



AQRAT

عقارات

Date: 15/05/2023
KREC/FIN/2023/

التاريخ: 2023/05/15
KREC/FIN/2023/

To: Boursa Kuwait Company
Subject: Analyst / Investor Conference
Presentation of Kuwait Real Estate Company
(K.P.S.C) for Q1 / 2023

Reference to the aforementioned subject and as per article No. (8-4-2) "continuing Obligations in the Premier Market" of Boursa – Kuwait Rule Book issued as per decision No. (1) for year 2018, and since Kuwait Real Estate Company has been classified in the Premier Market.

Kindly be informed that the Analyst / Investor Conference was held on Monday 15/05/2023 at 01:30 PM through (Live Webcast).

Moreover, please note that no material information has been disclosed during the conference.

Furthermore, attached is the Analyst/ Investor's conference presentations for Q1 2023.

This is for your information and notice.

Best Regards

السادة/ بورصة الكويت المحترمين
الموضوع: العرض التقديمي لمؤتمر المحللين / المستثمرين
لشركة عقارات الكويت (ش.م.ك.ع) للربع الأول لعام 2023

بالإشارة إلى الموضوع أعلاه، وعملا بأحكام المادة رقم (2-8-4) "الإلتزامات المستمرة للسوق الأول" من قواعد البورصة الصادرة بموجب القرار رقم (1) لسنة 2018، وحيث تم تصنيف شركة عقارات الكويت ضمن مجموعة السوق الأول.

يرجى العلم بأن مؤتمر المحللين / المستثمرين قد انعقد في يوم الإثنين الموافق 2023/05/15 في تمام الساعة 01:30 ظهرا

عن طريق بث مباشر على (Live Webcast)

علما بأنه أثناء المؤتمر لم يتم الإفصاح عن أية معلومات جوهرية.

كما نرفق لكم طيه عرض مؤتمر المحللين / المستثمرين للربع الأول من العام 2023.

هذا للعلم والإحاطة

وتفضلوا بقبول فائق الإحترام والتقدير،،،

طلال جاسم البحر
نائب رئيس مجلس الإدارة
والرئيس التنفيذي

*CC:

CMA – Disclosure Dept.

* نسخة الى:

السادة / هيئة أسواق المال – إدارة الإفصاح

AQRAT
عقارات
شركة عقارات الكويت ش.م.ك.ع.
Kuwait Real Estate Company K.P.S.C.

①

شركة عقارات الكويت ش.م.ك.ع. Kuwait Real Estate Company K.P.S.C.

A.ع

تأسست عام 1972 Established in

صندوق بريد 1257 ، الصفاة 13013 ، الكويت، مبنى سوق الكويت، الدور الثامن

P.O. Box 1257, Safat 13013, Kuwait, Souk Al Kuwait Building, 8th Floor T. +965 1 828 999 F. +965 2241 8154

أأس المال المدفوع والمصدر Paid up Capital K.D. 94,736,505.900 مقدار رأس المال المصرح به Authorized Capital K.D. 94,736,505.900

www.aqarat.com.kw info@aqarat.com.kw

سجل تجاري 64 CR No.

نموذج الإفصاح عن المعلومات الجوهرية

نموذج الإفصاح عن المعلومات الجوهرية	
التاريخ	2023/05/15
اسم الشركة المدرجة	شركة عقارات الكويت (ش.م.ك.ع).
المعلومة الجوهرية	قامت شركة عقارات الكويت بعقد مؤتمر المحللين / المستثمرين في يوم الإثنين الموافق 2023/05/15 في تمام الساعة 01:30 ظهرا للربع الأول لعام 2023 عن طريق بث مباشر على (Live Webcast) علما بأنه أثناء المؤتمر لم يتم الإفصاح عن أية معلومات جوهرية. مرفق طيه عرض مؤتمر المحللين / المستثمرين للربع الأول من العام 2023.
أثر المعلومة الجوهرية على المركز المالي للشركة	لا يوجد

طلال جاسم البحر
نائب رئيس مجلس الإدارة
والرئيس التنفيذي

عقارات
AQRAT
شركة عقارات الكويت ش.م.ك.ع.
Kuwait Real Estate Company K.P.S.C.

