

اشارة رقم : KBT/2019/027

الكويت في : 05 مارس 2019

المحترمين،،
المحترم،،

السادة / شركة بورصة الكويت
السيد / خالد عبدالرزاق الخالد – الرئيس التنفيذي
تحية طيبة وبعد ،،،

الموضوع: نتائج اجتماع مجلس الإدارة

بالإشارة الى الموضوع أعلاه ، نحيطكم علما بان مجلس الإدارة قد اجتمع يوم الثلاثاء الموافق 05 مارس 2019 في تمام الساعة 1:00 ظهراً ، وقد تم مناقشة واعتماد البيانات المالية السنوية المدققة عن السنة المنتهية في 31 ديسمبر 2018 .
ومرفق لكم نموذج البيانات المالية السنوية .

شاكرين حسن تعاونكم المستمر،،،
وتفضلوا بقبول الاحترام والتقدير،،،

محمود مفلح ميسلط
نائب الرئيس الأول – للشئون المالية
والموازنات الرأسمالية



المرفقات :

- نموذج البيانات المالية للسنة المنتهية في 2018/12/31 .

نسخة الي :

- السادة هيئة أسواق المال.

Annual Financial Statement Results Form
Kuwaiti Company (KWD)

نموذج نتائج البيانات المالية السنوية
الشركات الكويتية (د.ك.)

Financial Year Ended on	31 st December 2018	31 ديسمبر 2018	السنة المالية المنتهية في
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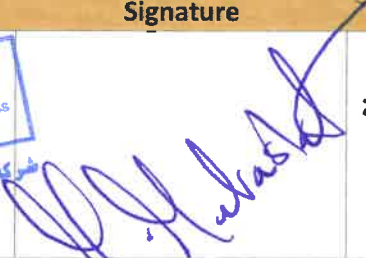
Company Name	اسم الشركة
Kuwait Business Town Real Estate Co. (K.S.C.P)	شركة مدينة الأعمال الكويتية العقارية (ش.م.ك.ع.)
Board of Directors Meeting Date	تاريخ اجتماع مجلس الإدارة
05 th March 2019	05 مارس 2019

التغيير (%)	السنة المقارنة	السنة الحالية	البيان
Change (%)	Comparative Year	Current Year	Statement
	31/12/2017	31/12/2018	
-21.5%	3,160,748	2,481,444	صافي الربح/الخسارة الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
-21.5%	5.29	4.15	ربحية/خسارة السهم الأساسية والمخففة (فلس) Basic & Diluted Earnings per Share (fils)
-9.8%	35,475,984	31,992,696	الموجودات المتداولة Current Assets
5.6%	74,865,897	79,027,957	إجمالي الموجودات Total Assets
131.2%	3,258,462	7,532,120	المطلوبات المتداولة Current Liabilities
38.0%	9,911,800	13,676,696	إجمالي المطلوبات Total Liabilities
0.6%	64,946,756	65,343,122	إجمالي حقوق الملكية الخاصة بمساهمي الشركة الأم Total Equity attributable to the owners of the Parent Company
-1.1%	5,378,712	5,317,198	إجمالي الإيرادات التشغيلية Total Operating Revenue
-17.1%	3,488,696	2,893,093	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)
-66.85%	8.44%	2.80%	أرباح (خسائر) مرحلة / رأس المال المدفوع Retained Profit (Loss) / Paid-Up Share Capital

البيان Statement	الربع الرابع الحالي Fourth Quarter Current Period 31/12/2018	الربع الرابع المقارن Fourth Quarter Comparative Period 31/12/2017	التغيير (%) Change (%)
صافي الربح/الخسارة الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company	946,896	1,475,171	-35.8%
ربحية/خسارة السهم الأساسية والمخفضة (فلس) Basic & Diluted Earnings per Share (fils)	1.58	2.47	-35.8%
إجمالي الإيرادات التشغيلية Total Operating Revenue	1,850,911	2,073,072	-10.7%
صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)	974,505	1,564,601	-37.7%

