17 Revenues and costs of financing

The financing revenues include Islamic murabaha on money invested in funds and the dividends revenues recognized in the statement of profit or loss. Revenues from Islamic murabaha are realized in the statement of profit or loss on the basis of maturity using the actual interest method.

The cost of finance includes interest expense on loans, provision for discount reduction, and impairment losses for financial asset. The cost of finance is recognized, which is not directly attributable to the acquisition or creation or production of an eligible asset, in profit or loss using the actual interest method.

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3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Expenses

Marketing expenses and general and administrative expenses include direct and indirect costs not specifically part of cost of revenue.

Selling and marketing expenses are those arising from the Group efforts underlying the selling and marketing functions.

All other expenses, except cost of revenue and financing charges, are classified as general and administrative expenses. Allocations of common expenses between cost of revenue and selling, marketing, general and administrative expenses, when required, are made on a consistent basis.

3.19 Segment reporting

A business segment is group of assets, operations and entities:

- a) engaged in business activities from which it earns revenue and incur expenses including revenues and expenses that relate to transactions with any of the Group's other components;
- b) the results of its operations are continuously analysed by chief operating decision maker in order to make decisions related to resource allocation and performance assessment (for which financial information is discretely available).

4 CHANGES IN ACCOUNTING POLICIES OF THE COMPANY

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2019, except for the adoption of new standards which are effective from 1 January 2020. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. Several other amendments and interpretations been applied for the first time in 2020, but do not have an impact on the consolidated financial statements of the Group.

4.1 Amendments to IFRS 3: Definition of a Business

The amendment to IFRS 3 clarifies that to be considered a business, an integrated set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create output. Furthermore, it clarified that a business can exist without including all of the inputs and processes needed to create outputs. These amendments had no impact on the consolidated financial statements of the Group but may impact future periods should the Group enter into any business combinations.

4.2 Amendments to IFRS 9, IAS 39 and IFRS 7: Interest Rate Benchmark Reform

The amendment to IFRS 9 and IAS 39 "financial Instruments: recognition and measurement" provide a number of exemptions that apply to all hedge relationships that are directly impacted by Interest Rate Benchmark Reform. Hedge relationship is affected by whether the Interest Rate Benchmark Reform led to increases of uncertainty about the timing and/or amount of cash flows from the hedged item or instrument associated with the interest rate. These amendments have no effect on the Group's consolidated financial statements as the Group does not have interest rate hedging relationships.

4.3 Amendments to IAS 1 and IAS 8: Definition of Material

The new definition states that, "Information is material if omitting, misstating or recognised be reasonably to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity. The amendments clarify that materiality will depend on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements.

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4 CHANGES IN ACCOUNTING POLICIES OF THE COMPANY (CONTINUED)

4.3 Amendments to IAS 1 and IAS 8: Definition of Material (continued)

The misinterpretation of information shall be significant if it is reasonable to expect that the information will impact the decisions made by the main users. These amendments had no impact on the consolidated financial statements, and not expected to have any future impact to the Group.

4.4 Conceptual Framework for Financial Reporting issued on 29 March 2018

The conceptual framework is not standard and none of the concepts contained in it shall exceed any concepts or requirements in any standard. The purpose of the conceptual framework is to assist the International Accounting Standards Board in developing standards and assist financial statements regulators in developing consistent accounting policies in case where applicable standards are met and to assist all parties to understand and interpret standards. The revised conceptual framework includes some new concepts, provides updated definitions and recognition criteria for assets and liabilities and clarifies some important concepts. These amendments have no impact on the Group's consolidated financial statements.

4.5 Amendments to IFRS (16) "Lease Concessions related to Covid-19"

On May 28, 2020, the International Accounting Standards Board issued lease concessions related to Covid-19 - amendment to IFRS (16) "Leases". The amendments provide an exemption for lessees from applying the IFRS (16) guidelines on accounting of leases amendments for lease concessions which resulted directly from Covid-19 epidemic. As practical means, the lessee may select not to evaluate whether the lease concession associated with Covid-19 from the lessor is an amendment to the lease. The lessee who makes this choice shall account for any change in the rental payments resulting from the lease concession associated with Covid-19 in the same way he interprets the change under IFRS (16) is the change is not an amendment to the lease.

The amendments apply to annual periods beginning on 1 June 2020 and must be applied prospectively. Accordingly, the Group obtained a discount from some lessors, and so depreciation expense of right of use assets was reduced (see note 10).

5 STANDARDS ISSUED BUT NOT YET EFFECTIVE

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of Group's financial statements are disclosed below. The Group intends to adopt these standards, if applicable, when they become effective. The Group studies the expected effect of the amendments on its financial statements.

5.1 IFRS 17 "Insurance Contracts"

In May 2018, the IASB issued IFRS 17 Insurance Contracts (IFRS 17), a new and comprehensive 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 supported 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.

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5 STANDARDS ISSUED BUT NOT YET EFFECTIVE (continued)

5.1 IFRS 17 Leases (continued)

IFRS 17 is effective for reporting periods beginning on or after 1 January 2021, 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.

5.2 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:

- 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 studies the expected effect of the amendments on its financial statements.

5.3 Reference to the Conceptual Framework – Amendments to IFRS 3

In May 2020, the IASB issued Amendments to IFRS 3 Business Combinations - Reference to the Conceptual Framework. The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements.

The Board also added an exception to the recognition principle of IFRS 3 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 or IFRIC 21 "Levies", if incurred separately.

At the same time, the Board decided to clarify existing guidance in IFRS 3 for contingent assets that would not be affected by replacing the reference to the Framework for the Preparation and Presentation of Financial Statements.

The amendments are effective for annual reporting periods beginning on or after 1 January 2022 and apply prospectively.

The amendments are not expected to have a material impact on the Group.

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

In May 2020, the IASB issued Property, Plant and Equipment — Proceeds before Intended Use, which prohibits entities from deducting from the cost of an item of property, plant and equipment, any proceeds from selling 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.

The amendment is effective for annual reporting periods beginning on or after 1 January 2022 and must be applied retrospectively to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.

The amendments are not expected to have a material impact on the Group.

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5 STANDARDS ISSUED BUT NOT YET EFFECTIVE (continued)

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

In May 2020, the IASB issued amendments to IAS 37 to specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making.

The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. 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 amendments are effective for annual reporting periods beginning on or after 1 January 2022. The Group will apply these amendments to contracts for which it has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments.

The amendments are not expected to have a material impact on the Group.

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

As part of its 2018-2020 annual improvements to IFRS standards process, the IASB issued an amendment to IFRS 1 First-time Adoption of International Financial Reporting Standards. The amendment permits a subsidiary that elects to apply paragraph D16(a) of IFRS 1 to measure cumulative translation differences using the amounts reported by the parent, based on the parent's date of transition to IFRS. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of IFRS 1.

The amendment is effective for annual reporting periods beginning on or after 1 January 2022 with earlier adoption permitted.

These amendments are not relevant to the Group.

5.7 IFRS 9 Financial Instruments – Fees in the 10% test for derecognition of financial liabilities

As part of its 2018-2020 annual improvements to IFRS standards process the IASB issued amendment to IFRS 9. 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 by the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity 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 amendment is effective for annual reporting periods beginning on or after 1 January 2022 with earlier adoption permitted. The Group will apply the amendments 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 amendments are not expected to have a material impact on the Group.

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5 STANDARDS ISSUED BUT NOT YET EFFECTIVE (continued)

5.8 IAS 41 Agriculture – Taxation in fair value measurements

As part of its 2018-2020 annual improvements to IFRS standards process, the IASB issued amendment to IAS 41 Agriculture. 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.

An entity applies the amendment prospectively to fair value measurements on or after the beginning of the first annual reporting period beginning on or after 1 January 2022 with earlier adoption permitted.