①

A. ع

٧١

Disclosure of Material Information Form

Date	15/05/2023
Name of the Listed Company	Kuwait Real Estate Company – KPSC
Material information	Kuwait Real Estate held the Analyst / Investor Conference on Monday 15/05/2023 at 01:30 PM for Q1 2023 through (Live Webcast), Moreover, no material information has been disclosed during the conference. attached is the Analyst/ Investor's conference presentations for Q1 2023
Significant Effect of the Material information on the financial position of the Company	No Impact



Talal Jassim Al- Bahar
Vice Chairman
& CEO



A&



171

INVESTORS & ANALYSTS PRESENTATION

First Quarter 2023 Financial Results

May 2023



AQARAT
عقارات

Forward-Looking Statements Disclaimer

The information set out in this presentation and provided in the discussion subsequent thereto does not constitute an offer, an agreement, or a solicitation of an offer to buy or sell securities. It is solely for use at an investor presentation and is provided as information only.

This presentation has been prepared by, and is the sole responsibility of, Kuwait Real Estate Co. (AQARAT). The information herein may be amended and supplemented and may not as such be relied upon for the purpose of entering into any transaction.

This presentation may not be reproduced, distributed or transmitted without the Company's prior written consent. All projections, valuations and statistical analyses are provided to assist the recipient in the evaluation of the matters described herein. They may be based on subjective assessments and assumptions and may use one among alternative methodologies that produce different results and therefore should not be relied upon as an accurate prediction of future performance. AQARAT is under no obligation to update the information contained herein. No person shall have any right of action against the Company or any, other person in relation to the accuracy or completeness of the information contained in this presentation. No person is authorized to give any information or to make any representation not contained in and not consistent with this presentation, and if given or made, such information or representation must not be relied upon as having been authorized by or on behalf of the Company.

Certain statements in this presentation may constitute forward-looking statements. These statements reflect the Company's expectations and are subject to risks and uncertainties that may cause actual results to differ materially and may adversely affect the outcome and financial effects of the plans described herein. You are cautioned not to rely on such forward-looking statements. The company does not assume any obligation to update its view of such risks and uncertainties or to publicly announce the result of any revisions to the forward-looking statements made herein.

- 1 Key Developments**
- 2 Financial Performance**
- 3 Business Updates**
- 4 Q&A**

Key Developments

Key Developments

Our focus is to actively explore opportunities to grow our income generating portfolio and pursue opportunistic investments that can diversify our sources of income to drive further growth.



132.4% growth in Net Profit in Q1 2023 vs Q1 2022 despite the challenging economic environment fueled by interest rate hikes and inflation.



Strong leasing and hospitality market in Dubai that led to a positive impact on our profitability as it has been the best performing quarter.



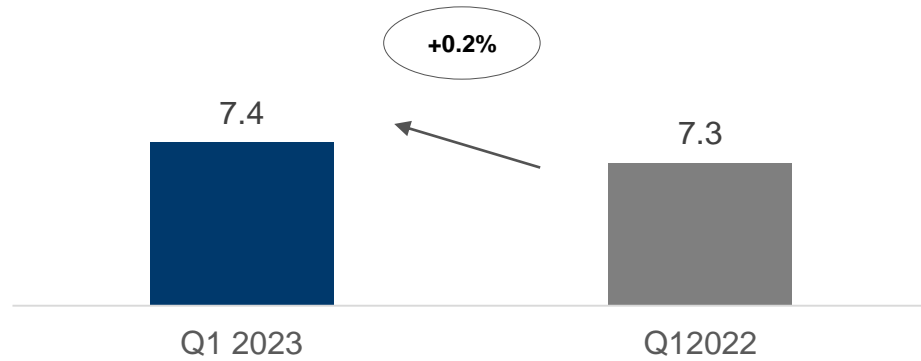
Active Holding, a subsidiary of Aqarat opened two fitness centers in Kuwait under the brand name “NOW”. Plans to open 3 additional fitness centers & 7 specialized studios in Kuwait during 2023.

