

Gulf Cement Company P.S.C.

Financial Statements

For the year ended December 31, 2025

Gulf Cement Company P.S.C.

For the year ended December 31, 2025

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Director's report

The Board of Directors hereby submit the report and audited financial statements of Gulf Cement Company P.S.C. (the "Company") for the year ended December 31, 2025 presenting the Company's results and activities for the year.

Incorporation and registered office

The Company having license no. 32 is incorporated as a public shareholding company by Emiri decree number 24/77 issued by His Highness, The Ruler of Ras Al Khaimah, U.A.E., in 1977. The address of the Company's registered office is P. O. Box 5295, Ras Al Khaimah, United Arab Emirates. The Company's shares are listed on Abu Dhabi Securities Exchange (ADX).

Principal activity

The principal activities of the Company are production and marketing of all types of cement.

Financial position and results

The Company recorded revenue of AED 551.6 million for the year ended December 31, 2025 which is 14.7% higher than revenue of AED 480.8 million in the prior year. The Company incurred net loss amounting to AED 7.9 million (2024: AED 41.5 million) and generated EBITDA of AED 43.8 million (2024: AED 23.9 million). The financial position and results of the Company for the year ended December 31, 2025 are set out in the accompanying financial statements.

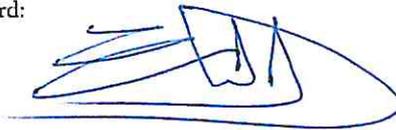
Auditors

Grant Thornton was appointed as auditors of the Company for the year ended December 31, 2025.

Acknowledgements

The Board would like to express their gratitude and appreciation to all shareholders, customers and business partners, government agencies, banks and financial institutions and employees, whose continued commitment, support and co-operation has been a great strength and encouragement.

on behalf of the board:



Sheikh Omar Saqer Khaled Humaid Alqassimi
Chairman

February 5, 2026

Ras Al Khaimah, United Arab Emirates

Independent Auditor's Report To the Shareholders of Gulf Cement Company P.S.C.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Gulf Cement Company P.S.C. (the "Company"), which comprise the statement of financial position as at December 31, 2025, the statement of profit or loss, statement of other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the financial statements* section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), together with the ethical requirements that are relevant to our audit of the financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independent Auditor's Report To the Shareholders of Gulf Cement Company P.S.C.

Report on the Audit of the Financial Statements (continued)

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key Audit Matter	How our Audit Addressed the Key Audit Matter
<p><u>Impairment assessment of property, plant and equipment</u></p> <p>The Company's property, plant and equipment ("PPE") had a carrying value of AED 526.9 million as at December 31, 2025. The Company has incurred recurring operating losses, which indicate potential impairment of these assets.</p> <p>In response to these indicators, management performed an impairment assessment as at December 31, 2025 using a value-in-use ("VIU") model based on the discounted future cash flows expected to be generated from the business. Based on this assessment, management concluded that no impairment of PPE was required as at that date.</p> <p>The impairment assessment involves significant judgement, particularly in relation to future cash flows, discount rates and other key assumptions used in the value-in-use model. Given the size of the PPE balance and the sensitivity of the assessment to changes in these assumptions, this area required significant auditor attention and was therefore considered a key audit matter.</p> <p>Relevant disclosures are included in note 14 to the financial statements, with note 4.19 describing the key sources of estimation uncertainty relating to the impairment assessment.</p>	<p>Our audit procedures to test the impairment analysis performed by the Company's management included the following:</p> <ul style="list-style-type: none"> ▪ We obtained an understanding of management's process surrounding the impairment assessment of PPE. ▪ We evaluated the approach used by management to determine the value-in-use of the assets and considered its consistency with the requirements of IFRS Accounting Standards. ▪ We assessed the key assumptions and judgements applied by management, including the cash flow projections and supporting information used in the impairment model. ▪ We evaluated the reasonableness of management's forecasts for key assumptions by considering historical performance and information made available to management and Board of Directors. ▪ We reviewed the discount rate and terminal growth rate applied in the model and assessed their overall appropriateness with reference to available market information. ▪ We considered the adequacy of the related disclosures in the financial statements in accordance with IFRS Accounting standards.

**Independent Auditor's Report
To the Shareholders of Gulf Cement Company P.S.C.**

Report on the Audit of the Financial Statements (continued)

Key Audit Matters (continued)

Key Audit Matter	How our Audit Addressed the Key Audit Matter
<p><u>Management assessment of preparation of the financial statements on a going concern basis</u></p> <p>The financial statements have been prepared on going concern basis. Management is required to assess the Company's ability to continue as a going concern for a period of at least twelve months from the date of approval of the financial statements.</p> <p>The Company has experienced circumstances that required significant judgment in assessing its ability to continue as a going concern. These conditions included recurring losses and liquidity pressures, which required management to use significant judgement, estimation and assumption to forecast the profitability and availability of financing. Given the importance of this assessment to the financial statements, this matter was considered a key audit matter.</p> <p>Management's disclosure relating to going concern are presented in note 1.1 to the financial statements.</p>	<p>Our audit procedures included, among others:</p> <ul style="list-style-type: none"> ▪ We evaluated management's process for preparing going concern assessment, including understanding the key assumptions applied in the cash flow forecasts. ▪ We compared forecast information to historical performance and other available data to assess the reliability of management's forecasting process, including production levels, sales volumes, and cost assumptions. ▪ We performed stress testing on management's forecasted projections to evaluate the company's liquidity position under stressed conditions. ▪ We reviewed the availability of financing arrangements and other support, including examining the terms of banking facilities and assessing compliance with key covenants. ▪ We evaluated the adequacy of the disclosure in the financial statements relating to going concern, ensuring they appropriately describe the management's assessment and any related uncertainties.

Other Matter

The financial statements of the Company for the year ended December 31, 2024 were audited by another auditor who expressed an unmodified opinion on those financial statements on February 17, 2025.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Board of Directors' report but does not include the financial statements and our auditor's report thereon. We obtained Directors' report prior to date of our auditors' report, and we expect to obtain the remaining sections of the Annual report after the date of auditors' report.

Our opinion on the 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 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 financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, 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.



Independent Auditor's Report To the Shareholders of Gulf Cement Company P.S.C.

Report on the Audit of the Financial Statements (continued)

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by International Accounting Standards Board (IASB) and their preparation in compliance with the applicable provisions of UAE Federal Decree Law No. (32) of 2021 and Articles of Association of the Company, and for such internal control as management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company'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 Company or to cease operations, or have no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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 Company'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 Company'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 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 Company to cease to continue as a going concern.



Independent Auditor's Report To the Shareholders of Gulf Cement Company P.S.C.

Report on the Audit of the Financial Statements (continued)

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

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year 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.

Report on Other Legal and Regulatory Requirements

Further, as required by the UAE Federal Decree Law No. (32) of 2021, as amended by Federal Decree-Law No. 20 of 2025, we report that, for the year ended December 31, 2025, we report that:

- i) We have obtained all the information we considered necessary for the purposes of our audit;
- ii) The financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Decree Law No. (32) of 2021 as amended by Federal Decree-Law No. (20) of 2025 and Articles of Association of the Company;
- iii) The Company has maintained proper books of account in accordance with established accounting principles;
- iv) The financial information included in the Board of Directors' report is consistent with the books of account of the Company;
- v) Investments, if any, in shares and stocks during the year ended December 31, 2025 are disclosed in note 16 to the financial statements;
- vi) Note 27 to the financial statements discloses material related party transactions, and the terms under which they were conducted;



Grant Thornton

Independent Auditor's Report To the Shareholders of Gulf Cement Company P.S.C. (continued)

Report on Other Legal and Regulatory Requirements (continued)

- vii) The company has not made any social contributions during the financial year ended December 31, 2025 and;
- viii) Based on the information that has been made available to us nothing has come to our attention which causes us to believe that the Company has contravened during the financial year ended December 31, 2025 any of the applicable provisions of the UAE Federal Decree Law No. (32) of 2021 as amended by Federal Decree-Law No. 20 of 2025 or of its Article of Association which would materially affect its activities or its financial position as at December 31, 2025.

GRANT THORNTON UAE

S. Anand Prabhu

Anand Prabhu
Registration No: 5567
Sharjah, United Arab Emirates



February 05, 2026

Gulf Cement Company P.S.C
Statement of profit or loss
For the year ended December 31, 2025

	Notes	2025 AED	2024 AED
Revenue from contracts with customers	5	551,569,411	480,822,562
Other operating income	6	15,916,812	15,439,114
Raw materials, supplies and consumables		(428,057,644)	(410,096,185)
Changes in inventories of finished goods and work in progress	7	(1,787,622)	4,655,826
Services	8	(55,872,264)	(36,839,481)
Staff cost	9	(36,853,037)	(29,268,987)
Other operating expenses	10	(1,108,255)	(766,446)
Depreciation and amortization expenses	11	(57,368,451)	(58,189,081)
Operating loss (Earnings before interest and tax)		(13,561,050)	(34,242,678)
Investment income	12	3,864,356	3,015,787
Finance revenues	13	1,062,629	1,603,838
Finance costs	13	(4,321,318)	(11,828,165)
Loss for the year, before tax		(12,955,383)	(41,451,218)
Income tax credit	25	4,962,473	-
Loss for the year, after tax		(7,992,910)	(41,451,218)
Earnings per share (EPS)			
Basic and diluted loss per share	26	<u>(0.02)</u>	<u>(0.10)</u>

The accompanying notes from 1 to 33 form an integral part of these financial statement

Gulf Cement Company P.S.C
Statement of other comprehensive income
For the year ended December 31, 2025

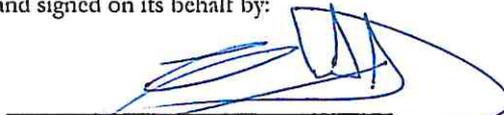
	Notes	2025 AED	2024 AED
Loss for the year after tax		(7,992,910)	(41,451,218)
Other comprehensive income:			
<i>Other comprehensive income that will not be reclassified to profit or loss in subsequent periods</i>			
Gain/ (loss) on disposal of investments carried at fair value through other comprehensive income (FVTOCI)	16 (a)	316,674	(31,238)
Net change in fair value of investments carried at FVTOCI	16 (b)	27,171	(3,778)
Total other comprehensive income/(loss)		343,845	(35,016)
TOTAL COMPREHENSIVE LOSS FOR THE YEAR		(7,649,065)	(41,486,234)