The amendments are not expected to have a material impact on the Group.

6 SEGMENT REPORTING

For administrative purposes, the Group consists of business units based on products and services provided by it and it has several sectors for which the report is prepared as follows:

For management purposes, the Group consists of business units in accordance to its operations and has the following sectors that shall be reported:

- Real estate sector - includes leasing services and commercial centers owned by the Group, and this is one of the major sectors of the Group.
- Tourism sector - includes the operation and accommodation of hotels, hotel suites and tourist resorts.
- Management sector - includes management of real estate.
- Agriculture sector - includes the activity of planting and selling dates and some other agricultural products.
- Headquarter - includes the Company's Headquarter and the financial information regarding other investments owned by the Group.

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6 SEGMENT REPORTING (CONTINUED)

The sectors' performance is evaluated based on income or loss and measured based on fixed basis in accordance with profit or loss in the consolidated financial statements. However, the group's financing (including financial burdens) are managed on the Group level basis and not distributed to the operating sectors and revenues.

The Group and its subsidiaries activities occur in KSA. The following is an analysis to the sector information:

	Real Estate	Tourism	Management sector	Agriculture	Headquarter	Elimination of inter segment revenue	Total
2020							
Revenues	172,363,495	46,225,757	2,319,248	2,517,640	-	(2,472,527)	220,953,613
Revenues cost	(15,939,397)	(48,259,568)	(3,773,944)	(7,437,512)	-	2,472,527	(72,937,894)
Depreciation and amortization	(6,722,455)	(16,125,108)	-	-	-	-	(22,847,563)
Gross segment profit	149,701,643	(18,158,919)	(1,454,696)	(4,919,872)	-	-	125,168,156
Segment assets	618,371,896	929,438,777	2,205,857	94,324,635	2,338,459,643	(56,085,235)	3,926,715,573
Segment liabilities	16,729,983	51,122,933	305,496	1,674,437	215,304,685	(56,085,235)	229,452,299
2019							
Revenues	216,220,437	166,542,891	7,295,835	6,173,251	-	(8,704,393)	387,528,021
Revenues cost	(26,900,041)	(94,850,130)	(3,681,742)	(5,499,707)	-	8,704,393	(122,227,227)
Depreciation and amortization	(6,360,833)	(17,090,966)	-	-	-	-	(23,451,799)
Gross segment profit	182,959,563	54,601,795	3,614,093	673,544	-	-	241,848,995
Segment assets	539,075,947	1,410,211,488	3,384,603	102,072,687	2,274,952,802	(245,599,604)	4,084,097,923
Segment liabilities	56,718,180	45,836,059	1,469,302	2,056,664	499,993,187	(245,599,604)	360,473,788

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7 PROPERTIES, PLANTS AND EQUIPMENTS

7.1 Movement in properties, plants and equipments during the year ended December 31, 2020 are as follows:

Cost:	Land SR	Building SR	Property and equipment SR	Furniture and office equipment SR	Projects under development SR	Motor Vehicles SR	Bearer plant SR	Non-bearer plant SR	Total SR
At the beginning of year	1,170,488,289	693,698,052	82,208,792	62,914,823	8,324,826	3,983,954	63,614,833	10,022,376	2,095,255,945
Addition	139,112,168	2,035,748	13,658	1,660,684	18,597,633	21,739	-	1,192,794	162,634,424
Disposals	(871,250)	(1,039,323)	(890,480)	(2,938,049)	(178,200)	(396,780)	-	-	(6,314,082)
Balance at the end of year	1,308,729,207	694,694,477	81,331,970	61,637,458	26,744,259	3,608,913	63,614,833	11,215,170	2,251,576,287
Depreciation Impairment									
At the beginning of year	-	160,089,815	38,305,781	56,406,725	-	3,382,907	9,364,821	-	267,550,049
Charge for the year	-	11,970,090	4,102,857	2,132,098	-	202,112	1,272,297	-	19,679,454
Disposals	-	(103,577)	(113,532)	(2,909,611)	-	(376,399)	-	-	(3,503,119)
Impairment loss	234,056	-	-	-	-	-	-	-	234,056
Balance at the end of year	234,056	171,956,328	42,295,106	55,629,212	-	3,208,620	10,637,118	-	283,960,440
Net book value in 2020:	1,308,495,151	522,738,149	39,036,864	6,008,246	26,744,259	400,293	52,977,715	11,215,170	1,967,615,847

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7 PROPERTIES, PLANTS AND EQUIPMENTS (continued)

7-2 Movement in properties, plants and equipments during the year ended December 31, 2019 are as follows:

Cost:	Land SR	Building SR	Property and equipment SR	Furniture and office equipment SR	Projects under development SR	Motor Vehicles SR	Bearer plant SR	Non-bearer plant SR	Total SR
At the beginning of year	1,040,419,209	756,915,582	87,790,184	68,992,741	4,526,746	15,540,702	63,614,833	8,489,043	2,046,289,040
Addition	200,000,000	-	405,185	6,886,264	3,850,808	3,871,108	-	1,533,333	216,546,698
Disposals	-	-	(799,129)	(7,438,071)	(52,728)	(1,350,675)	-	-	(9,640,603)
Transferred to investment property	(68,380,920)	(55,913,015)	(5,187,448)	(995,245)	-	-	-	-	(130,476,628)
Transfer to assets held for sale	(1,550,000)	(7,304,515)	-	(4,530,866)	-	(14,077,181)	-	-	(27,462,562)
Balance at end of the year	1,170,488,289	693,698,052	82,208,792	62,914,823	8,324,826	3,983,954	63,614,833	10,022,376	2,095,255,945
Depreciation and Impairment:									
At the beginning of year	12,292,604	163,203,876	37,158,932	64,092,282	-	11,000,043	8,092,525	-	283,547,658
Charge for the year	-	12,193,703	4,195,483	3,026,871	-	2,459,369	1,272,296	-	23,147,722
Disposals	-	-	(798,389)	(7,272,329)	-	(1,155,256)	-	-	(9,225,974)
Transferred to investment property	-	(10,706,274)	(2,250,245)	(37,090)	-	-	-	-	(12,993,609)
Transfer to assets held for sale	-	(4,601,490)	-	(3,403,009)	-	(8,921,249)	-	-	(16,925,748)
Balance at end of the year	-	160,089,815	38,305,781	56,406,725	-	3,382,907	9,364,821	-	267,550,049
Net book value in 2019:	1,170,488,289	533,608,237	43,903,011	6,508,098	8,324,826	601,047	54,250,012	10,022,376	1,827,705,896

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7 PROPERTIES, PLANTS AND EQUIPMENTS (continued)

7.3 Depreciation charged is detailed below:

	Note	2020	2019
Cost of revenue		18,491,376	19,280,378
General and administrative expenses	33	1,188,078	1,018,173
Depreciation related to assets held for sale		-	2,849,171
		<u>19,679,454</u>	<u>23,147,722</u>

7.4 Projects under development are capital expenditures for the establishment of hotels on the Group's lands, and after studying the recoverable value of the projects and based on land assessment by an evaluator accredited by the Saudi Authority for Accredited Valuables (Value Strat), to determine the fair value of investment properties, the fair value has been determined using the market value of the property. The market value of the property is determined using the market approach in addition to the cost and the income capital approach (net initial return). Any significant movement in the assumptions used in the fair valuation of investment properties, such as the discount rate, return, rental growth, etc., will result in a significantly lower / higher fair value for these assets.

7.5 Impairment in lands is recognized at an amount of SR 234,056 SR (2019: nil) and capital expenditures have been written-off for projects under development, at an amount of SR 178,200 (2019: SR 52,728).