Financial Performance

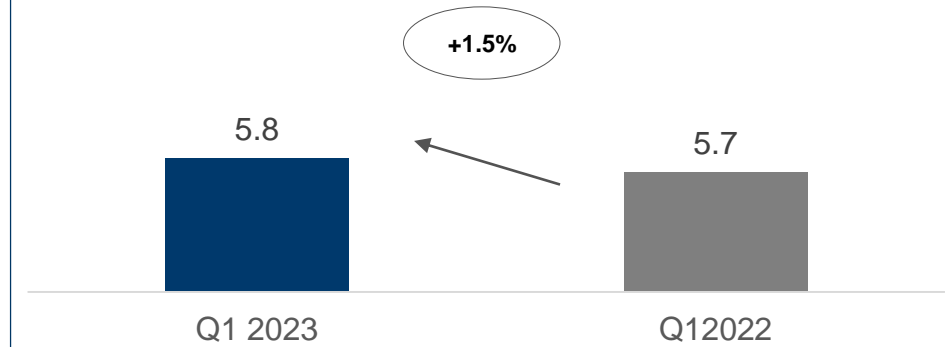
Income Statement

KD Millions

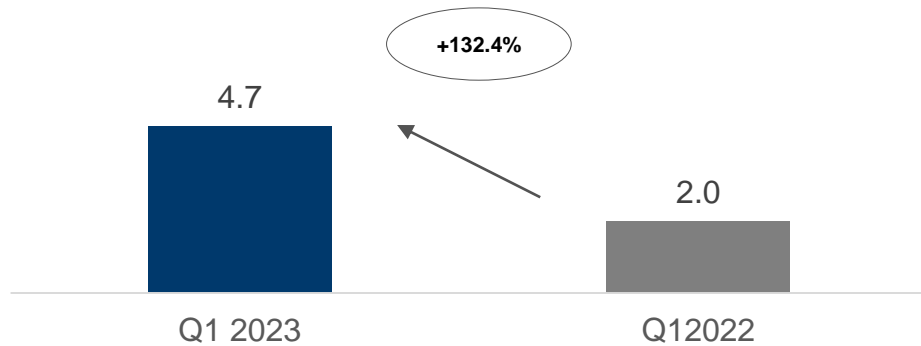