The accompanying notes from 1 to 33 form an integral part of these financial statement

Gulf Cement Company P.S.C
Statement of financial position
As at December 31, 2025

	Notes	2025 AED	2024 AED
ASSETS			
Non-current assets			
Property, plant & equipment	14	526,943,036	615,709,065
Right-of-use asset	28	3,848,196	2,300,833
Investment property	15	-	7,936,000
Deferred tax asset	25	4,962,473	-
Investment carried at FVTOCI	16(a)	48,471	1,844,244
Trade and other receivables	18	406,061	897,902
		<u>536,208,237</u>	<u>628,688,044</u>
Current			
Inventories	17	171,070,993	106,610,996
Trade and other receivables	18	145,601,298	114,806,984
Investment carried at fair value through profit or loss (FVTPL)	16(b)	-	13,664,856
Cash and cash equivalents	19	2,216,644	347,012
		<u>318,888,935</u>	<u>235,429,848</u>
TOTAL ASSETS		<u>855,097,172</u>	<u>864,117,892</u>
EQUITY AND LIABILITIES			
Equity			
Share capital	20	410,548,410	410,548,410
Reserves	21	166,482,312	166,482,312
Fair value reserve	16(a)	(12,827,850)	(12,947,338)
Accumulated losses		(65,251,553)	(57,483,000)
Total equity		<u>498,951,319</u>	<u>506,600,384</u>
Liabilities			
Non-current			
Employees' end of service benefits	22	8,432,234	7,877,614
Lease liability	28	2,208,249	1,531,227
		<u>10,640,483</u>	<u>9,408,841</u>
Current			
Bank borrowings	23	75,409,065	37,469,657
Trade and other payables	24	268,909,471	310,152,844
Lease liability	28	1,186,834	486,166
		<u>345,505,370</u>	<u>348,108,667</u>
Total liabilities		<u>356,145,853</u>	<u>357,517,508</u>
TOTAL EQUITY AND LIABILITIES		<u>855,097,172</u>	<u>864,117,892</u>

The financial statements for the company have been approved by Board of Directors on February 5, 2026 and signed on its behalf by:


Sheikh Omar Saqer Khaled Humaid Alqassimi
 Chairman of the Board of Directors

The accompanying notes from 1 to 33 form an integral part of these financial statements

Gulf Cement Company P.S.C
Statement of changes in equity
For the year ended December 31, 2025

	Share capital AED	Reserves AED	Fair value reserve AED	Accumulated losses AED	Total equity AED
Balance as at 1 January 2024	410,548,410	166,482,312	(12,955,211)	(15,988,893)	548,086,618
Loss for the year, after tax	-	-	-	(41,451,218)	(41,451,218)
Other comprehensive loss for the year	-	-	(3,778)	(31,238)	(35,016)
Total comprehensive loss for the year			(3,778)	(41,482,456)	(41,486,234)
Transfer of fair value reserve of equity instruments designated at FVTOCI	-	-	11,651	(11,651)	-
Balance as at December 31, 2024	410,548,410	166,482,312	(12,947,338)	(57,483,000)	506,600,384
Balance as at 1 January 2025	410,548,410	166,482,312	(12,947,338)	(57,483,000)	506,600,384
Loss for the year, after tax	-	-	-	(7,992,910)	(7,992,910)
Other comprehensive income	-	-	27,171	316,674	343,845
Total comprehensive income/(loss) for the year	-	-	27,171	(7,676,236)	(7,649,065)
Transfer of fair value reserve of equity instruments designated at FVTOCI	-	-	92,317	(92,317)	-
Balance as at December 31, 2025	410,548,410	166,482,312	(12,827,850)	(65,251,553)	498,951,319

The accompanying notes from 1 to 33 form an integral part of these financial statements.

Gulf Cement Company P.S.C
Statement of cash flows
For the year ended December 31, 2025

	Notes	2025 AED	2024 AED
OPERATING ACTIVITIES			
Loss for the year before tax		(12,955,383)	(41,451,218)
<i>Adjustments for:</i>			
Depreciation of property, plant and equipment	14	56,807,898	57,979,914
Amortisation of right-of-use asset	11	560,553	209,167
Finance costs	13	4,092,733	11,690,859
Interest on lease liability	13	134,765	63,393
Provision for slow-moving inventories		-	2,128,864
Provision for employees' end of service indemnity	22	975,371	777,262
Reversal of provision for expected credit losses	6	(17,365)	(1,094,222)
Fair value gain on investment property	12	-	(686,000)
Unrealized gain on investments carried at FVTPL	12	-	(2,198,059)
Gain on sale of investments	12	(3,864,356)	(131,728)
Interest and dividend income	13	(1,062,629)	(1,603,838)
Finance income		-	(104,090)
		<u>44,671,587</u>	<u>25,580,304</u>
<i>Net changes in working capital</i>			
Inventories		15,895,363	(5,784,058)
Trade and other receivables		(30,285,108)	(27,764,731)
Trade and other payables		(36,385,186)	72,816,087
<i>Cash flows from operations</i>			
		<u>(6,103,344)</u>	<u>64,847,602</u>
Employees' end of service benefits paid	22	(420,751)	(1,244,586)
Finance costs paid		(8,319,199)	(6,719,179)
Net cash (used in)/generated from operating activities		<u>(14,843,294)</u>	<u>56,883,837</u>
INVESTING ACTIVITIES			
Additions to property, plant and equipment	14	(40,127,229)	(39,111,711)
Purchase of investments carried at FVTOCI		-	(251,124)
Proceeds from disposal of investment in securities	16	19,334,830	571,718
Dividends received		1,061,501	1,602,732
Interest income		1,128	1,106
Net cash flows used in investing activities		<u>(19,729,770)</u>	<u>(37,187,279)</u>
FINANCING ACTIVITIES			
Net movements in bank borrowings		37,939,408	(18,797,731)
Payment of lease liability	28	(864,991)	(556,000)
Dividends paid		(631,721)	(575,678)
Net cash generated from (used in) financing activities		<u>36,442,696</u>	<u>(19,929,409)</u>
Net change in cash and cash equivalents		<u>1,869,632</u>	<u>(232,851)</u>
Cash and cash equivalents, beginning of year		347,012	579,863
Cash and cash equivalents, end of year	19	<u>2,216,644</u>	<u>347,012</u>

The accompanying notes from 1 to 33 form an integral part of these financial statements.

Gulf Cement Company P.S.C

Notes to the financial statements For the year ended December 31, 2025

1 Corporate information

Gulf Cement Company P.S.C. (Public Shareholding Company) having license no. 32 is incorporated as a public shareholding company by Emiri decree number 24/77 issued by His Highness, The Ruler of Ras Al Khaimah, U.A.E., in 1977. The address of the Company's registered office is P. O. Box 5295, Ras Al Khaimah, United Arab Emirates.

The principal activities of the Company are production and marketing of all types of cement.

The Company's shares are listed on Abu Dhabi Securities Exchange (ADX). In the General Assembly Meeting held on April 2, 2020, the shareholders approved the delisting of the Company's shares from Kuwait Stock Exchange (Boursa Kuwait). The last day of trading of the Company's shares in Boursa Kuwait was on December 14, 2020.

TC MENA Holdings Ltd ("TCM"), a subsidiary of Buzzi S.p.A. (an Italian public company listed on the Italian stock exchange and the ultimate parent entity holding 90% of TCM), became the ultimate reporting party, following the mandatory tender offer approved by the UAE Securities and Commodities Authority (SCA) and shareholders in their annual general meeting held on April 17, 2025 completed acquisition of a controlling stake of Gulf Cement Company PSC ("the Company") effective May 8, 2025. Post-acquisition, Gulf Cement Company PSC ("the Company") will leverage strategic synergies to enhance operational efficiency, expand market reach, and accelerate sustainable growth.

During the year, Federal Decree Law No. 20 of 2025, amending Federal Decree Law No. 32 of 2021 on Commercial Companies, was issued on October 1, 2025 and became effective on November 15, 2025.

The amendments introduce a number of changes to the UAE corporate framework, including, among others, enhanced flexibility in share capital structures, recognition of drag along and tag along rights, revised rules for valuation of in kind contributions, transfer of company registration across jurisdictions, legal transformation of companies without loss of legal personality, and alignment between mainland and free zone regulatory regimes.

The Amending Law provides for transitional implementation arrangements, whereby the application of certain provisions is phased, subject to the issuance of further implementing regulations and decisions by the competent authorities. Accordingly, not all amendments are required to be adopted immediately upon the effective date.

Management is currently assessing the impact of the amendments on the Company.

1.1 Going concern

Management has assessed the Company's ability to continue as a going concern for a period of at least twelve months from the reporting date and has concluded that the going concern basis of preparation is appropriate. This assessment reflects the continued strengthening of the Company's operating and financial position during the year. The Company generated EBITDA of AED 43.8 million, supported by sustained improvements in pricing, an enhanced domestic sales mix and ongoing operational efficiencies. Liquidity remained stable through access to AED 138 million of revolving banking facilities, of which approximately AED 41.9 million remained undrawn at December 31, 2025, and the Company remained fully compliant with all banking covenants throughout the year. The Company continues to meet day-to-day working capital requirements through advance cash sales, disciplined inventory management, strong credit control processes and established banking lines, including overdraft facilities that remain available and operational, as evidenced by subsequent utilisation noted in bank statements. In addition, the USD 10 million overdraft facility, backed by the majority shareholder, further demonstrating lender support and readiness of additional funding sources.

As at December 31, 2025, total revolving credit facilities of AED 138 million, including approximately AED 41.9 million of undrawn limits, provide substantial liquidity headroom for the forecast period.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

1 Corporate information (continued)

1.1 Going concern (continued)

The Company has a consistent history of operating within 50%–60% of its available banking limits, reflecting prudent and conservative liquidity management.

Furthermore, the Company has implemented enhanced receivable-management practices, including a reduction in customer credit periods by 55 days, which is expected to accelerate cash collections, strengthen the cash-conversion cycle and further support short-term liquidity.