8 INTANGIBLE ASSETS

	2020	2019
Cost		
At the beginning of the year	6,640,634	7,472,080
Addition	2,707,161	137,560
Transfer to assets held for sale	-	(969,006)
Balance at the end of year	<u>9,347,795</u>	<u>6,640,634</u>
Accumulated amortisation		
At the beginning of year	5,985,114	6,505,700
Amortization during the year	454,477	392,723
Transfer to assets held for sale	-	(913,309)
Balance at the end of year	<u>6,439,591</u>	<u>5,985,114</u>
Net carrying amount	<u>2,908,204</u>	<u>655,520</u>

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9 INVESTMENT PROPERTIES

	Land	Building	Property and equipment	Furniture and office equipment	Total
Cost					
At the beginning of the year	304,270,720	258,218,726	39,760,049	5,462,477	607,711,972
Additions during the year	1,550,000	2,703,024	-	489,595	4,742,619
Balance at the end of year	<u>305,820,720</u>	<u>260,921,750</u>	<u>39,760,049</u>	<u>5,952,072</u>	<u>612,454,591</u>
Accumulated depreciation					
At the beginning of the year	-	50,919,073	23,617,009	3,163,054	77,699,136
Depreciation for the year	-	4,076,734	1,920,752	579,062	6,576,548
Balance at the end of year	<u>-</u>	<u>54,995,807</u>	<u>25,537,761</u>	<u>3,742,116</u>	<u>84,275,684</u>
Net carrying amount					
At 31 December 2020	<u>305,820,720</u>	<u>205,925,943</u>	<u>14,222,288</u>	<u>2,209,956</u>	<u>528,178,907</u>
At 31 December 2019	<u>304,270,720</u>	<u>207,299,653</u>	<u>16,143,040</u>	<u>2,299,423</u>	<u>530,012,836</u>

Fair value estimation

- 9.1 Investment property for the Group consist of 4 commercial properties in Al Madina Al Munawarah consisting of offices, buildings and shops fully leased to other parties.
- 9.2 Through the agreement to sell TACOMA, the Group transferred the land and buildings on it amounted to SR 4.3 million for the Group within the terms of the agreement. Therefore, the land and buildings on it were reclassified under investment properties. The legal procedure to transfer the land and buildings ownership are still under process to the date of the financial statements.
- 9.3 The fair value of investment properties amounted to SR 4.29 billion (2019: SR 4.27 billion). The fair value was determined by an independent external real estate evaluator (Value Strat) accredited by the Saudi Authority for Accredited Valuers ("TAQEEM") and represents the properties for lease purpose, the fair value was determined using the market value of the property. The market value of real estate has been defined using the cost approach and income capitalization approach (net initial return). Any significant movement in the assumptions used in the fair valuation of investment properties, such as the discount rate, return, rental growth, etc., will result in a significantly lower / higher fair value for these assets.

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10- RIGHT-OF-USE ASSETS AND LEASE LIABILITIES

The values below are the carrying value for right of use assets of the Company and lease liabilities and movements during the year:

Right-of-use assets	2020	2019
Balance at beginning of the year	96,167	1,691,883
Additions during the year*	6,814,387	201,076
Charged during the year	(3,756,395)	(340,944)
Transfer to assets held for sale	-	(1,455,848)
Disposal	(43,167)	-
Installments reduced**	(748,125)	-
Balance at the end of year	2,362,867	96,167
Lease liabilities		
Balance at beginning of the year	-	2,838,790
Additions during the year*	6,395,332	101,354
Financing expenses	236,924	3,646
Transfer to assets held for sale	-	(1,044,798)
Disposal	(43,167)	-
Installments reduced**	(748,125)	-
Paid during the year	(1,389,510)	(1,898,992)
Balance at the end of year	4,451,454	-
Less: Current portion	3,334,947	-
Non-current portion	1,116,507	-

* Represented in additions resulting from applying IFRS (16) to leases in Taiba ARAC suites in the first quarter of 2020.

* The Company obtained a discount from some of the suites' owners, thus reducing the depreciation expense and the related obligations.

11 FINANCIAL ASSETS AT FVOCI

	Note	2020	2019
Listed Financial Assets	11 – 1	845,224,234	814,243,813
Non-listed Financial Assets	11 – 2	86,884,027	83,195,623
Total		932,108,261	897,439,436

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11 FINANCIAL ASSETS AT FVOCI (continued)

11.1 Listed Financial Assets

Name	Shareholder Direct (%)		2020	2019
	2020	2019		
Saudi Arabian Fertilizer Company	1,91%	1,91%	640,266,250	615,640,625
Knowledge Economic City Company	3,20%	3,20%	129,016,800	107,948,400
Makkah Construction and Development Company	0,72%	0,72%	75,941,184	90,654,788
Total			845,224,234	814,243,813

11.2 Non-listed Financial Assets

Name	Shareholder Direct (%)		2020	2019
	2020	2019		
Kinan International Real Estate Development Company	2,33%	2,33%	36,811,930	41,167,774
Development Company Knowledge Economic City	5,01%	5,01%	50,072,097	42,027,849
Total			86,884,027	83,195,623

11.3 The Group recognized unrealized gains during the year from financial assets at fair value through other comprehensive income as follow:

	Note	2020	2019
Balance at beginning of the year		897,439,436	885,834,835
Unrealized revenues		34,668,825	11,604,601
Balance at the end of year		932,108,261	897,439,436

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12- INVESTMENTS IN ASSOCIATES

Name	Principle business sector	Country of incorporation	Shareholder Direct (%)		2020		2019	
			2020	2019	2020	2019		
Al-Seera City Company for Real Estate Development	Investment properties	Kingdom of Saudi Arabia	20%	20%	72,056,055		72,686,972	
Oasis Fiberglass Company (note 12-2)	Fiberglass manufacturing	Kingdom of Saudi Arabia	-	29,5%	-		-	
Madinah Dates Company – Dates	Date manufacturing	Kingdom of Saudi Arabia	35%	35%	5,335,304		12,962,204	
Saudi Heritage Hospitality Company (note 12-3)	Provision of touristic services	Kingdom of Saudi Arabia	30%	30%	5,688,941		5,938,941	
Madinah Airport Hotel Company (note 12-4)	Rendering of hotel services	Kingdom of Saudi Arabia	33.33%	33,33%	-		-	
					83,080,300		91,588,117	

12.1 Movements in investments in associates is as follows:

	2020	2019
Balance at beginning of the year	91,588,117	116,056,672
Share of comprehensive income for the year	(8,507,817)	(23,768,555)
Dividends	-	(700,000)
Balance at end of the year	83,080,300	91,588,117

12.2 During the year ended December 31, 2020, the sale of the group's entire share in Oasis Fiberglass Company amounted to 29.5% with a total amount of SR 15.5 million, resulting in a discounted realized profits of SR 10.7 million using the current value of future cash payments. An amount of SR 488,000 thousands was paid as a first installment, and the remaining amount to be paid on 15 quarterly equal installments. The first installment starts as at June 30, 2022. Therefore the amounts due from the sale transaction amounted to SR 10.7 million were recorded as other non-current assets after adding the revenues from revaluation amounted to SR 503 thousands.

12.3 The partners agreed to liquidate Saudi Heritage Hospitality Company during the extraordinary assembly meeting of the Company on August 21, 2019. The legal procedures for liquidation are under process to the date of preparing the financial statements.

12.4 As at 31 December 2020, Madinah Airport Hotel Company has incurred accumulated losses that exceeded the book value of the investment, and the Group has continued to bear additional losses during the period amounting to SR 10.7 million (31 December 2019: SR 5,5 million) so that the total balance of provision for losses made as at 31 December 2020 amounted to SR 20.2 million (31 December 2019: SR 9.5 million) due to the legal and contractual obligations of financial support for that Company to meet its financial obligations as and when they fall due (Notes 26 and 36).