Rental Revenue



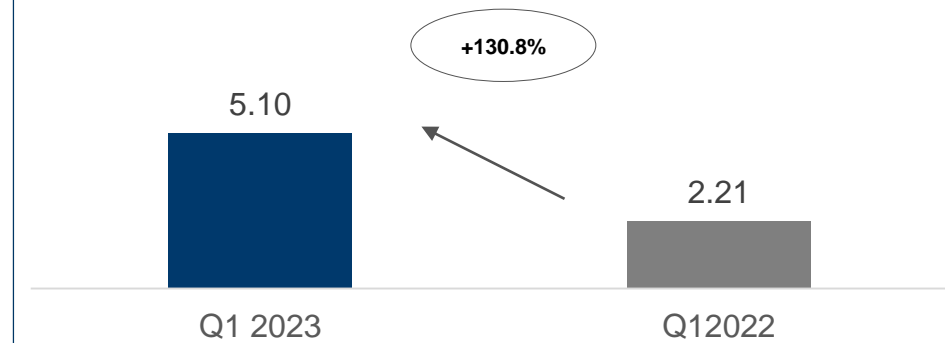
Net Rental Revenue



Net Profit

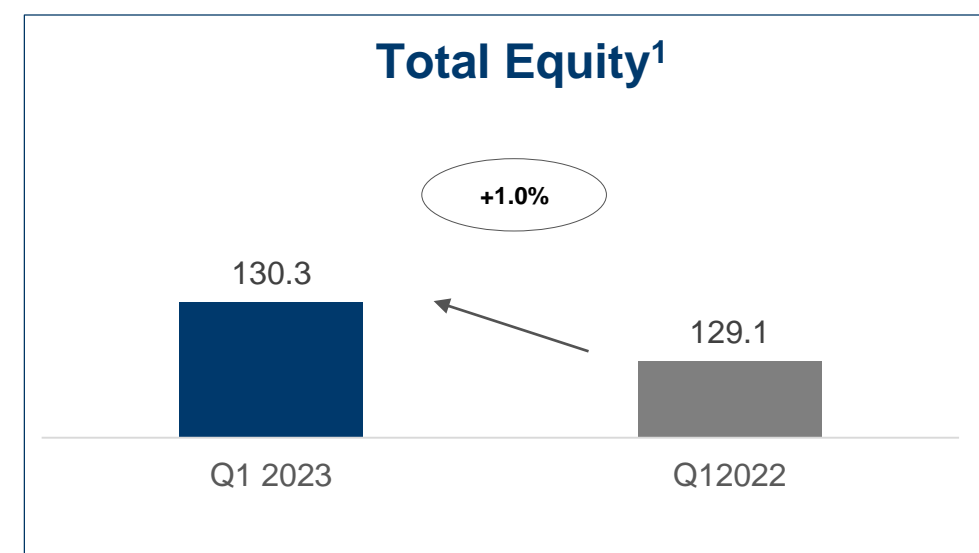