Operational continuity is reinforced through the execution of a three-year fuel supply agreement with a key supplier, securing a critical production input and providing greater predictability over operating costs and production levels. Management's forecasts assume the increased in normal production activity and anticipate further domestic revenue growth driven by existing sales contracts, newly generated local sales and opportunities to engage strategic partners through potential offtake arrangements. The Company also benefits from strengthened governance and oversight following the acquisition by TCM, whose strategic support, operational expertise and enhanced treasury monitoring directly contribute to financial discipline and continued progress against the Company's operational plans.

Management has prepared detailed cash-flow forecasts and conducted sensitivity analyses reflecting reasonably possible changes in trading conditions. The results indicate that the Company is expected to maintain sufficient liquidity headroom and meet its obligations as they fall due throughout the going-concern assessment period. Even under an unlikely scenario involving a 20% reduction in the total facility limit, the Company's ability to continue as a going concern over the next 12 months would remain intact, supported by stable cash flows and conservative levels of facility utilisation.

Considering these factors, together with the financing facilities currently in place and the enhanced strategic support following the recent change in ownership, management, with oversight from the Board of Directors, is confident that the Company has adequate financial and operational resources to continue as a going concern. Accordingly, the financial statements have been prepared on that basis.

2 Basis of preparation and statement of compliance

Statement of compliance

The financial statements of the company have been prepared in accordance with the IFRS Accounting Standards as issued by the IASB and applicable requirements of UAE Federal Law by Decree No. 32 of 2021 on Commercial Companies.

Basis of measurement

The financial statements have been prepared on a historical cost basis except for investments carried at fair value through profit or loss (FVTPL), investments carried at fair value through other comprehensive income (FVTOCI) and investment property that have been measured at fair value.

Functional and presentation currency

The financial statements have been prepared in United Arab Emirates Dirhams (AED), which is the Company's functional currency, and all values are rounded to the nearest Dirhams except where otherwise indicated.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

3 New or revised standard or interpretations

The following relevant standards, interpretations and amendments to existing standards were issued by the IASB which have been effective from January 1, 2025:

- Lack of Exchangeability (Amendments to IAS 21)

This amendment did not have a significant impact on this financial statements.

Standards, amendments and interpretations to existing Standards that are not yet effective and have not been adopted early by the Company

Other standards, amendments and interpretations that are not yet effective and have not been early adopted by the Company include:

- Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 7 and 9)
- Annual improvements to IFRS Accounting Standards - Volume 11
- IFRS 19 Subsidiaries without Public Accountability: Disclosures
- IFRS 18 'Presentation and Disclosures in Financial Statements

IFRS 18 introduces new presentation and disclosure requirements of additional totals in the statement of profit or loss, a new note which discloses management-defined performance measures and enhancements to the requirements for aggregation and disaggregation. Management is still in the process of assessing the impact of the new standard, particularly with respect to the structure of the Company's financial statement. These remaining above standards, amendments and interpretations are not expected to have a significant impact on the financial statements for the period of initial application and therefore no disclosures have been made.

Standards issued by the International Sustainability Standards Board (ISSB)

On June 26, 2023, the ISSB published first two IFRS Sustainability Disclosure Standards at the IFRS Foundation Conference 2023:

IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Statements

IFRS S1 sets out overall requirements with the objective to require an entity to disclose information about its sustainability-related risks and opportunities that is useful to the primary users of general purpose financial reports in making decisions relating to providing resources to the entity.

IFRS S2 Climate-related disclosures

IFRS S2 sets out the requirements for identifying, measuring and disclosing information about climate-related risks and opportunities that is useful to primary users of general purpose financial reports in making decisions relating to providing resources to the entity.

Subject to adoption by the local jurisdiction, both Standards are effective for annual periods beginning on or after January 1, 2024, with substantial transitional reliefs to allow preparers more time to align reporting of sustainability related financial disclosures and financial statements. The Company did not adopt these standards on the effective date given that they have not yet been adopted by the United Arab Emirates.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies

4.1 Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services.

The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer. There are no significant accounting judgements, estimates and assumptions relating to revenue from contracts with customers.

Sale of goods

Revenue from sale of goods is recognised at the point in time when control of the goods is transferred to the customer, generally on delivery of the goods at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods.

Dividend and interest income

Dividend income from investments is recognised when the shareholder's right to receive payment has been established.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the asset's net carrying amount.

Income from sale of electricity

Income from the sale of electricity is recognised monthly based on metered units consumed and acknowledged by the customer. Revenue is measured at the agreed contractual unit price, and an invoice is generated monthly for the electricity transferred.

Contract balances

Trade receivables

A receivable is recognised if an amount of consideration that is unconditional is due from the customer (i.e., only the passage of time is required before payment of the consideration is due).

Contract liabilities

A contract liability is recognised if a payment is received, or a payment is due (whichever is earlier) from a customer before the Company transfers the related goods or services. Contract liabilities are recognised as revenue when the Company performs under the contract (i.e., transfers control of the related goods or services to the customer).

4.2 Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses if any. Such cost includes the cost of replacing part of the property, plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of property, plant and equipment are required to be replaced at intervals, the Company recognises such parts as individual assets with specific useful lives and depreciation, respectively. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the property, plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in the statement of profit or loss as incurred. The present value of the expected cost for the decommissioning of the asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.2 Property, plant and equipment (continued)

Depreciation is calculated on a straight-line basis over the estimated useful lives of the asset except for certain plant and machinery and power stations which are depreciated using units of product method, as follows:

Building	27 to 35 years
Plant and machinery	5 to 15 years / units of production
Power stations	units of production
Vehicles and equipment	2 to 5 years
IT computer, hardware & software	3 years

Units of production rates are based on estimated remaining production units of the plant and machinery and power stations measured in terms of tonnage and megawatts, respectively as of 1 January 2020 as determined by an independent third-party consultant. These remaining production units are estimated considering operation and maintenance of the plant and machinery and power stations as per internationally accepted industry standards.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss in the year the asset is derecognised.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end, and adjusted prospectively if, appropriate.

Capital work-in-progress is stated at cost less accumulated impairment losses (refer accounting policy on impairment), if any, until the construction is complete. Upon completion of construction, the cost of such asset together with the cost directly attributable to construction (including borrowing costs and land rent capitalised) are transferred to the respective class of assets. No depreciation is charged on capital work-in-progress.

Spare parts that meet the definition of property, plant and equipment are capitalised as such and accounted for accordingly. If spare parts do not meet the recognition criteria of property, plant and equipment, they are either classified as inventory or consumed and recorded in the statement of profit or loss. Depreciation of spare parts commences when they are put into use, rather than when they are acquired. Spare parts are depreciated over the shorter of its useful life and the remaining expected useful life of the asset to which it relates. Before the spare parts is available for service, any reduction in value is reflected as an impairment loss as per the requirements of IAS 36 when indicators of impairment are identified. Key assumptions used by the management in assessing the impairment of property, plant and equipment are disclosed in note 4.5 and note 14.

4.3 Inventories

Inventories are valued at the lower of cost and net realisable value. Costs incurred in bringing each product to its present location and condition are accounted for, as follows:

- Raw materials - purchase cost on a weighted average basis
- Finished goods and work in progress - cost of direct materials and labour and a proportion of manufacturing overheads based on the normal operating capacity, but excluding borrowing costs.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.3 Inventories (continued)

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

4.4 Financial instruments

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, FVTOCI and FVTPL.

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 FVTPL, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price under IFRS 15.

In order for a financial asset to be classified and measured at amortised cost or FVTOCI, 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 SPPI are classified and measured at FVTPL, irrespective of the business model.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, 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 FVTOCI are held within a business model with the objective of 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 marketplace (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

The Company's financial assets include bank balances, trade and other receivables, investments carried at FVTOCI and FVTPL.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in the following categories:

- Financial assets at amortised cost
- Financial assets at FVTOCI with recycling of cumulative gains and losses
- Financial assets designated at FVTOCI with no recycling of cumulative gains and losses upon derecognition
- Financial assets at FVTPL

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.4 Financial instruments (continued)

Financial assets (continued)

Subsequent measurement (continued)

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 profit or loss when the asset is derecognised, modified or impaired.

The Company's financial assets at amortised cost includes bank balances and trade and other receivables.

Financial assets designated at FVTOCI (equity instruments)

Upon initial recognition, the Company can elect to classify irrevocably its equity investments as equity instruments designated at FVTOCI 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 profit or loss. Dividends are recognised as investment income in the statement of profit or loss when the right of payment has been established, except when the Company 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 FVTOCI are not subject to impairment assessment.

The Company elected to classify irrevocably its non-listed equity investments and certain listed equity investments under this category.

Financial assets at FVTPL

Financial assets at FVTPL are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes listed equity investments which the Company had not irrevocably elected to classify at FVTOCI. Dividends on listed equity investments are recognised as investment income in the statement of profit or loss when the right of payment has been established.

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 Company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired; or
- The Company 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 Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.4 Financial instruments (continued)

Financial assets (continued)

Derecognition (continued)

When the Company 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 Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company 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 Company could be required to repay.

Impairment of financial assets

The Company recognises an allowance for expected credit losses (ECL) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive. The shortfall is then discounted at an approximation to the asset's 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). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk but instead recognizes a loss allowance based on lifetime ECL's at each reporting date. The Company has established a provision matrix that is based on the Company's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. ECLs are recognised in the statement of profit or loss.

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.4 Financial instruments (continued)

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade payables, bank borrowings, other payables and lease liability.

Subsequent measurement

The measurement of financial liabilities depends on their classification as described below:

- Financial liabilities at FVTPL
- Financial liabilities at amortised cost (loans and borrowings)

Financial liabilities at amortised cost (loans and borrowings)

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised 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 amortisation is included as finance costs in the statement of profit or loss.

This category generally applies to trade payables, bank borrowings, other payables and lease liability.

Derecognition

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

Offsetting of financial instruments

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

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.5 Impairment of non-financial assets

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

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by other available fair value indicators.

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

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

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

4.6 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the year in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.7 Investment property

Investment property is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment property are included in profit or loss in the year in which they arise. Fair values are determined based on an annual valuation performed by an accredited external independent valuer.

Investment property is derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the year of derecognition. In determining the amount of consideration from the derecognition of investment property, the Company considers the effects of variable consideration, existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any).