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12 INVESTMENT IN ASSOCIATES (continued)

12.5 The following table summarizes the financial information of significant Companies accounted at equity method included in their own financial statements. The table also reconciles the summarized financial information to the carrying amount of Group's interest in equity accounted Companies:

	Madinah Airport Hotel Company		Al-Seera City Company for Real Estate Development		Madinah Dates Company - Dates		Saudi Heritage Hospitality Company		Oasis Fiberglass Company	
	30/09/2020	31/12/2019	30/09/2020	30/09/2019	30/06/2020	30/09/2019	30/06/2019	30/06/2019	31/12/2020	31/12/2019
Percentage of ownership interest	33,33%	33,33%	20%	20%	35%	35%	30%	30%	-	29,5%
Assets	155,121,106	156,474,599	362,806,295	365,539,977	49,444,481	47,622,013	43,409,780	43,409,780	-	684,482,923
Liabilities	208,848,957	185,124,338	1,618,909	1,390,691	10,204,349	10,145,579	681,562	681,562	-	635,178,929
Revenues	9,204,121	21,001,915	-	2,114,814	13,864,812	22,690,096	343,262	343,262	-	12,774,013
Total comprehensive income / (loss) attributable to shareholders	(13,666,625)	(14,398,637)	(2,721,335)	1,985,498	1,793,436	1,454,677	(2,623,207)	(2,623,207)	-	(61,315,210)
Share of the Group in other comprehensive income	(4,555,086)	(4,799,066)	(544,267)	397,100	627,703	509,137	(786,962)	(786,962)	-	(18,087,987)

* The financial statements on these dates represent the latest financial statements available to these companies in the date of preparing the financial statements of Taiban Investment Company for the current year and comparative year. The group also assesses its share in the results of associate companies in the absence of recent financial statements.

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13 INVENTORIES

	2020	2019
Dates	8,500,710	5,449,259
Spare parts	2,520,881	2,479,954
Other supplements	1,164,885	929,521
	<u>12,186,476</u>	<u>8,858,734</u>
Less: Impairment for inventory	(6,197,277)	(1,677,809)
	<u>5,989,199</u>	<u>7,180,925</u>

Movement of the allowance of impairment in slow moving inventories:

	2020	2019
Balance at beginning of the year	1,677,809	1,453,722
Provided during the year	4,519,468	620,895
Reversal of allowance	-	(396,808)
	<u>6,197,277</u>	<u>1,677,809</u>

14 BIOLOGICAL ASSETS

	2020	2019
Balance at beginning of the year	2,338,091	2,678,524
Addition	6,544,922	5,700,777
Transfers to inventory	(7,347,098)	(6,041,210)
	<u>1,535,915</u>	<u>2,338,091</u>

15 TRADE RECEIVABLES

	2020	2019
Trade receivables	97,868,417	18,725,511
Less: Impairment of trade receivables	(78,925,905)	(12,523,152)
	<u>18,942,512</u>	<u>6,202,359</u>

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15 TRADE RECEIVABLES (continued)

The movement in allowance of impairment in trade receivables:

	2020	2019
Balance at beginning of the year	12,523,152	15,977,897
Charge for the year	66,824,965	2,775,108
Reversal of impairment of trade receivables provision	(1,120,837)	(75,493)
Transferred balance from provision of related parties	801,184	-
Write-off	(102,559)	-
Allowance recognized under assets held for sale	-	(6,154,360)
	<u>78,925,905</u>	<u>12,523,152</u>

Information about the Group's exposure to credit and market risks and impairment losses in value of trade receivables is presented in Note 39.

16 RELATED PARTIES

Related parties include the Group's shareholders and their relatives up to the fourth generation, associated and affiliated companies and directors and key management personnel of the Group. Terms and conditions of these transactions are approved by the Group's management. The following are the significant transactions with related parties and the resulting balances for the year ended December 31:

16.1 Related party and balances

Name	Relationship type	Nature of transactions	Amount of transactions		Closing balance	
			2020	2019	2020	2019
Due from related parties						
Owners of Taiba Residential and Commercial Center	Associated foundation	Payment	801,184	-	-	801,184
Madinah Airport Hotel Company	Associate	Finance	-	-	22,496,498	22,512,080
					22,496,498	23,313,264
Less:						
		Impairment in related parties			(3,259,267)	(801,184)
					<u>19,237,231</u>	<u>22,512,080</u>
Due to related parties						
Owners of Taiba Residential and Commercial Center	Associated foundation	Maintenance services Operating expenses	5,587,752	5,946,582	6,963,872	2,663,678
			6,254,762	7,382,977	<u>6,963,872</u>	<u>2,663,678</u>

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16 RELATED PARTIES (continued)

16.2 Key management personnel transactions

	31 December 2020	31 December 2019
Directors' incentives and remuneration	4,595,396	4,638,029
Directors' incentives and remuneration of subsidiaries'	822,132	1,504,312
Salaries, allowances and bonuses of senior executives	10,052,158	10,373,359
	<u>15,469,686</u>	<u>16,515,700</u>

During the year, a total amount of SR 958,000 was paid, net VAT, to Strata IT International Company (2019: SR 315,000 thousands) (and to the member of Board of Directors of Taiba Investment Mr. Ghassan bin Yaser Shalabi) who has a direct interest in it, according to the following detail:

- SR 475,000 thousand (2019: SR 315,000 thousand) (value of professional services fees to update and upgrade Microsoft Dynamics for cloud environment).
- SR 483,000 thousand (2019: Nil) (value of licenses paid through Strata International to Microsoft Company).

17 PREPAYMENTS AND OTHER CURRENT ASSETS

	2020	2019
Accrued amounts from selling Taiba for Taiba Contracting and Maintenance Company Limited	2,000,000	-
Prepaid expenses	1,992,992	4,902,300
Prepayments - Suppliers	1,909,264	2,730,096
Employees receivables	1,528,154	1,992,348
Accrued revenues	891,556	15,315,119
Deferred staff costs	288,658	345,314
Other	2,525,504	1,380,703
	<u>11,136,128</u>	<u>26,665,880</u>
Less: Impairment losses on other receivables	(1,097,328)	(1,097,328)
	<u>10,038,800</u>	<u>25,568,552</u>

18 SHORT TERM INVESTMENT

Investments in short-term Murabaha at a rate of 2% amounted to SR 200 million and are due within 96 days at a rate of 0.2% amounted to SR 20 million and due within 92 days (2019: at a rate of 3.6% amounted to SR 250 million and due within 97 days).

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19 CASH AND CASH EQUIVALENTS

	2020	2019
Bank balances*	124,030,113	43,048,016
Short-term Murabaha**	-	335,000,000
	<u>124,030,113</u>	<u>378,048,016</u>

* The bank balances include restricted cash held by the Group amounted to SR 94.7 million as at 31 December 2020, which are related to dividends due to the Group's shareholders, and this balance is not available for the general use of the Company.

** There are no Murabaha deposits for the current year (2019: Murabaha deposits are between 2.6% and 3.6% at an amount of SR 335 million and due within a period not more than 90 days).

20 NET ASSETS HELD FOR SALE

As disclosed in Note 1, the Group has classified the assets and liabilities of the subsidiary company, "Taiba Contracting and Maintenance Company Limited" as held-for-sale as at 31 December 2019.