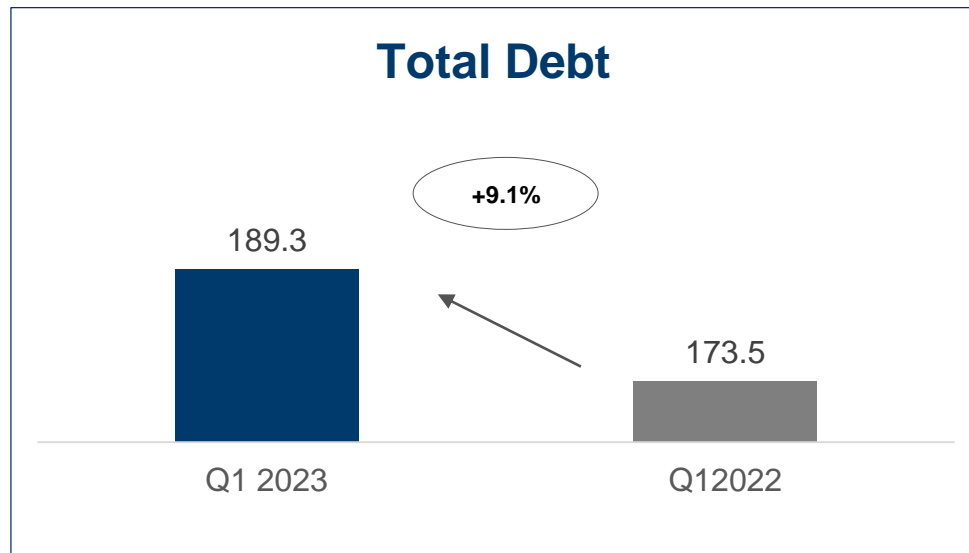
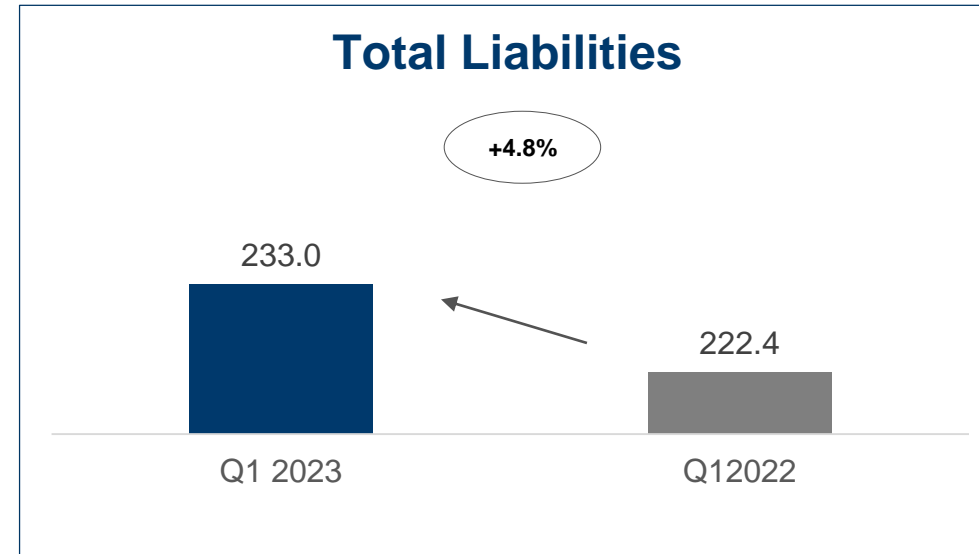
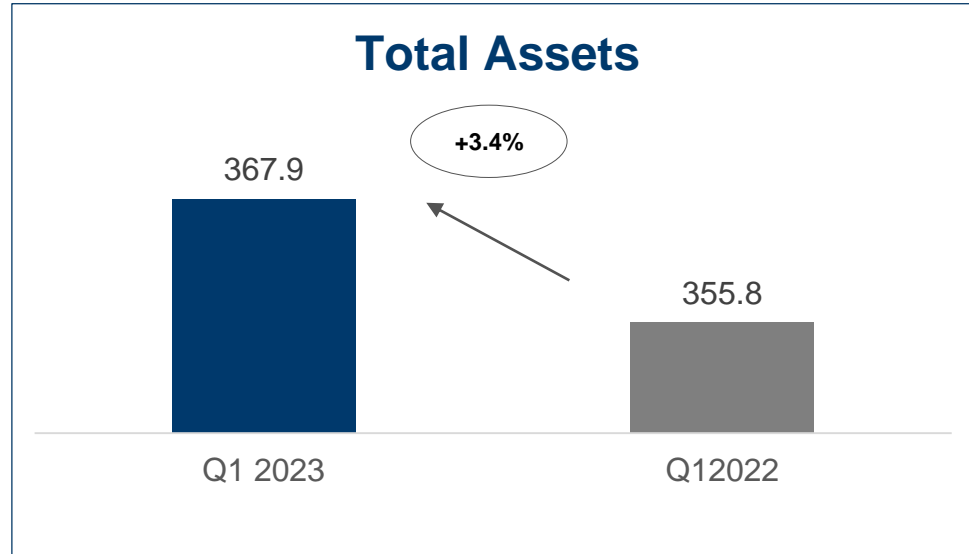