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Company accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

4.8 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

Company 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 minimising the use of unobservable inputs.

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

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.8 Fair value measurement (continued)

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

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

The Company measures financial assets such as investment in quoted and unquoted securities and non-financial assets such as investment in properties, at fair value at each balance sheet date.

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

Fair value related disclosures for financial instruments and non-financial assets that are measured at fair value or where fair values are disclosed, are summarised in notes 15, 16 and 31.

4.9 Current versus non-current classification

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

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

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

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting year, or

There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting year

The Company classifies all other liabilities as non-current.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.10 Cash and cash equivalents

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

4.11 Dividend

The Company recognises a liability to pay a dividend when the distribution is authorised, and the distribution is no longer at the discretion of the Company. As per the Company's Article of Association, a distribution is authorised when it is approved by the shareholders and in accordance with the rules, resolutions and circulations issued by the Securities and Commodities Authority.

4.12 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of profit or loss net of any reimbursement.

4.13 Contingencies

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

4.14 Employee benefits

Defined contribution plan

UAE national employees of the Company are members of the Government-managed retirement pension and social security benefit scheme pursuant to the applicable Federal Labour Law. The Company is required to contribute 12.5% of the "contribution calculation salary" of payroll costs to the retirement benefit scheme to fund the benefits. The employees and the Government contribute 5% and 2.5% of the "contribution calculation salary" respectively, to the scheme. For the new employees after 31 October 2023, employee contribution has increased from 5% to 11%. The only obligation of the Company with respect to the retirement pension and social security scheme is to make the specified contributions (12.5%). The contributions are charged to profit or loss.

Annual leave

An accrual is made for the estimated liability for employees' entitlement to annual leave as a result of services rendered by eligible employees up to the end of the year.

Provision for employees' end of service indemnity

The Company provides end of service benefits to its expatriate employees. The entitlement to these benefits is based upon the employees' salary and length of service, subject to the completion of a minimum service period. The expected costs of these benefits are accrued over the period of employment. The accrual relating to annual leave is disclosed as a current liability, while the provision relating to end of service indemnity is disclosed as a non-current liability.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.15 Leases

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

Company as a lessee

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

i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful life of the asset of 5 years.

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

ii) Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company 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 event or condition that triggers the payment occurs.

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

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

The Company applies the short-term lease recognition exemption to its short-term leases (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.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.16 Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date in the countries where the Company operates and generates taxable income.

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

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

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

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

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

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

In assessing the recoverability of deferred tax assets, the Company relies on the same forecast assumptions used elsewhere in the financial statements and in other management reports, which, among other things, reflect the potential impact of climate-related development on the business, such as increased cost of production as a result of measures to reduce carbon emission.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.16 Taxes (continued)

Deferred tax (continued)

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

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

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

Value added tax

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

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

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

4.17 Foreign currencies

Transactions in foreign currencies are initially recorded at the spot rates at the date the transaction qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the spot rates of exchange at the reporting date. All differences are taken to the statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

In determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which the Company initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Company determines the transaction date for each payment or receipt of advance consideration.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.18 Events after the reporting period

If the Company receives information after the reporting period, but prior to the date of authorisation for issue, about conditions that existed at the end of the reporting period, it will assess whether the information affects the amounts that it recognises in its financial statements. The Company will adjust the amounts recognised in its financial statements to reflect any adjusting events after the reporting period and update the disclosures that relate to those conditions in light of the new information. For non-adjusting events after the reporting period, the Company will not change the amounts recognised in its financial statements but will disclose the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable.

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

4.19 Significant management judgements and estimates in applying accounting policies

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

Judgements

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

Going concern

The Company's management has made an assessment of the Company's ability to continue as a going concern and believes that the Company has the necessary required resources to enable it to continue its operations and meet its obligations as and when they fall due (note 1.1).

Based on the above, the management and the Board of Directors believe that the Company will be able to continue as a going concern for the foreseeable future, and accordingly, the financial statements of the Company have been prepared on a going concern basis.

Classification of investments

Management designates at the time of acquisition of securities whether these should be classified as at FVTOCI or FVTPL. In judging whether investments in securities are as at FVTOCI or FVTPL, management has considered the detailed criteria for determination of such classification as set out in IFRS 9, and accordingly management is satisfied that its investments in securities are appropriately classified.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.19 Significant management judgements and estimates in applying accounting policies (continued)

Judgements (continued)

Component parts of property, plant and equipment

The Company's assets classified within property, plant and equipment, are depreciated on a straight-line basis over their economic useful lives or the units of production method. When determining the economic useful life of an asset, it is broken down into significant component parts such that each significant component part is depreciated separately. Judgement is required in ascertaining the significant components of a larger asset, and while defining the significance of a component, management considers quantitative materiality of the component part as well as qualitative factors such as difference in useful life as compared to main asset, its pattern of consumption, and its replacement cycle/maintenance schedule.

Classification of properties

Management decides at the time of acquisition of a property whether it should be classified as property, plant and equipment or investment property. The Company classifies properties as property, plant and equipment when the properties are held for use by, or in the operations, of the Company. Properties are classified as investment properties when the intention is to hold them for capital appreciation, for rental or for undetermined use. The Company changes the classification when its intention changes.

Deferred tax

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits.

The Company has AED 54.9 million of tax losses carried forward. These losses do not expire and may be used to offset taxable income in future years for an indefinite period. Company has recognised deferred tax assets of AED 4.9 million in expectation of utilisation of these losses and Company generating substantial taxable profits in the future years.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the 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 Company. Such changes are reflected in the assumptions when they occur.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.19 Significant management judgements and estimates in applying accounting policies (continued)

Estimates and assumptions (continued)

Units of production depreciation

Certain property, plant and equipment are depreciated using the units of production (UOP) method based on the remaining production capacity as determined by an independent third-party consultant as of 1 January 2020. This results in a depreciation charge proportional to the estimated production capacity of the relevant item of property, plant and equipment. Each items' life, which is assessed annually, has regard to both its physical life limitations and to present assessments of the remaining production capacity assuming the operation and maintenance of the property, plant, and equipment as per internationally accepted industry standards. These calculations require the use of estimates and assumptions, including the number of remaining units of productions and estimates of future capital expenditure.

The calculation of the UOP rate of depreciation could be impacted to the extent that actual production in the future is different from current forecast production or future capital expenditure estimates changes.

Changes to estimated production capacity could arise due to changes in the factors or assumptions used in estimating capacity, including the below:

- Unforeseen operational issues
- Manufacturing defects
- Improper modifications
- Improper replacements
- Poor maintenance practices
- Reducing costly unscheduled outages caused by in-service failures

Provision for expected credit losses of trade receivables

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

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

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the ECLs on the Company's trade receivables and contract assets is disclosed in note 18 and note 32.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.19 Significant management judgements and estimates in applying accounting policies (continued)

Estimates and assumptions (continued)

Provision for expected credit losses of trade receivables (continued)

As at December 31, 2025, gross trade receivables amounted to AED 126.3 million (2024: AED 100.6 million) and the provision for expected credit losses amounted to AED 2.8 million (2024: AED 2.8 million).

Existence of inventories

Inventories comprise of purchased raw materials (limestone, sand, slag, gypsum, iron ore and bauxite) and work in progress (mainly clinker which are stored in purpose built shed and stockpiles). Since the weighing of these inventories is not practicable, management assesses the quantities on hand at the year-end by obtaining measurements of the stockpiles and converting these measurements to unit of volumes by using the angle of repose and the bulk density. In doing so, management appoints an independent surveyor to estimate the quantities by using certain scientific systematic measurements calculations and applying the density conversion methods which are applied for similar stock in the cement industry.

Impairment of inventories

Inventories are held at the lower of cost and net realisable value. When inventories become old or obsolete, an estimate is made of their net realisable value. For individually significant amounts this estimation is performed on an individual basis. Amounts which are not individually significant, but which are old or obsolete, are assessed collectively and a provision applied according to the inventory type and the degree of ageing or obsolescence, based on anticipated selling prices.

At the reporting date, gross inventories were AED 209 million (2024: AED 121.7 million) with provision for old and obsolete inventories of AED 37.9 million (2024: AED 15.1 million). Any differences between the amounts actually realised in future years and the amounts expected will be recognised in the statement of profit or loss.

Fair value of financial instruments

When the fair values of financial assets and financial liabilities recorded in the statement of financial position cannot be measured based on quoted prices in active markets, their fair value is measured using observable or unobservable valuation techniques including the discounted cash flow (DCF) model, where appropriate. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions relating to these factors could affect the reported fair value of financial instruments.

Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based market approach (i.e. sales comparison method) and cost approach (i.e. depreciated replacement cost method). The value in use calculation is based on a DCF model.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

4 Material accounting policies (continued)

4.19 Significant management judgements and estimates in applying accounting policies (continued)

Estimates and assumptions (continued)

Impairment of non-financial assets (continued)

The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the performance of the assets of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. The key assumptions used to determine the recoverable amount for the CGU are disclosed in note 14.

Fair value of investment property

The Company carries its investment property at fair value, with changes in fair value being recognised in the statement of profit or loss. For investment property, a valuation methodology based on the current prices in an active market for similar properties is used. In the absence of such information, the Company determined the amounts within a range of reasonable fair value estimates. In making its judgment, the Company considers recent prices of similar properties in the same location and similar conditions, with adjustments to reflect any changes in the nature, location or economic conditions since the date of the transactions that occurred at those prices. Such estimation is based on certain assumptions, which are subject to uncertainty and might materially differ from the actual results.

The Company engaged an independent valuation specialist to assess fair value as at December 31, 2025. The key assumptions used to determine the fair value of the property and sensitivity analysis are provided in note 15.

Useful lives of property, plant and equipment, excluding power stations and a production line classified as part of plant and machinery

The Company's management determines the estimated useful lives of its property, plant and equipment for calculating depreciation. This estimate is determined after considering the expected usage of the asset or physical wear and tear. Management reviews the residual value and useful lives annually and future depreciation charge would be adjusted where the management believes the useful lives differ from previous estimates.