Details of held-for-sale assets and liabilities transferred as at December 31, 2019 are as follows:

	2020	2019
Assets classified as held for sale		
Property, plant and equipment	-	10,536,814
Right-to-use asset	-	1,455,848
Intangible assets	-	55,697
Deferred expenses	-	1,345,353
Inventories	-	254,595
Trade receivables	-	16,293,295
Due from related parties	-	408,956
Prepayments and other assets	-	13,689,309
Cash and cash equivalents	-	710,061
	<u>-</u>	<u>44,749,928</u>
	<u>2020</u>	<u>2019</u>
Liabilities associated with assets held for sale		
Obligations against finance leases	-	1,044,798
Employees benefit obligations defined	-	6,828,525
Accruals and other payables	-	9,019,444
Short term loans	-	9,606,665
Accounts payable	-	1,862,970
Zakat provision	-	199,906
Due to related parties	-	156,043
	<u>-</u>	<u>28,718,351</u>
	<u>2020</u>	<u>2019</u>
Net assets classified as held for sale	<u>-</u>	<u>16,031,577</u>

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20 NET ASSETS HELD FOR SALE (continued)

Details of income after zakat from discontinued operations for the year ended 31 December are as follows:

	2020	2019
Revenues	-	52,560,255
Cost of revenue	-	(43,571,313)
Gross profit	-	8,988,942
General and administrative expenses	-	(5,854,373)
Marketing expenses	-	(977,831)
Finance expenses	-	(729,337)
Impairment losses on trade receivables	-	(1,121,662)
PROFIT FROM OPERATIONS	-	305,739
Other income and expenses, net	-	331,800
Profits from disposal of hold-to-sale assets	7,727,570	-
Profit before zakat	7,727,570	637,539
Zakat	-	(374,032)
NET PROFIT FOR THE YEAR	7,727,570	263,507

Details of comprehensive income from discontinued operations for the year ended December 31 are as follows:

	2020	2019
Other comprehensive income:		
Items that may not be reclassified subsequently to the statement of profit or loss		
Remeasurement of defined employee benefits liability	-	601,092
Total comprehensive income / (loss)	7,727,570	(337,585)

Details of comprehensive income from discontinued operations for the year ended December 31 are as follows:

	2020	2019
Net cash flows used in operating activities	-	(4,491,018)
Net cash flows used in investing activities	-	(3,704,016)
Net cash generated from financing activities	-	7,812,673

21 STATUTORY RESERVE

In accordance with Companies Regulations in Saudi Arabia and the Company's By-Laws, the Company is required to set aside 10% of its net annual income to a statutory for the Company, and the ordinary General Assembly can decide to stop this transferring to the above mentioned reserve when it reaches 30% of paid share capital. As such condition is achieved, the Company decided to stop such transfers and this reserve is not available for distribution.

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22 OTHER GENERAL RESERVE

In accordance with the Company's By-Laws, the General Assembly may decide to form other reserve to the extent that achieves the Group's interest.

23 NON-CONTROLLING INTERESTS

	2020	2019
Balance at beginning of the year	46,232,678	261,601,278
LOSS FOR THE YEAR	(3,318,298)	(561,082)
Other comprehensive (loss) / income	(10,483)	9,530
Total comprehensive loss	(3,328,781)	(551,552)
Net movement in non-controlling interests	(1,011,338)	(214,816,959)
Impact of initial adoption of IFRS 16	-	(89)
Balance at the end of year	41,892,559	46,232,678

24 NET EMPLOYEES' DEFINED BENEFITS LIABILITIES

	2020	2019
Defined benefit obligation		
End-of-service benefits	14,781,625	11,409,193

End-of-service benefits

End-of-service benefits are mandatory for all employees in Saudi Arabia under Saudi Labor provisions and the Company's employment policies. End-of-service benefits are based on employee compensation and accumulated periods of service that are payable upon termination, resignation or retirement. Defined benefits obligation in respect of end of service benefits scheme are calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods. This amount is discounted using the appropriate discount rate to determine the current value for the Company's obligation. These are unfunded benefits. The remeasurement is immediately recorded in the financial position with a debit/credit against the retained earnings through other comprehensive income in the period in which it occurs. Re-measurements are not reclassified in the statement of income in subsequent periods.

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24 DEFINED EMPLOYEES' BENEFITS OBLIGATIONS (continued)

The following table shows the movement in defined benefits obligation at 31 December:

	2020	2019
Defined benefits obligation at beginning of the year	11,409,193	15,683,000
Included in the statement of income:		
Cost of current service	3,243,638	4,297,372
Cost Interest on defined benefit obligation	390,552	632,514
	3,634,190	4,929,886
Included in the statement of other comprehensive income:		
Re-measurements of defined employee benefits liability from continued operations	1,112,212	549,232
Re-measurements of defined employee benefits liability from discontinued operations	-	601,092
Payment during the year	(1,373,970)	(3,525,492)
	14,781,625	18,237,718
Disposal of employee benefits for sale recognized as current liabilities held for sale	-	(6,828,525)
	14,781,625	11,409,193
Sensitivity defined benefits liability		
	2020	2019
Base	14,655,461	10,466,432
Discount rate		
1% increase	13,593,810	9,753,089
1% decrease	15,873,597	11,279,832
Rate of change in salaries		
1% increase	15,838,159	11,269,179
1% decrease	13,602,086	9,748,171

Following is assumption of a statistical study of employees - Membership data as at 31 December

	2020	2019
Number of employees	430	498
Average age of employees (years)	37.7	36.15
Average years of past service	4.46	3.6
Average resignation rate	1.1%	0.8%
Default retirement age	60	60
Mortality rate	0.0%	0.0%

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24 DEFINED EMPLOYEES' BENEFITS OBLIGATIONS (continued)

Economic assumptions are summarised below:

According to IAS 19, actuarial assumptions must be unbiased and consistent with each other. The assumptions must express the best estimate by the Group's management of the variables that will be included in calculating the final cost of the end of service benefits. The basic assumptions used in this evaluation are explained below:

<u>Discount rate</u>	<u>Key methodology and assumptions</u>
3.85% annually	31 December 2019
2.05% annually	31 December 2020

25 ALLOWANCE AGAINST FINANCIAL GUARANTEE

The Company provided a financial guarantee from the Saudi Industrial Development Fund (the Fund) amounting to SR 84.78 million, which represents 27% of the facility provided by the Fund to an associate which amounts to SR 314 million and an amount of SR 251.2 million of this facility has been used by the associate.

As the associate failed to pay the installments due in 2018 in accordance to the rescheduling agreement concluded during 2018, in addition to associate's accumulated losses which exceeded half of its share capital as at 31 December 2018, therefore, and as a hedge by the Group's management, a provision has been made against the Group's amount of full share used by the associate, as at 31 December 2018, amounting to SR 68 million,

During the year ended December 31, 2020, the provision against a financial guarantee was reversed at an amount of SR 68 million as a result of selling the investment and exempting the Group from the obligation of that financial guarantee provided to the Saudi Industrial Development Fund for the facilities granted to the investee.

26 LOANS AND FACILITIES

The Group has short-term bank facilities with some local banks with a total amount of SR 120 million represented in a limit of credit alternatives and letters of guarantee and a short-term Tawarruq limit against financial charges equal to SAIBOR plus the agreed profit margin; credit facilities were used for bank guarantee letters only as at December 31, 2020 amounting to SR 14.35 million (2019: SR 16.82 million). These bank facilities are secured against promissory notes issued to the bank.

On 23 July 2020, The Group amended the credit facility agreement signed with a local bank on 29/3/2018, by canceling the limit for obtaining long term loan amounting to SR 533 million, as per Tawarruq formula in accordance with the provisions of Islamic Sharia for a period of ten Gregorian years, including a three-year grace period, with real estate collateral, which is subsequently mortgaged and a promissory note with the amount of financing, for the purpose of financing some real estate projects for Taiba Real Estate Company.