EPS (Fils)



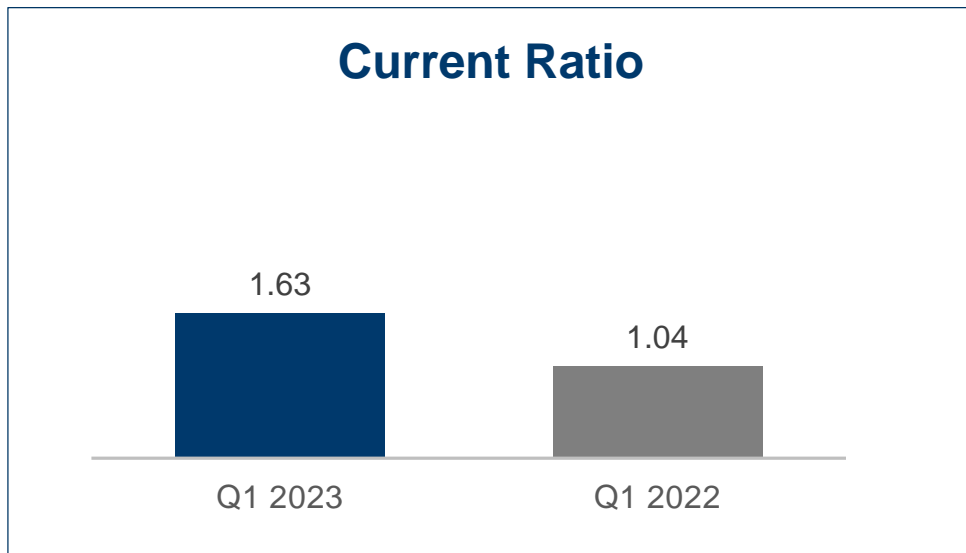
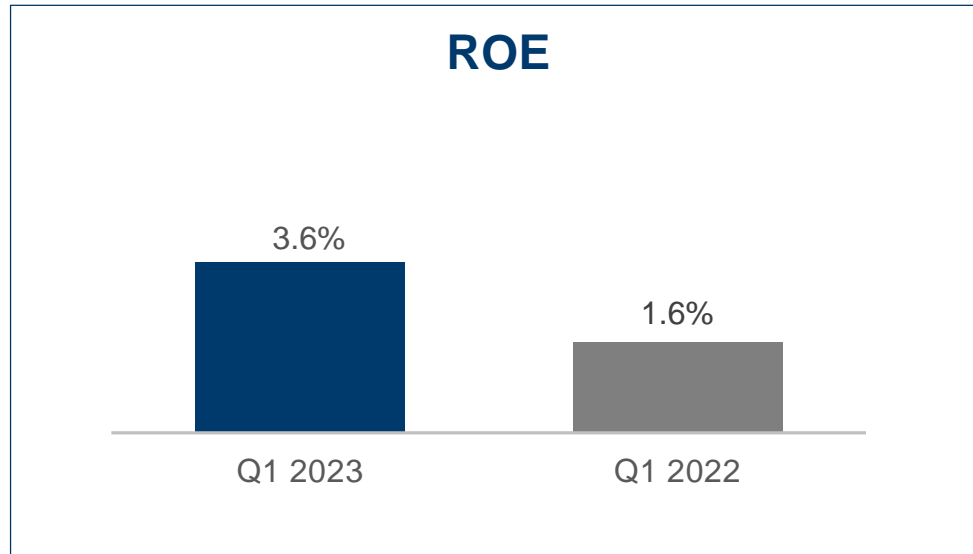
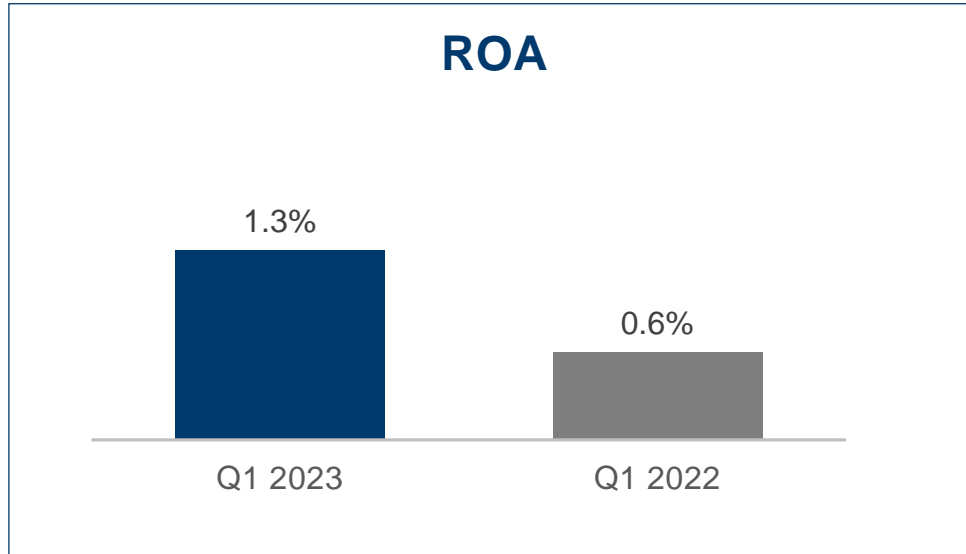
Balance Sheet

KD Millions



¹Total Equity attributable to the owners of the Parent Company

Performance Ratios



Financial Snapshot - KD

Financial Data	Q1 2023	Q1 2022	% change
Real Estate Rental Income	7,358,718	7,346,331	0%
Net Rental Income	5,786,078	5,700,743	1%
Income before NLST	4,973,415	2,223,226	124%
Finance cost	-2,472,882	-1,417,234	74%
Net Income	4,668,878	2,008,824	132%
EPS	5.10	2.21	131%
CURRENT ASSETS			
Total Assets	56,601,921	44,837,611	26%
CURRENT LIABILITIES			
Total Liabilities	367,863,890	43,046,452	-19%
Debt Borrowings	223,028,325	222,417,153	5%
Debt Borrowings (short term)	188,092,051	163,681,548	15%
Share Capital	682,434	5,720,470	-88%
Total Equity	94,736,506	94,736,506	0%
BV per fils	130,347,396	129,114,720	1%
	0.138	0.136	1%