Useful lives of Spare Parts

Management is required to exercise judgement when assessing the expected useful lives and consumption patterns of spare parts used in the Company's production processes. Following the acquisition by TCM, management used group technical team expertise to reassess the expected consumption life of spare parts. The new operational and technical information indicated that some items are expected to be consumed within a single operating cycle rather than providing multi-period service potential. Accordingly, the resulting change in useful life of the spare parts represents a revision of an accounting estimate. In accordance with IAS 8 the revision is applied prospectively, and no comparative figures have been restated.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

5 Revenue from contract with customers

a) Disaggregated revenue information

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

	2025 AED	2024 AED
Type of revenue		
Sale of goods	<u>551,569,411</u>	<u>480,822,562</u>
Geographical markets		
Within UAE	396,417,009	262,752,210
Outside UAE	<u>155,152,402</u>	<u>218,070,352</u>
Timing of revenue recognition		
Goods transferred at a point in time	<u>551,569,411</u>	<u>480,822,562</u>

Revenue includes AED 294.3 million which represents 53% of total revenue from 7 customers (2024: AED 311.2 million which represents 65% of total revenue from 7 customers).

b) Contract balances

	2025 AED	2024 AED
Asset		
Trade receivables (note 18)	<u>123,490,007</u>	<u>97,755,538</u>
Liability		
Advances from customers (note 24)	<u>22,069,885</u>	<u>13,377,660</u>

c) Performance obligations

The performance obligation on sales of goods is satisfied upon delivery and payment is generally due within 90 to 125 days from delivery (2024: 150 to 180 days).

6 Other operating income

	2025 AED	2024 AED
Sale of electricity to customer	13,560,211	11,487,344
Sales of scrap	2,339,236	2,857,548
Reversal of provision	17,365	1,094,222
	<u>15,916,812</u>	<u>15,439,114</u>

Gulf Cement Company P.S.C

Notes to the financial statements (continued)

For the year ended December 31, 2025

7 Changes in inventories of finished goods and work in progress

	2025 AED	2024 AED
Inventories as at December 31		
Finished goods	2,975,277	9,623,268
Work in progress	39,858,793	34,998,424
	<u>42,834,070</u>	<u>44,621,692</u>
Inventories as at January 1		
Finished goods	9,623,268	9,719,041
Work-in-progress	34,998,424	30,246,825
	<u>44,621,692</u>	<u>39,965,866</u>
(Decrease)/ increase in inventories	<u>(1,787,622)</u>	<u>4,655,826</u>

8 Services

	2025 AED	2024 AED
Transportation	24,776,694	21,443,948
Maintenance and contractual services	16,470,608	5,691,156
Insurance	4,443,063	2,850,532
Legal and professional consultancy	4,090,636	2,424,315
Operating leases of property and machinery	1,736,637	1,602,758
Travel	382,900	12,887
Other*	3,971,726	2,813,885
	<u>55,872,264</u>	<u>36,839,481</u>

*Others include Board members fee (note 27), communication Cost, canteen, bank charges and other administrative costs, among others.

9 Staff cost

	2025 AED	2024 AED
Salaries and wages	34,947,466	28,104,713
Other long-term benefits	1,905,571	1,164,274
	<u>36,853,037</u>	<u>29,268,987</u>

10 Other operating expenses

Other operating expenses, related to both the ordinary and the non-recurring course of business, are composed as follows:

	2025 AED	2024 AED
Indirect taxes and duties	689,479	335,606
Other expenses	418,776	430,840
	<u>1,108,255</u>	<u>766,446</u>

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

11 Depreciation and amortization expenses

	2025 AED	2024 AED
Right-of-use assets (note 28)	560,553	209,167
Property, plant and equipment (note 14)	56,807,898	57,979,914
	<u>57,368,451</u>	<u>58,189,081</u>

12 Investment Income

	2025 AED	2024 AED
Gain on disposal of investments carried at FVTPL (note 16b)	3,530,356	131,728
Gain on disposal of investment property (note 15)	334,000	-
Unrealized gain on revaluation of investments carried at FVTPL (note 16b)	-	2,198,059
Unrealised fair Value gain on Investment Property (note 15)	-	686,000
	<u>3,864,356</u>	<u>3,015,787</u>

13 Finance revenues and finance costs

Finance Revenue	2025 AED	2024 AED
Dividend income	1,061,501	1,602,732
Interest income	1,128	1,106
	<u>1,062,629</u>	<u>1,603,838</u>

Finance Cost	2025 AED	2024 AED
Interest on overdue payables	1,065,025	6,135,211
Interest on bank borrowings	3,027,708	3,756,687
Interest on unwinding of long-term payables	-	149,114
Interest on lease liability (note 28)	134,765	63,393
Others	93,820	1,723,760
	<u>4,321,318</u>	<u>11,828,165</u>

Gulf Cement Company P.S.C

Notes to the financial statements (continued)
For the year ended December 31, 2025

14 Property and equipment

	Land	Building	Plant and machinery	Power stations	Vehicles and equipment	IT computer hardware & software	Spare parts	Capital work in progress	Total
	AED	AED	AED	AED	AED	AED	AED	AED	AED
2025									
Gross carrying amount									
Balance at January 1	-	125,242,726	1,278,539,944	495,824,232	17,942,219	14,888,096	131,324,962	-	2,063,762,179
Additions for the year	-	-	80,000	-	309,501	44,761	23,722,697	15,970,270	40,127,229
Transfers for the year	-	-	26,961,966	-	-	-	(26,961,966)	-	-
Reclassification	8,270,000	-	-	-	-	-	(103,147,380)	-	(94,877,380)
As at December 31	8,270,000	125,242,726	1,305,581,910	495,824,232	18,251,720	14,932,857	24,938,313	15,970,270	2,009,012,028
Accumulated depreciation									
Balance at January 1	-	113,594,722	1,045,668,024	231,464,907	17,308,568	12,145,064	27,871,829	-	1,448,053,114
Charge for the year (note 11)	-	1,499,642	45,397,483	8,799,308	402,302	709,163	-	-	56,807,898
Transfer to inventory	-	-	-	-	-	-	(22,792,020)	-	(22,792,020)
As at December 31	-	115,094,364	1,091,065,507	240,264,215	17,710,870	12,854,227	5,079,809	-	1,482,068,992
Net carrying amount as at December 31	8,270,000	10,148,362	214,516,403	255,560,017	540,850	2,078,630	19,858,504	15,970,270	526,943,036
2024									
Gross carrying amount									
Balance at January 1	-	125,242,726	1,235,824,365	495,824,232	17,772,257	14,710,714	135,276,174	-	2,024,650,468
Additions for the year	-	-	-	-	169,962	-	38,941,749	-	39,111,711
Transfers for the year	-	-	42,715,579	-	-	177,382	(42,892,961)	-	-
As at December 31	-	125,242,726	1,278,539,944	495,824,232	17,942,219	14,888,096	131,324,962	-	2,063,762,179
Accumulated depreciation									
Balance at January 1	-	112,048,145	998,784,086	223,006,120	16,891,463	11,471,557	27,871,829	-	1,390,073,200
Charge for the year (note 11)	-	1,546,577	46,883,938	8,458,787	417,105	673,507	-	-	57,979,914
As at December 31	-	113,594,722	1,045,668,024	231,464,907	17,308,568	12,145,064	27,871,829	-	1,448,053,114
Net carrying amount as at December 31	-	11,648,004	232,871,920	264,359,325	633,651	2,743,032	103,453,133	-	615,709,065

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

14 Property and equipment (continued)

During the year ended December 31, 2025, no impairment losses (2024: Nil) has been recognised against property, plant and equipment ("PPE"), to adjust the carrying value to its recoverable amount. The recoverable amount assessed as at December 31, 2025 and 2024 was based on value in use calculated using the discounted cash flow approach over the period of next 5 years determined at the level of CGU with a terminal growth rate assumed after the 5th year. The CGU consisted of whole block of PPE as all the assets are used inseparably to provide service to customers that generate the cash flows. In arriving at the value in use of the PPE, the Company has projected the future cash flows for a period of five years using the following assumptions:

	2025	2024
Discount rate	11.75%	10%
Growth rate on price per ton	2%	2.50%
Terminal year growth rate	1.50%	1.50%
Fuel and power price	refer below	refer below

Fuel and power price include coal and gas prices. Average coal prices are obtained from published indices for the countries from which materials are sourced, as well as data relating to specific commodities. Forecast figures of coal is based on publicly available data if available otherwise average five-year actual coal prices are used as an indicator of the future price. In case of gas, forecast figures is derived basis of average of five-year actual gas prices as an indicator of the future price including by reference to agreement entered with the supplier.

Value in use is higher than the carrying amount of the PPE as at December 31, 2025. Hence, no impairment losses were recorded by the Company.

Sensitivity to changes in assumptions

The discount rates represent the current market assessment of the risk specific to the CGU, taking into consideration the time value of money and individual risks of the underlying assets that have not been incorporated in the cash flow estimates. The discount rate is derived from the weighted average cost of capital, which takes into account both debt and equity. The cost of equity is derived from the expected return on investment of the Company's investors. The cost of debt is based on average lending rates. Segment specific risk is incorporated by applying individual beta factors, evaluated annually based on publicly available market data. An increase in discount rate by 1.65% (2024: 1.65%) in the CGU would result in impairment of AED Nil (2024: AED 3 million).

On average, the revenue of the CGU over the next five years is projected to grow in line with the economy or with real Gross Domestic Product. Historically, cement industry growth had a direct correlation with economic growth. A reduction by 2% (2024: 2%) in the growth rate on price per ton in the CGU would result in impairment of AED Nil (2024: AED :0.5 million)

The terminal year growth rate is based on the projected growth of the Company, which is in line with its historical experience, economic conditions of the countries where the Company operates, and the Company's future plans. A reduction by 2% (2024: 2%) in the terminal year growth rate in the CGU would result in impairment of AED Nil (2024: AED 0.2 million).

If prices of fuel and power increase on average by 3.1% (2024: 3%), the Company would result in impairment of AED 8.94 million (AED: 14.8 million).