As at 23 July 2020, The Group signed credit facility agreement signed with a local bank to obtain long term loan amounting to SR 1.357 million, as per Tawarruq formula in accordance with the provisions of Islamic Sharia for a period of fourteen Gregorian years, including a four-year grace period, with real estate collateral, which is subsequently mortgaged and a promissory note with the amount of financing, for the purpose of financing some real estate projects for the Group.

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27 TRADE PAYABLES AND OTHER PAYABLES

	2020	2019
Deferred rental revenues	8,965,586	48,136,570
Provision for impairment of investment in associate	20,222,258	9,548,958
Third party margins	19,259,378	20,549,510
Accrued expenses	12,659,945	16,700,051
Accruals of BOD members and committees	3,250,000	2,850,000
Provision for contingent liability	2,270,800	1,437,840
Suppliers	2,205,385	2,705,401
Prepayments customers	941,558	1,254,991
VAT receivables	-	1,582,279
Other	6,230,670	6,981,217
	<u>76,005,580</u>	<u>111,746,817</u>

28 Dividends payable

The 37th Ordinary General Assembly on 25 March 2020 approved the recommendation of the Board of Directors on 26 February 2020 to distribute dividends for the 4th quarter of 2019, equivalent to 4.5% of the capital amounting to SR 72 million by SR 0,45 per share.

On 15 July 2020, the Group's Board of Directors approved distributing dividends for the first half of 2020 equivalent to 5% of the capital amounting to SR 80 million by SR 0,50 per share.

On 16 December 2020, the Group's Board of Directors recommended to distribute dividends for the second half of 2020 equivalent to 5% of the capital amounting to SR 80 million by SR 0,50 per share, and not recorded as accrued dividends in the financial statements until it is approved by the General Assembly.

	2020	2019
Balance at 1 January	102,453,789	109,151,721
Profits declared during the year	152,434,609	291,617,603
Dividend payments during the	(146,952,955)	(298,315,535)
Balance at 31 December	<u>107,935,443</u>	<u>102,453,789</u>

Restricted cash is held by SR 94.7 million as at 31 December 2020 in a separate bank accounts from the operational accounts which are not available for the general use of the Company.

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29 Zakat

29.1 Zakat charge

As at 2019, the Company and its fully owned subsidiaries are submitting a consolidated Zakat declaration on a consolidated basis. For subsidiaries with less than 100% ownership, they must file separate Zakat declarations. Before 2019, subsidiaries used to file separate zakat declarations on an unconsolidated basis. The main components of the Zakat base for each Company according to the Zakat and income tax system consist of shareholders' equity, provisions at the beginning of the year and adjusted income less discounts for the adjusted net book value of property, equipment, investment properties and properties under development and investments.

Zakat charge for the year ended December 31 comprise the following:

	2020	2019
For current year	11,883,951	22,833,522
For prior years	(9,658,446)	(2,153,453)
	<u>2,225,505</u>	<u>20,680,069</u>

29.2 Movement in Zakat provision

	2020	2019
Balance at 1 January	35,657,960	32,627,333
Charged during the year	2,225,505	20,680,069
Charged to discontinued operations	-	374,032
Transferred to obligations held for sale	-	(199,906)
Paid during the year	(18,969,140)	(17,823,568)
Balance at 31 December	<u>18,914,325</u>	<u>35,657,960</u>

29.3 Zakat status of the Group's companies

Company and its fully owned subsidiaries

A consolidated Zakat declaration was submitted for both to Taiba Investment Company and Al Aqeeq Real Estate Development Company for the year ended December 31, 2019 and the Company received a Zakat certificate valid until April 30, 2021.

During 2015 Taiba Investment Company received the zakat assessment issued by GAZT for the year 2013, according to which the GAZT required additional zakat charge of SR 3.9 million, and the Company has objected to this assessment. However, the second primary tax objection committee in Riyadh supported Taiba Company in terms of form, and the GAZT in terms of content. Accordingly, the Company appealed against the committee's decision on 6/10/2016 after it submitted a bank guarantee of the amount of the assessment. The appeals committee's decision was issued partially in favour of the Company, where the assessment amount was amended to SR 1.5 million and was repaid in January 2021. The Company submitted its Zakat returns for the years from 2014 to 2019 and an amended assessment was received from GAZT during 2020 for the year 2014, claiming differences of SR 44 thousand and was paid by the Company. During 2020 the Company received assessments of GAZT for the years from 2015 to 2018 claiming a total difference of SR 8,1 million and the assessment was studied by the Company and its Zakat advisor, as well as submitting an objection to Tax Committees for Resolution of Tax Violations and Disputes during the legal period. GAZT issued the amended assessments for the above years at an amount of SR 7.9 million, and an objection was submitted before Tax Committees for Resolution of Tax Violations and Disputes within the legal period, and no date of hearing has been set to date.

During 2020, Al-Theraa Almakeen Industrial Company (Branch of Taiba Investment Company) received the estimated zakat assessment from the GAZT for the years 2017 and 2018 which showed an additional Zakat of SR 40 million for the year 2017 and SR 40 million for the year 2018, and the Company submitted an objection before Tax Committees for Resolution of Tax Violations and Disputes. The Company's management does not believe it needs an additional provision as Al-Theraa Almakeen Industrial Company was transferred as a branch of Taiba Investment Company on 2014 and recorded under Zakat declaration for Taiba Investment Company.

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29. ZAKAT (continued)

29.3 Zakat status of the Group's companies (continued)

A Consolidated Zakat declaration was submitted to Taiba and Al Aqeeq for the year ended 31 December 2019, and Al Aqeeq obtained a valid Zakat certificate until 30 April 2021, and its subsidiary (TAWD) submitted its zakat declaration for the year ended 31 December 2019 and obtained a valid zakat certificate until 30 April 2021.

GAZT issued two assessments for the years 2014 and 2015 to Al-Aqeeq and claimed Zakat differences of SR 7.6 million and SR 1 million, respectively. The company has made a provision with the total of these differences during 2018 and an objection was submitted to GAZT against the mentioned assessments, then it was escalated to the Committee of Zakat and Tax Objection. The decision of the preliminary committee was issued, followed by the company's appeal to the decision of the preliminary committee with a financial guarantee in the total amount. During 2020, the appeal was registered at the Appeals Committee for Tax Violations and Disputes, which issued its decision on 18/11/2020, under which the Company was supported in most of the disputed items, accordingly the amount of SR 7.9 million of zakat provision that was previously formed for this purpose was reversed.

Arab Resorts Areas Company (ARAC)

The Company submitted and paid the zakat return and obtained a Zakat certificate for the year ended December 31, 2019, valid till April 30, 2021.

The Company also paid zakat differences for the final assessment for the year 2013 amounting to SR 2,5 million during 2014 and filed an objection to the GAZT on this assessment. The objection was raised to the assessment for the year 2013 to the First Primary Tax Objection Committee in Jeddah, and the Committee issued its decision on the objection submitted by the Company. The Company appealed against the decision of Primary Committee and appeal was registered with the General Secretariat of The Tax Committees for Resolution of Tax Violations and Disputes, which issued its decision in the favor of the Company during 2020 and the amount was recorded as a debt on GAZT.

GAZT has issued assessments for the years 2014 and 2015 of for ARAC Company and claimed Zakat differences of SR 697 thousands and SR 3.7 million respectively, and submitted an objection to these differences. The Company has made a provision for these total differences during the year 2018, and during 2019 the Company paid the Zakat differences to the GAZT after amendment of the two years 2014 and 2015 amounting to SR 697 thousand and SR 589 thousand, respectively, which resulted in a reverse for Zakat provision decrease previously formed with the differences amounting to SR 3,2 million. During 2020 the Company settled and paid Zakat assessments for the years 2016, 2017 and 2018 under the disclosure initiative from GAZT by paying SR 246 thousands for all the years to be settled.