Business Update

Business Update - Kuwait

Real Estate Portfolio - Kuwait



Souk Al-Kuwait & Souk Al-Kabir

The first BOT ever in existence in Kuwait, Souk Al- Kuwait, was conceived of and developed by AQARAT more than four decades ago. The two properties feature commercial and car parking building located in the busy area of the Kuwait Stock Exchange and the banking center of Kuwait City. The buildings have three main components - a multi level car park, offices as well as a retail area.

Key Figures

Units	873 & 570
Floors	12 & 13



Pearl Marzouq

The property enjoys a serene location, secluded from the noise of the city. The luxurious apartments are designed to maximize natural daylight and offer ample opportunities to enhance your lifestyle. Wide, sweeping spaces offer a sense of freedom and sanctuary from the world outside. Three apartment types, each uniquely laid out to cater to your needs and desires in modern living.

Key Figures

Units	122
Floors	5



Arabella

Located adjacent to The Palms and SAS hotels on the Al-Bidaa coast strip, on an area of 13,000 square meters with 36 units. Currently the property is being partially redeveloped to include a 192 key hotel.

Key Figures

Units	35
Floors	5

Real Estate Portfolio - UAE



Th8

Inspired by cool chic Miami style living. Th8 design is sophisticated and clean with a contemporary touch. Th8 will be one of the Palm Jumeirah's most distinguished addresses. The Hotel is part of Th8 - a luxurious mixed-use development that comprises 190 residential apartments and a 162 key House of Originals hotel apartment complex.

Key Figures

Units	300
Floors	8
Hotel Keys	162



Domus

The hospitality staff housing accommodation located within close proximity to several of Dubai's major tourism hubs. The intent is to court a variety of hospitality companies with staff housing needs located within a 25 minute radius of the site. The overall project will eventually be housing over 2,000 hospitality staff of varying employment levels.

Key Figures

Units	102 units per building
Net Rentable Area	233,000 sqft
Total Built Up Area	394,000 sqft

Business Update - USA

Real Estate Portfolio - USA



YOTEL NEW YORK

The YOTEL development consists of 668 rooms in the heart of Manhattan, NYC. The flagship property features 12,000 sqft of dynamic and flexible space known as the Sky Lobby, and the largest outside terrace space featuring a restaurant, several bars, lounges, a terrace, exercise room etc. The hotel rooms offer beautifully designed spaces to relax, refresh, connect and sleep.

Key Figures

Hotel Keys	721
Floors	27



YOTEL MIAMI

The Project consists of a 48-story LEED Silver building. Both the YOTEL Miami Hotel and the YotelPAD Condominium Residence are accessed at ground level through separate lobbies and elevator banks.

YOTEL Miami is designed to fit into the downtown Miami neighborhood and provide a truly unique hospitality experience as well as deliver strong operating results and investment returns.

Key Figures

Hotel Keys	213
Yotel Pad Condos	233



501 FIRST STREET - MIAMI

472 residential units development, comprising of studios, one bedroom and two bedroom units. The project is in close proximity to the Miami World Center neighborhood which is witnessing significant developments in that area.

Key Figures

Plot Size	27,000 sqft
Units	472

**FOR FURTHER INFORMATION PLEASE
CONTACT**

Investor.Relations@aqarat.com.kw
1828999

**Kuwait Real Estate Company K.P.S.C.
(AQARAT)**
Darwazat Abdul Raza`k
Souk Al Kuwait Building Block B, 8th Floor
Kuwait
Tel :+965 1828 999
Fax:+965 2241 8154
Website:www.aqarat.com.w
Email: info@aqarat.com.kw