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

14 Property and equipment (continued)

- a) At December 31, 2025, the cost of fully depreciated property, plant and equipment that is still in use amounted to AED 674.3 million (2024: AED 731.5 million).
- b) Depreciation on spare parts is not charged until such time as these assets are placed in service and transferred to the respective categories of property, plant and equipment.
- c) The factory and its related buildings are constructed on plots of land owned by the Government of Ras Al Khaimah. All property, plant and equipment are located in the UAE.
- d) Included within additions is plot of land valued at AED 8,270,000 transferred from investment property upon change in use to owner-occupation (staff accommodation). The amount represents the fair value at the date of transfer, recognised as deemed cost in accordance with IAS 40/IAS 16.
- e) During the year, management reassessed the pattern of consumption of certain spare parts previously classified within property, plant and equipment (refer to note 4.19 – Significant Judgements and estimates). As a result of this reassessment, these items were reclassified to inventory an amount of AED 103.1 million at cost and AED 22.7 million impairment. (Subsequent to the reassessment, which was applied prospectively from 1 October 2025, the reclassification resulted in reduced depreciation of AED 1.8 million and increased maintenance expense of AED 14.8 million, with a net impact on profit or loss of AED 13 million for the period from October 1 to December 31, 2025.
- f) There is a negative pledge over property, plant and equipment against borrowings (note 23).
- g) Assignment of fire insurance policy over moveable property, plant and equipment in relation to banking facilities obtained by the Company (note 23).

15 Investment Property

	2025	2024
	AED	AED
Balance at January 1	7,936,000	7,250,000
Change in fair value (note 12)	-	686,000
Gain on exchange of land (note 12)	334,000	-
Reclassified to property plant & equipment (note 14)	(8,270,000)	-
Balance at December 31	<u>-</u>	<u>7,936,000</u>

Investment property represents plots of land in Ras Al Khaimah.

During the year, the Company exchanged an existing plot of land for another parcel of land. Based on an independent valuation, the transaction resulted in a gain of AED 334,000, which has been recognised in statement profit or loss.

Subsequently, management resolved to utilise the newly acquired land for the construction of staff accommodation. As a result, the property no longer meets the definition of investment property under IAS 40 and has been reclassified to property, plant and equipment (IAS 16) at its fair value on the date of reclassification. Accordingly, the full carrying amount of AED 8,270,000 has been transferred to property, plant and equipment. As a result of the reclassification, the Company held no investment property at December 31, 2025 (2024: AED 7,936,000).

The fair value of the Company's investment property (prior to reclassification) and 2024 has been arrived at on the basis of a valuation carried out at by an independent and competent valuer. The valuation was arrived at by reference to market evidence of transaction prices for similar properties.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

15 Investment Property (continued)

The Company's investment property is classified as Level 3 in the fair value hierarchy and there were no transfers between the Levels 1, 2 and 3 during 2025 and 2024.

The Company has no restrictions on the realisability of its investment property and no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance and enhancements.

Description of valuation techniques used and key inputs to valuation of investment property:

	Valuation techniques	Significant unobservable input	Range (weighted average)	
			2025	2024
Plot of land	Current market rate for comparable properties that have been sold in nearby area	Rate per sq. ft.	AED 55	AED 37

Significant increases/ (decreases) in estimated rate per square feet in isolation would result in a significantly higher (lower) fair value of the investment property.

16 Investment in securities

a) Investments carried at FVTOCI

	2025 AED	2024 AED
Quoted	33,815	1,949,076
Unquoted	12,842,506	12,842,506
Total gross investments at FVTOCI at cost	12,876,321	14,791,582
Less: accumulated fair value reserve, net	(12,827,850)	(12,947,338)
	48,471	1,844,244

The geographical spread of the above investments is as follows:

	2025			2024		
	Concentration percentage on fair value	Cost AED	Fair value AED	Concentration percentage on fair value	Cost AED	Fair value AED
Kuwait	100%	12,876,321	48,471	100%	14,791,582	1,844,244

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

16 Investment in securities (Continued)

a) Investments carried at FVTOCI (continued)

The cumulative change in fair value of investments carried at FVTOCI amounted to negative AED 12.8 million as at December 31, 2025 (2024: negative AED 12.9 million) and is shown under equity. During the year ended December 31, 2025, the Company has transferred AED 92,317 (2024: AED 11,651) from fair value reserve to accumulated losses arising from the disposal of investments carried at FVTOCI. The total proceeds from the disposal of investments carried at FVTOCI amounted to AED 2.1 million (2024: AED 0.21 million) resulting to a gain of AED 0.3 million (2024: loss of AED 0.03 million) which is shown in the statement of comprehensive income.

Equity instruments designated at FVTOCI include investments in equity shares of listed and non-listed companies. The Company holds non-controlling interests in these companies. These investments were irrevocably designated at FVTOCI as the Company considers these investments to be strategic in nature.

b) Investments carried at FVTPL

	2025 AED	2024 AED
Quoted investments at cost	-	7,409,192
Unquoted	8,299,928	8,299,928
Total gross investments at FVTPL at cost	8,299,928	15,709,120
Less: cumulative changes in fair value	(8,299,928)	(2,044,264)
Fair value of investments	-	13,664,856

The geographical spread of the above investments is as follows:

	2025			2024		
	Concentration percentage on fair value	Cost AED	Fair value AED	Concentration percentage on fair value	Cost AED	Fair value AED
UAE	-	-	-	100%	7,409,192	13,664,856
Other GCC countries	-	8,299,928	-	0%	8,299,928	-
	-	8,299,928	-	100%	15,709,120	13,664,856

The total proceeds from the disposal of investments carried at FVTPL amounted to AED 17.2 million (2024: AED 0.36 million) resulting to a gain of AED 3.5 million (2024: gain of AED 0.13 million) which is shown in the statement of profit or loss (note 12).

Movement in investment in securities is as follows:

	2025 AED	2024 AED
Fair value of investments as at the January 1	15,509,100	13,534,923
Additions made during the year	-	251,124
Disposals made during the year at carrying value	(15,487,800)	(471,228)
Unrealized gain on revaluation of investments carried at FVTPL (note 12)	-	2,198,059
Unrealized gain/(loss) on revaluation of investments carried at FVTOCI	27,171	(3,778)
Fair value of investments as at the December 31	48,471	15,509,100

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

17 Inventories

	2025	2024
	AED	AED
Finished goods	2,975,277	9,623,268
Raw materials	2,910,134	8,662,483
Work in progress	39,858,793	34,998,424
Bags, fuel and lubricants	22,844,956	31,024,104
Spare parts*	116,544,020	26,043,373
Consumable items	23,442,919	10,951,860
Tools	441,333	461,903
	<u>209,017,432</u>	<u>121,765,415</u>
Less: provision for slow-moving and obsolete inventories (note (c))	<u>(37,946,439)</u>	<u>(15,154,419)</u>
	<u>171,070,993</u>	<u>106,610,996</u>

* It includes an amount of AED 103.1 million cost reclassified from property, plant and equipment to inventory following management's reassessment of their expected consumption pattern. (note 14(e)).

- a) Assignment of fire insurance policy over inventories in relation to banking facilities obtained by the Company (note 23).
- b) Inventories are pledged against banking facilities obtained by the Company (note 23).
- c) Movement in provision for slow-moving and obsolete inventories during the year is as follows:

	2025	2024
	AED	AED
Balance as at January 1	15,154,419	13,025,555
Reclassification (note 14(e))	22,792,020	-
Provision during the year	-	2,128,864
Balance as at December 31	<u>37,946,439</u>	<u>15,154,419</u>

18 Trade and other receivables

	2025	2024
	AED	AED
Trade receivables	126,307,444	100,590,340
Less: provision for expected credit losses (note 18(a))	<u>(2,817,437)</u>	<u>(2,834,802)</u>
	123,490,007	97,755,538
Prepayments	3,475,793	3,547,780
Advance to suppliers	5,473,191	6,484,440
Other receivables	12,662,307	6,511,067
Receivable from sale of an associate	906,061	1,406,061
	<u>146,007,359</u>	<u>115,704,886</u>
Less: receivable from sale of an associate due after one year	<u>(406,061)</u>	<u>(897,902)</u>
	<u>145,601,298</u>	<u>114,806,984</u>

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

18 Trade and other receivables (continued)

a) Movement in provision for expected credit losses during the year is as follows:

	2025 AED	2024 AED
Balance as at January 1	2,834,802	3,929,024
Reversal for the year (note 6)	<u>(17,365)</u>	<u>(1,094,222)</u>
Balance as at December 31	<u>2,817,437</u>	<u>2,834,802</u>

b) In determining the recoverability of trade receivables, the Company considers any significant change in the credit quality of the trade receivables from the date credit was initially granted up to the reporting date.

c) Analysis of gross trade receivables are set out below:

	2025 AED	2024 AED
Secured against unconditional bank guarantees	31,157,119	29,271,069
Secured against letter of credit	6,594,477	2,169,311
Unsecured	<u>88,555,848</u>	<u>69,149,960</u>
	<u>126,307,444</u>	<u>100,590,340</u>

d) The average credit period on sale of goods is 90 days to 125 days (2024: 150 days to 180 days).

e) Trade receivables amounting to AED 87.6 million (2024: AED 83.4 million) is due from the Company's five largest customers representing 69% (2024: 83%) of the total outstanding balance at December 31, 2025.

f) Ageing analysis of gross trade receivables are as follows:

	Days past due				Total AED
	Not due AED	1 – 90 days AED	91 - 180 days AED	above 180 days AED	
2025					
Expected credit loss rate	-	7%	100%	100%	2%
Estimated total gross carrying amount	117,971,330	5,933,536	674,604	1,727,974	126,307,444
Expected credit loss	-	414,859	674,604	1,727,974	<u>2,817,437</u>
2024					
Expected credit loss rate	0	5%	100%	100%	3%
Estimated total gross carrying amount	84,876,827	13,489,017	328,225	1,896,271	100,590,340
Expected credit loss	610,306	328,225	1,896,271	2,834,802	<u>610,306</u>

g) Assignment of trade receivables in relation to banking facilities obtained by the Company (note 23). Information on the credit risk exposure is disclosed in note 32.