Taiba Agriculture Development Company – TADEC

Taiba Agricultural Development Company (TADC) submitted and paid the Zakat returns for the year ended 31 December 2019, and obtained Zakat certificate valid until 30 April 2021. GAZT has issued the final assessments for the company until 2018.

30 REVENUE

	2020	2019
Rent on real estate	172,363,495	216,220,437
Hotel activities	45,334,574	162,483,837
Dates sales	2,517,640	6,173,251
Real estate management and marketing	737,904	2,650,496
	<u>220,953,613</u>	<u>387,528,021</u>

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31 COSTS OF REVENUE

	2020	2019
Real estate rent cost	15,939,397	24,917,093
Hotel operating cost	47,368,212	90,791,076
Cost of selling dates	7,437,512	5,499,707
Real estate management and marketing	2,192,600	1,019,351
Depreciation and amortisation	22,847,736	23,451,799
	<u>95,785,457</u>	<u>145,679,026</u>

32 SELLING AND MARKETING EXPENSES

	2020	2019
Salaries and wages equivalents	1,288,473	2,278,232
Advertising campaigns and exhibitions	513,729	3,068,739
Stationery, prints and services	404,801	893,271
	<u>2,207,003</u>	<u>6,240,242</u>

33 GENERAL AND ADMINISTRATION EXPENSES

	2020	2019
Salaries and wages and related benefits	23,403,821	24,536,759
Remunerations of the Boards of Directors and Senior Executives of the subsidiaries	5,417,528	6,142,341
Technical and consultancy services	3,229,992	7,422,252
Service expenses	3,121,228	3,760,447
Maintenance and spares	2,183,559	2,128,598
Social responsibility expenses	2,131,291	2,018,402
End of service benefits	1,643,430	1,366,319
Depreciation (Note 7-3)	1,188,078	1,018,173
Medical expenses	1,386,095	1,622,171
Social insurances	1,074,413	1,072,562
Publishing, advertising and communication expenses	424,966	2,741,471
Stationery	119,319	194,615
Rentals	60,000	121,908
Employees' incentives and bonuses	55,722	3,090,589
Other	61,432	104,051
	<u>45,500,874</u>	<u>57,340,658</u>

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34 OTHER OPERATING EXPENSES

	2020	2019
Impairment losses on trade receivables (note 42)	65,704,128	1,653,446
Losses / (reversal losses) of impairment in due from related parties	3,259,267	(38,548)
Impairment losses of prepayments and other current assets	-	862,873
Impairment losses on slow moving inventory	773,694	620,895
Reversal of Trade receivables	-	(75,493)
Provision for contingent legal cases	832,960	1,437,840
	<u>70,570,049</u>	<u>4,461,013</u>

35 Dividends of Financial assets at FVOCI

	2020	2019
Makkah Construction and Development Company	1,779,872	2,373,162
Saudi Arabian Fertilizer Company - SAFCO	7,943,750	23,831,250
Kinan International Real Estate Development Company	-	1,974,943
	<u>9,723,622</u>	<u>28,179,355</u>

36 OTHER INCOME, NET

	2020	2019
Reversal of provisions against financial guarantee (note 25)	67,824,000	-
Profits from selling investment (note 12)	10,671,536	-
Murabaha investments income	9,349,367	17,119,007
Profits of compensation from discharging a land for the sake of expanding the Prophet's Mosque	3,785,255	-
Miscellaneous	2,265,775	1,879,418
Losses on disposal of property plant and equipment	(1,142,901)	(5,148)
Provision against losses of investment in associate (note 12-4)	(10,673,300)	(5,498,591)
Impairment losses on property and equipment	(234,056)	-
	<u>81,845,676</u>	<u>13,494,686</u>

37 PROFIT PER SHARE

Earnings per share is calculated as follows:

	2020	2019
Net income for the year to shareholders	<u>98,772,074</u>	<u>171,857,088</u>
Weighted average number of ordinary shares	<u>160,457,483</u>	<u>155,873,381</u>
Earnings per share (SR) - basic and diluted	<u>0,62</u>	<u>1,10</u>

No item for reducing earning per share that impacts weighted average number of ordinary shares

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38 CONTINGENCIES & COMMITMENTS

As at 31 December 2020, the Group has contingencies in form of letters of guarantee amounted to SR 14.35 million (31 December 2019: SR 16.82 million).

As at 31 December 2020, the Group has guarantee amounted to SR 37.63 million (31 December 2019: SR 37.33 million) granted to local bank against loans and bank facilities to an associate.

As at December 31, 2020, the Group has capital obligations related to projects under development that represent the remaining value of design and implementation agreements and contracts amounting to SR 37.18 million (31 December 2019: SR 9.66 million).

39 FINANCIAL RISK MANAGEMENT

The Group's significant financial liabilities include trade payables and other payables, advances from customers, and amounts due to related parties that are originally measured at fair value and subsequently carried at the amortized cost. Financial assets consist of trade receivables, amounts due from related parties, other receivable, cash and cash equivalent measured at amortised cost of financial assets designated at fair value through other comprehensive income.

The Group is exposed to market risk, liquidity risk and credit risk. The Group's senior management oversees the management of these risks. The Group's senior management is supported by a Treasury department in the Group under service line agreement, by submitting advises on financial risks and the appropriate financial risk governance framework for the Group. The Board reviews and agrees policies for managing each of these risks, which are summarised below.

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 includes two types of risks: Commission rate risks and currency risks. Financial instruments affected by market risk include loans.

Commission rate risk

Commission rate risk is the risk that the value of financial instruments will fluctuate due to changes in the market commission rates.

The Company's exposure to the Group's risk of changes in market commission rates relates primarily to the Group's loans related to floating commission rates.

Currency risk

Currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Group's exposure to the risk of changes in foreign exchange rate relates primarily to the Company's operating activities. The Company is not exposed to any significant currency risks, as the Group has no material balances as at 31 December 2020 dominated in currencies other than SR and US Dollars.

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39 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

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. Concentration risk arises when a number of counterparties engaged in similar business activities or activities in the same geographical region or have economic features that would cause them to fail their contractual obligations. To reduce exposure to credit risk, the Group has developed a formal approval process whereby credit limits are applied to its customers. The Group's management also continuously monitors credit risk to customers. It recognizes the costs of the necessary decrease against the balances deemed doubtful. To reduce this risk, the Group has a system to reduce credit limits granted to customers based on an extensive assessment of customer rating and payment history. Receivables are monitored regularly. The credit granted to most of the receivables is secured, where possible, by obtaining letters of credit, bank guarantee deposits, bank guarantees and insurance guarantees.

The Group also deposits its cash balances with a number of financial institutions of good reputation, given the previous business of the banks that the Group deals with, the management does not expect any party to be unable to fulfill its obligations towards the other.

The Group's gross maximum exposure to credit risk at the reporting date is as follows:

	2020	2019
Financial assets:		
Trade receivables	18,942,512	6,202,359
Cash at banks	124,030,113	378,048,015
Short-term Murabaha	220,000,000	250,000,000
	<u>362,972,625</u>	<u>634,250,374</u>
	2020	2019
Financial assets:		
Secured	344,030,113	628,048,016
Unsecured	18,942,512	6,202,359
	<u>362,972,625</u>	<u>634,250,375</u>

The debt lives of trade receivables are as follows:

31 December 2020	Trade receivables				
	Maturity days due				
	<30 days	31-90 Days	91 to 180	Over 181	Total
Expected loss rate	0,25	0,50	0,69	0,97	0,81
Carrying amount exposed to default	8,009,662	5,246,639	27,047,579	57,564,537	97,868,417
Expected credit losses	2,042,431	2,641,961	18,593,392	55,648,121	78,925,905
31st December 2019	Trade receivables				
	Maturity days due				
	<30 days	31-90 Days	91 to 180	Over 181	Total
Expected loss rate	-	0,15	0,08	0,98	0,67
Carrying amount exposed to default	286,469	3,639,109	2,767,164	12,032,769	18,725,511
Expected credit losses	-	532,930	231,520	11,758,702	12,523,152

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39 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at an amount close to its fair value. The Group manages liquidity risk by monitoring working capital requirements and cash flows on a regular basis.