سبب انخفاض صافي الربح/الخسارة	Decrease in Net Profit/(Loss) is due to
يعود الانخفاض في صافي الربح إلى ارتفاع تكاليف التمويل بمبلغ وقدره 223,821 د.ك. والارتفاع في المصروفات العمومية و الإدارية بمبلغ وقدره 534,089 د.ك. وكذلك الانخفاض في صافي التغيير في القيمة العادلة للعقارات الاستثمارية بمبلغ وقدره 273,174 د.ك. مقارنة بالسنة السابقة، على الرغم من زيادة إيرادات التأجير بمبلغ وقدره 219,651 د.ك. مقارنة عن السنة السابقة.	The decrease in net profit due to the increase of finance costs by KD 223,821, the increase in general & administrative expenses by KD 534,089 and a decrease in net change in fair value of investment properties by KD 273,174 compared to the previous year, despite the increase in rental income by KD 219,651 compared to the previous year.
بلغ إجمالي الإيرادات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)	Total Revenue realized from dealing with related parties (value, KWD)
مبلغ وقدره 521,595 دينار كويتي	Amount 521,595 Kuwaiti Dinars
بلغ إجمالي المصروفات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)	Total Expenditures incurred from dealing with related parties (value, KWD)
مبلغ وقدره 22,609 دينار كويتي	Amount 22,609 Kuwaiti Dinars

Corporate Actions		استحقاقات الأسهم (الإجراءات المؤسسية)
النسبة	القيمة	
-	لا يوجد N/A	توزيعات نقدية Cash Dividend
5%	29,872,471 سهم KD 2,987,247	توزيعات أسهم منحة مجانية Stock Dividend
-	لا يوجد N/A	توزيعات أخرى Other Dividend
-	لا يوجد N/A	عدم توزيع أرباح No Dividends
-	علاوة الإصدار Issue Premium	زيادة رأس المال Capital Increase
-	-----	تخفيض رأس المال Capital Decrease

ختم الشركة Company Seal	التوقيع Signature	المسمى الوظيفي Title	الاسم Name
		نائب الرئيس الأول-للشؤون المالية والموازنات الرأسمالية Ex.VP-Finance & Capital Budgeting	محمود مفلح مبسلط Mahmoud Mufleh Mubaslat

- Auditor Report Attached

- مرفق تقرير مراقب الحسابات

Independent auditor's report

To the shareholders of
Kuwait Business Town Real Estate Company - KPSC
Kuwait

Report on the Audit of the Consolidated Financial Statements

Opinion

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

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

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current 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.

Valuation of investment properties

The Group's investment properties comprise of buildings in Kuwait, GCC countries and other countries. The total value of investment properties is significant to the Group's consolidated financial statements and are carried at fair value. Management determines the fair value of its investment properties on a periodic basis using external appraisers to support the valuation.

Investment properties are valued using income capitalization approach which is based on estimates and assumptions such as rental values, occupancy rates, discount rates, financial stability of tenants, market knowledge and historical transactions for certain other properties. Also, the disclosures relating to the assumptions are relevant, given the estimation uncertainty and sensitivity of the valuations. Given the size and complexity of the valuation of investment properties and the importance of the disclosures relating to the assumptions used in the valuation, we identified this as a key audit matter.

Independent Auditor's Report to the Shareholders of Kuwait Business Town Real Estate Company - KPSC and Subsidiaries (continued)

Key Audit Matters (continued)

Valuation of investment properties (continued)

As part of our audit procedures amongst others, we have evaluated the above assumptions and estimates made by management and the external appraisers in the valuation and assessed the appropriateness of the data supporting the fair value. We have considered the objectivity, independence and expertise of the external appraisers. Furthermore, we assessed the appropriateness of the disclosures relating to the sensitivity of the assumptions.

Other information included in the Group's 2018 Annual Report

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

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

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

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

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

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

Those Charged with Governance are responsible for overseeing the Group's financial reporting process.

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

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

Independent Auditor's Report to the Shareholders of Kuwait Business Town Real Estate Company - KPSC and Subsidiaries (continued)

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

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

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

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

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

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

Independent Auditor's Report to the Shareholders of Kuwait Business Town Real Estate Company - KPSC and Subsidiaries (continued)

Report on Other Legal and Regulatory Requirements

Furthermore, in our opinion, proper books of account have been kept by the Parent Company and the consolidated financial statements, together with the contents of the report of the Parent Company's Board of Directors relating to these consolidated financial statements, are in accordance therewith. We further report that we obtained all the information and explanations that we required for the purpose of our audit and that the consolidated financial statements incorporate all information that is required by the Companies Law No.1 of 2016, and its Executive Regulations, as amended, and by the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, that an inventory was duly carried out and that, to the best of our knowledge and belief, no violations of the Companies Law No.1 of 2016 and its Executive Regulations nor of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the year ended 31 December 2018 that might have had a material effect on the business or financial position of the Parent Company.

Abdullatif M. Al-Aiban (CPA)
(Licence No. 94-A)
Grant Thornton – Al-Qatami, Al-Aiban & Partners