Gulf Cement Company P.S.C

Notes to the financial statements (continued)

For the year ended December 31, 2025

19 Cash and cash equivalents

	2025 AED	2024 AED
Cash on hand	5,327	24,119
Bank balances:		
Current accounts	2,178,535	281,320
Call deposits (note 19 (a))	32,782	41,573
	<u>2,211,317</u>	<u>322,893</u>
	<u>2,216,644</u>	<u>347,012</u>

- a) Call deposits carry interest at commercial rates per annum and are made for a period of less than three months.
- b) Bank balance amounting to AED 0.06 million (2024: AED 0.06 million) is under the legal ownership of the Company but for the beneficial interest of its employees. Therefore, the bank balance is not included in the statement of financial position of the Company,

20 Share capital

	2025 AED	2024 AED
Issued and fully paid:		
410,548,410 (2024: 410,548,410) ordinary shares of AED 1 each	<u>410,548,410</u>	<u>410,548,410</u>

21 Reserves

According to the Company's Articles of Association and the requirements of the U.A.E. Federal Decree Law No. 32 of 2021, 10% of the profit of each year is transferred to the statutory reserve. The transfer to statutory reserve may be suspended when it reaches 50% of the paid-up share capital. Statutory reserve is not available for distribution except as stipulated by the Law.

According to the Company's Articles of Association, 10% of the profit for each year is transferred to the voluntary reserve. The transfer to voluntary reserve may be suspended by the ordinary general assembly at the recommendation of the Board of Directors or when it reaches 20% of the Company's paid-up share capital.

As at December 31, 2022, the statutory reserve exceeded the 50% of the paid-up share capital. In prior years, upon the approval and recommendation by the regulatory authorities in the UAE, the management had decided to maintain the statutory reserve at the same level.

On November 14, 2023, the Company's Board of Directors has resolved to set off the accumulated losses of AED 182,180,729 by utilising an equivalent amount standing to the credit of available reserves, which is approved by the shareholders in the general meeting held on December 20, 2023, and Securities and Commodities Authority (SCA). This resulted in a decrease in the accumulated losses and a corresponding reduction in the statutory and voluntary reserves of the Company.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

22 Employees' end of service benefits

	2025	2024
	AED	AED
Provision as at 1 January	7,877,614	8,344,938
Provided during the year	975,371	777,262
Payments made during the year	(420,751)	(1,244,586)
Provision as at 31 December	<u>8,432,234</u>	<u>7,877,614</u>

23 Bank borrowings

	2025	2024
	AED	AED
Bank overdraft facilities	41,734,347	8,830,331
Short-term loans	33,674,718	28,639,326
Total bank borrowings	<u>75,409,065</u>	<u>37,469,657</u>

- a) The Company's overdraft balances are repayable on demand and short-term loans are repayable within twelve months. The overdraft balances and short-term loan carries interest rates at market rates based on EIBOR and SOFR plus a spread and are secured against promissory note issued by the Company and certain other securities such as assignment of fire insurance policy over inventory (note 17(a)) and movable property, plant and equipment (note 14(g)), assignment of trade receivables (note 18) and pledge over inventories (note 17(b)) and a negative pledge over property, plant and equipment (note 14(f)).
- b) Bank overdrafts are considered a form of financing and hence not included as a component of cash and cash equivalents in the statement of cash flows.
- c) The Company had covenants on EBITDA to debt service ratio, leverage ratio and minimum tangible net worth which had to be complied with as per the underlying facility agreements. These covenants were complied with as at December 31, 2025 and 2024.

24 Trade and other payables

	2025	2024
	AED	AED
Trade payables	195,778,284	255,085,983
Unclaimed dividend	24,753,851	25,385,572
Accrued expenses	24,212,557	9,480,297
Advances from customers	22,069,885	13,377,660
Interest payable	1,235,025	5,461,491
VAT payable	668,056	836,336
Other payables	191,813	525,505
	<u>268,909,471</u>	<u>310,152,844</u>

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

24 Trade and other payables (Continued)

Terms and conditions of the above financial liabilities:

- Trade payables are non-interest bearing and are normally settled on and average of 150 days (2024: 120-day terms).
- Other payables are non-interest bearing and have an average term of six months.

For explanations on the Company's liquidity risk management processes, refer to note 32.

25 Income tax

On December 9, 2022, the UAE Ministry of Finance released Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses (Corporate Tax Law or the Law) to enact a Federal corporate tax (CT) regime in the UAE. The CT regime will become effective for accounting periods beginning on or after 1 June 2023.

Decision No. 116 of 2022 (published in December 2022 and considered to be effective from January 16, 2023) specifies that taxable income not exceeding AED 375,000 would be subject to a 0% UAE CT rate, and taxable income exceeding AED 375,000 would be subject to the 9% UAE CT rate. With the publication of this Decision, the UAE CT Law is considered to have been substantively enacted for the purposes of accounting for Income Taxes.

Subsequently, the UAE CT Law has been supplemented by a number of Decisions of the Cabinet of Ministers of the UAE (Decisions). Such Decisions and other interpretive guidance of the UAE Federal Tax Authority provide important details relating to the interpretation of the UAE CT Law and are required to fully evaluate the impact of the UAE CT Law on the Company. The Company is subject to the provisions of the UAE CT Law for the year ended December 31, 2025.

Reconciliation of tax expense and accounting loss is as follows:

	2025	2024
	AED	AED
Accounting loss before tax	(12,955,383)	(41,451,218)
At United Arab Emirates' statutory corporate tax rate of 9% (2024: nil)		
Adjustments for amounts which are non-deductible / (taxable) in calculating taxable income:		
Non-deductible expenses for tax purposes	423,917	59,497
Exempt income	(994,699)	(616,714)
Gain on disposal of land	1,020,000	(686,000)
Gain/ (loss) on disposal of investments carried at FVTOCI	316,674	(31,238)
Net change in fair value of investments carried at FVTOCI	27,171	(3,778)
Taxable loss	(12,162,320)	(42,729,451)
At the effective income tax rate of 0%	-	-
Deferred tax asset on carry-forward tax losses*	4,962,473	-

* The Company has recognized a deferred tax asset of AED 4,962,473 (2024: AED NIL) relating to carried-forward tax losses. These losses are originated from the current financial year and the preceding period (since the inception of the UAE Corporate Tax Law).

The asset has been calculated at the enacted statutory rate of 9%. Management has performed an assessment of future profitability and concludes it is 'probable' that future taxable profits will be available against which these unused tax losses can be utilized.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

26 Earning per share

Basic earnings per share is calculated by dividing the profit for the year attributable to the shareholders of the Company of loss of AED 7.99 million (2024: loss of AED 41,451,218) divided by the weighted average number of shares outstanding during the year of 410,548,410 shares (2024: 410,548,410 Shares).

The Company has not issued any instruments which would have a dilutive impact on earnings per share (2024: none existed). There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and date of authorization of these financial statements.

27 Related party transaction and balances

Related parties include the Company's major Shareholders, directors and businesses controlled by them and their families over which they exercise significant management influence as well as key management personnel.

During the year, the Company entered into the following significant transactions with related parties:

	2025 AED	2024 AED
Attendance expenses		
Board of Directors and committees' meetings (note 8)	1,486,928	921,971

Compensation of key management personnel

The remuneration of key management during the year was as follows:

	2025 AED	2024 AED
Salaries and other short-term benefits (note below)	4,868,747	4,176,650
Employees' end of service benefits	170,961	236,029
	<u>5,039,708</u>	<u>4,412,679</u>

The amounts disclosed in the table above relating to salaries and other short-term benefits are the amounts recognised as an expense for the year ended December 31, 2025 and 2024 related to key management personnel.

28 Leases

Company as a lessee

- a) The Company has a lease contract for use of plant and machinery for its operations with lease term of four years.
- b) The Company also has certain lease with lease term of 12 months or less. The Company applies the 'short-term lease' recognition exemption for this lease.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

28 Leases (continued)

- c) Set out below is the carrying amount of right-of-use asset recognised and the movements during the year:

	2025 AED	2024 AED
Balance as at January 1	2,300,833	-
Additions during the year	2,107,916	2,510,000
Amortised during the year	(560,553)	(209,167)
Balance as at December 31	<u>3,848,196</u>	<u>2,300,833</u>

- d) Set out below is the carrying amount of lease liability recognised and the movements during the year:

	2025 AED	2024 AED
Balance as at January 1	2,017,393	-
Additions during the year	2,107,916	2,510,000
Accretion of interest during the year (note 13)	134,765	63,393
Payment during the year	(864,991)	(556,000)
Balance as at December 31	<u>3,395,083</u>	<u>2,017,393</u>
Classified as:		
Current liabilities	1,186,834	486,166
Non-current liabilities	2,208,249	1,531,227
	<u>3,395,083</u>	<u>2,017,393</u>

- e) Following are the amounts recognised in the statement of profit or loss for the year ended:

	2025 AED	2024 AED
Amortisation of right-of-use asset (note 11)	560,553	209,167
Interest on lease liability (note 13)	134,765	63,393
Expense relating to short-term lease	1,755,970	1,624,821
	<u>2,451,288</u>	<u>1,897,381</u>

- f) The Company had total cash outflows for its leases of AED 864,991 in 2025 (2024: AED 556,000). The Company also had non-cash additions to right-of-use assets and lease liabilities of AED 2,107,916 in 2025 (2024: 2,510,000).

29 Contingent liabilities and commitments

	2025 AED	2024 AED
Letters of credits	<u>21,380,008</u>	<u>33,629,127</u>
Performance guarantee	<u>36,725</u>	<u>36,725</u>

Gulf Cement Company P.S.C

**Notes to the financial statements (continued)
For the year ended December 31, 2025**

30 Segment Information

The Company is organised into two main business segments:

Manufacturing of all types of cement and investments incorporating investments in marketable equity securities, deposits with banks (excluding current accounts) and investment properties.

There are no transactions between the business segments.

	2025		2024		Total AED	Investments AED	Manufacturing AED	Total AED
	Manufacturing AED	Investments AED	Manufacturing AED	Investments AED				
Segment revenue	551,569,411	-	480,822,562	-	551,569,411	-	480,822,562	480,822,562
Segment result	(12,919,895)	4,926,985	(46,070,843)	4,619,625	(7,992,910)	4,619,625	(41,451,218)	(41,451,218)
Segment assets	855,015,919	81,253	840,631,219	23,486,673	855,097,172	23,486,673	864,117,892	864,117,892
Segment liabilities	356,145,853	-	357,517,508	-	356,145,853	-	357,517,508	357,517,508

Additional information required by IFRS 8 Segment Reporting relating to geographical segments and major customers are disclosed in note 5(a).