Management has developed policies and practices to manage liquidity risk in accordance with risk tolerance and ensure that the Group maintains adequate liquidity. Senior management is constantly reviewing information related to the Group's liquidity developments.

The Group has set a strong mechanism to manage its cash to ensure the best use of available cash resources. This requires the regulation of collection and exchange systems in a way that maximizes the investment of un-invested funds through term deposits and short-term deposits, while reducing the borrowing of funds and ensuring that necessary facilities are available to manage its operations.

31 December 2020	Within 1 year	1 to 5 years	Total
Trade payables	2,205,385	-	2,205,385
Dividend payables	107,935,443	-	107,935,443
Zakat payable	18,914,325	-	18,914,325
Lease liabilities	1,116,507	3,334,947	4,451,454
Accrued expenses and other payables	15,909,945	-	15,909,945
	<u>146,081,605</u>	<u>3,334,947</u>	<u>149,416,552</u>
31 DECEMBER 2019	Within 1 year	1 to 5 years	Total
Trade payables	2,705,401	-	2,705,401
Dividend payables	102,453,789	-	102,453,789
Zakat payable	35,657,960	-	35,657,960
Accrued expenses and other payables	21,132,330	-	21,132,330
	<u>161,949,480</u>	<u>-</u>	<u>161,949,480</u>

There is no material difference between the carrying amount and the fair value of these financial liabilities.

40 CAPITAL MANAGEMENT

Capital represent equity related to the the partners' equity in the Group. The Group's main objective when managing capital is to support its business and maximize the Sharholder's return.

Management's policy is to maintain a strong capital base so as to maintain investor and lenders and market confidence and to sustain future development of the business. The Group manages its capital structure and makes adjustments in light of changes in economic conditions. The Board of Directors monitors the return on capital, which the Group determines by the output of operating activities divided by total shareholders' equity. The Board of Directors also monitors the level of dividends to shareholders. There were no changes in the Group's management of capital during the year. The Group is not subject to externally imposed capital requirements.

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40 CAPITAL MANAGEMENT (continued)

Group's debt to adjusted capital ratio is as follows:

	2020	2019
TOTAL LIABILITIES	229,052,299	360,473,788
Less: Cash and cash equivalents	(124,030,113)	(378,048,016)
Net debt (cash and cash equivalent)	105,022,186	(17,574,228)
Equity	3,697,663,274	3,723,624,135
Net obligations to equity	2,84%	(0,47%)

41 FINANCIAL INSTRUMENTS

The Group measures financial instruments at fair value as at the date of the financial statements. Fair value is the selling price of an asset or the transfer of a liability in a systematic transaction between two parties to the market at the measurement date. The fair value measurement is based on the assumption that selling an asset or transferring an obligation will take 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 Company.

The fair value of an asset or a liability is measured using the assumptions that market participants may use when pricing the asset or liability and assuming that the participants act for their best interest.

When measuring the fair value of a non-financial asset, the market participant's ability to generate economic benefits arising from the best use of the asset or its sale to another market participant who may be using the best use is taken into account.

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

All assets and liabilities for which fair values are measured or disclosed in the financial statements are classified within the fair value hierarchy, which is illustrated below, on the basis of the minimum inputs that are important to measure the fair values as a whole:

Level 1	quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2	Valuation techniques so that the minimum limit that can be determined for significant inputs to measure fair value can be observed directly or indirectly.
Level 3	Valuation techniques so that the minimum limit that can be determined for significant inputs to measure fair value cannot be observed.

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41 FINANCIAL INSTRUMENTS (continued)

Following are the details of the classification of financial instruments:

	2020		2019	
	Total	Amortised cost	fair value through statement of income	Fair value through OCI
Financial assets:				
Financial assets at fair value	932,108,261	-	-	897,439,436
Trade receivables	18,942,512	18,942,512	-	-
Due from related parties	19,237,231	19,237,231	-	-
Cash and cash equivalents	124,030,113	124,030,113	-	-
Short-term Murabaha	220,000,000	220,000,000	-	-
TOTAL	1,314,318,117	382,209,856	932,108,261	897,439,436
			Total	Amortised cost
			897,439,436	6,202,359
			6,202,359	22,512,080
			378,048,016	378,048,016
			250,000,000	250,000,000
			1,554,201,891	656,726,455
			932,108,261	-
			32,073,938	32,073,938
			102,453,789	102,453,789
			134,527,727	134,527,727
Financial liability				
Trade accounts and other payables	29,729,549	29,729,549	-	-
Dividends payable	107,935,443	107,935,443	-	-
	134,527,727	134,527,727	-	-

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42 COVID-19 IMPACT

The spread of the COVID-19 was confirmed across many geographical areas in early 2020, causing fundamental uncertainty about macroeconomics, disrupting business and economic activities. During March 2020, the Government of Saudi Arabia took several initiatives until beyond March 2020 to contain the spread of the virus, which included restrictions on travel, gatherings and curfews.

The extent of COVID-19 pandemic affects the group's business, operations and financial results is confirmed, but without knowing to what extent, which depends on many future factors and developments that the Group may not be able to reliably estimate during the current period. These factors include the rate of virus transmission, the duration of its outbreak and precautionary measures that government may take to reduce the spread of the epidemic, and the impact of these measures on the economic activity, as well as the group's customers business and other factors.

Although it is now difficult to predict the overall impact and to how extent on business and economy, the Group's management has made an assessment to the level of this impact on the group's overall operations, and estimated assessing liquidity requirements and business, including travel restrictions and demand on the group's properties, etc. The Group cannot confirm that its used assumptions above in estimates will be correct due to these uncertain situations. In addition, the size, duration and speed of the global epidemic are uncertain, and therefore the management has taken several steps to mitigate the effects of the epidemic, including cost-cutting measures. The Group's management has recalculated the expected credit losses by introducing macroeconomic factors, resulting in a credit loss amounting SR 65.7 million, as well as a discount on the rental value due during the period to customers at an amount of SR 31.18 million. It also assessed the status of cash flows including banking facilities, the continuity of existing leases and the readiness of operational procedures when the situation improves.

In the light of the current uncertainty, any future changes in assumptions and estimates could lead to results that may require substantial adjustments to the book values listed for assets or liabilities affected by these results in future periods. Group management will continue to assess the impact based on foreseen developments, and will keep shareholders updated as more information becomes available. Based on financial position and assessing potential scenarios, management does not believe that there are any significant risks related to the going concern basis.

43 SUBSEQUENT EVENTS

Al-Aqeeq Real Estate Development Company (wholly owned by Taiba Investment Company) terminated two signed operating agreements in 30 November 2014 with Millennium and Copthorne Middle East Holdings Ltd., which is the operator of both Al Aqeeq Millennium Hotel and Taiba Millennium Hotel located in the central area of Al Madina Al Munawara, owned by Al-Aqeeq Real Estate Development Company as at 23 February 2021 (corresponding 11 Rajab 1442H). The operation of the mentioned hotels will continue and will be managed by Al-Aqeeq Real Estate Development Company directly. The termination of the contractual relationship with Millennium and Copthorne Middle East Holdings may have a financial impact that cannot be estimated currently by the management.

44 COMPARATIVE FIGURES

Certain of the prior year numbers have been reclassified to conform with the presentation in the current year.





طيبة للاستثمار Saudi Joint Stock Company شركة مساهمة سعودية
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