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

31 Fair value measurement

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. As such, differences can arise between book values and the fair value estimates. Underlying the definition of fair value is the presumption that the Company is a going concern without any intention or requirement to materially curtail the scale of its operation or to undertake a transaction on adverse terms.

Fair value of financial instruments carried at amortised cost

Management considers that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the financial statements approximate their fair values, mainly due to their short-term maturities.

Valuation techniques and assumptions applied for the purposes of measuring fair value

The fair values of financial assets and financial liabilities are determined using similar valuation techniques and assumptions as used in the financial statements for the year ended December 31, 2024.

Fair value of the Company's financial assets that are measured at fair value on recurring basis

Some of the Company's financial assets are measured at fair value at the end of the reporting year. The following table gives information about how the fair values of these financial assets are determined;

	Fair value		Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable input	Relationship of unobservable inputs to fair value
	2025	2024				
Financial assets	AED	AED				
Quoted equity investments carried at	48,471	1,844,244	Level 1	Quoted bid prices in an active market	None	N/A
FVTOCI						
Quoted equity instruments carried at	-	13,664,856	Level 1	Quoted bid prices in an active market	None	N/A
FVTPL						
	48,471	15,509,100				

Fair value hierarchy

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

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

31 Fair value measurement (continued)

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

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

There were no changes in the Company's valuation processes, valuation techniques, and types of inputs used in the fair value measurements during the year.

2025

	Level 1 AED	Level 2 AED	Level 3 AED	Total AED
Investment property	-	-	-	-
Investments carried at FVTPL	-	-	-	-
Investments carried at FVTOCI:				
- Quoted equities	48,471	-	-	48,471
	<u>48,471</u>	<u>-</u>	<u>-</u>	<u>48,471</u>

2024

	Level 1 AED	Level 2 AED	Level 3 AED	Total AED
Investment property	-	-	7,936,000	7,936,000
Investments carried at FVTPL	13,664,856	-	-	13,664,856
Investments carried at FVTOCI:				
- Quoted equities	1,844,244	-	-	1,844,244
	<u>15,509,100</u>	<u>-</u>	<u>7,936,000</u>	<u>23,445,100</u>

There were no transfers between the levels during the year. There are no financial liabilities which should be measured at fair value and accordingly no disclosure is made in the above table.

32 Financial instrument risk management objectives and policies

The Company's principal financial liabilities compose of bank borrowings, trade and other payables and lease liability. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include trade receivables, bank balances and other receivables that derive directly from its operations. The Company also holds investments in equity instruments which are classified as either FVTPL or FVTOCI.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by an executive committee that advises on financial risks and the appropriate financial risk governance framework for the Company.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

32 Financial instrument risk management objectives and policies (continued)

The executive committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors review and agree 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 comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk. Financial instruments affected by market risk include bank borrowings, trade receivables, bank balances and other receivables and investments in equity instruments.

The sensitivity analysis in the following sections relate to the position as at December 31, 2025 and 2024.

The sensitivity of the relevant statement of profit or loss item or equity is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at December 31, 2025 and 2024.

There has been no change to the Company's exposure to market risks or the manner in which it manages and measures the risk.

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's bank borrowings at floating rates of interest linked to EIBOR and SOFR for its facilities.

The following table demonstrates the sensitivity of the statement of profit or loss to reasonably possible changes in interest rates, with all other variables held constant. The sensitivity of the statement of profit or loss is the effect of the assumed changes in interest rates on the Company's results for the year, based on the variable rate financial liabilities at the reporting date:

	Increase/decrease basis points	Effect on results for the year in AED
2025	+50	(377,045)
	-50	377,045
2024	+50	(187,438)
	-50	187,438

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

32 Financial instrument risk management objectives and policies (continued)

Market risk (continued)

b) Foreign currency risk

Foreign 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 Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue or expense is denominated in a foreign currency).

The Company undertakes certain transactions denominated in foreign currencies. Hence, exposures to exchange rate fluctuations arise.

The carrying amounts of the Company's foreign currency denominated monetary assets and monetary liabilities at the reporting date are as follows:

	Liabilities		Assets	
	2025 AED	2024 AED	2025 AED	2024 AED
US Dollars	133,395,821	193,372,443	-	-
Euro	1,831,220	624,883	-	-
Japanese Yen	13,136	-	-	-
Kuwaiti Dinar	-	1,496,007	48,471	1,891,103
GB pound	14,618	-	-	-
	135,254,795	195,493,333	48,471	1,891,103

The UAE Dirham is currently pegged to the USD, thus the Company is not exposed to the risk on changes in foreign currency relating to its assets and liabilities denominated in USD. 10% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the year end for a 10% change in foreign currency rates against the AED.

The following table shows the sensitivity of the statement of profit or loss to reasonable possible changes in currency rates, with all other parameters being unchanged. The effect of decrease is equal and opposite of those shown below

	Increase/ Decrease in currency rate %	Effect on the results of the year AED
2025	+10%	(181,050)
2024	+10%	(22,979)

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

32 Financial instrument risk management objectives and policies (continued)

Market risk (continued)

c) Price risk

The Company's listed equity securities are susceptible to market price risk arising from uncertainties about future values of the investment securities. The Company manages the price risk through geographical and risk diversification and placing limits on individual and total equity instruments. Reports on the equity portfolio are submitted to the Company's senior management and Board of Directors on a regular basis.

The effect on statement of comprehensive income due to a reasonably possible change in market indices, with all other variables held constant is as follows:

	2025			2024		
	Change in equity price %	Effect on profit or loss AED	Effect on OCI AED	Change in equity price %	Effect on profit or loss AED	Effect on OCI AED
Market indices						
UAE	±10%	-	-	±10%	1,366,486	-
Other GCC countries	±10%	-	4,847	±10%	-	184,424

The Company limits market price risk by monitoring developments in the markets.

Method and assumptions for sensitivity analysis

- The sensitivity analysis has been done based on the exposure to equity price risk as at the reporting date.
- A 10% change in equity prices has been used to give a realistic assessment as a plausible event.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade and other receivables) including short-term deposits with banks.

The Company has adopted a policy of only dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The Company's exposure and the credit ratings of its counterparties are continuously monitored and the aggregate value of transactions concluded is spread amongst approved counterparties. Credit exposure is controlled by counterparty limits that are reviewed and approved by the management annually.

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e., by geographical region, product type, customer type and rating, and coverage by letters of credit or letter of guarantees). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. Generally, trade receivables are written-off if past due for more than one year and are not subject to enforcement activity.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

32 Financial instrument risk management objectives and policies (continued)

Credit risk (continued)

The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets. The letters of credit and letter of guarantees are considered integral part of trade receivables and considered in the calculation of impairment.

Set out below is the information about the credit risk exposure on the Company's trade receivables using a provision matrix:

	Gross value	2025	Expected credit losses
		Provision for expected credit losses	
	AED	AED	(ECL)
Secured trade receivables	37,751,596	57,000	0.15%
Unsecured trade receivables	88,555,848	2,760,437	3.12%
	<u>126,307,444</u>	<u>2,817,437</u>	

	Gross value	2024	Expected credit losses
		Provision for expected credit losses	
	AED	AED	(ECL)
Secured trade receivables	31,440,380	47,095	0.15%
Unsecured trade receivables	69,149,960	2,787,707	4.03%
	<u>100,590,340</u>	<u>2,834,802</u>	

Credit risk with respect to concentration of trade receivables by geographical area is as follows:

	2025	2024
	AED	AED
In UAE	125,181,706	99,509,901
In other GCC countries	1,125,738	1,080,439
	<u>126,307,444</u>	<u>100,590,340</u>

Credit risk on bank balances is assessed to be minimal as these balances are callable on demand and held with reputable financial institutions in the UAE and Kuwait. Accordingly, the ECL as at the reporting date against bank balances is minimal. Credit risk on other financial assets is assessed to be minimal based on historical default and the fact that they are held with counterparties with creditworthiness evaluated to be good by the Company's internal process.

The maximum exposure to credit risk for financial assets at the reporting date is limited to the carrying value.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

32 Financial instrument risk management objectives and policies (continued)

Liquidity risk

Liquidity risk is the risk that an entity will be unable to meet its net funding requirements. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities.

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which has framed an appropriate liquidity risk management framework for the management of the Company's short, medium and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves and by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The table below summarises the maturity profile of the Company's financial liabilities. The contractual maturities of the financial liabilities have been determined on the basis of the remaining year at the reporting date to the contractual maturity date. The maturity profile is monitored by management to ensure that adequate liquidity is maintained. The maturity profile of the liabilities at the reporting date based on contractual repayment arrangements was as follows:

	Less than 1 month AED	2 to 12 months AED	1 to 5 years AED	Total AED
2025				
Trade and other payables	56,596,467	190,243,119	-	246,839,586
Bank borrowings	5,567,303	71,726,989	-	77,294,292
Lease liability	54,000	1,353,999	2,346,665	3,754,664
	<u>62,217,770</u>	<u>263,324,107</u>	<u>2,346,665</u>	<u>327,888,542</u>
	Less than 1 month AED	2 to 12 months AED	1 to 5 years AED	Total AED
2024				
Trade and other payables	85,727,625	210,218,896	-	295,946,521
Bank borrowings	14,531,884	23,620,269	-	38,152,153
Lease liability	54,000	594,000	1,728,000	2,376,000
	<u>100,313,509</u>	<u>234,433,165</u>	<u>1,728,000</u>	<u>336,474,674</u>

Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. The Company monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as bank borrowings less bank balances and cash. Total capital is calculated as 'equity' as shown in the statement of financial position.

Gulf Cement Company P.S.C

Notes to the financial statements (continued) For the year ended December 31, 2025

32 Financial instrument risk management objectives and policies (continued)

Capital risk management (continued)

The gearing ratio at the yearend was as follows:

	2025	2024
	AED	AED
Bank borrowings	75,409,065	37,469,057
Less: bank balances and cash	(2,216,644)	(347,012)
Net debt	73,192,421	37,122,045
Total equity	498,951,319	506,600,384
Net debt to equity ratio (times)	0.15	0.07

In order to achieve this overall objective, the Company's capital management, among other things, aims to ensure that it meets financial covenants attached to the banks borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call borrowings.

No changes were made in the objectives, policies or processes for managing capital during the years ended December 31, 2025 and 2024.

Changes in liabilities arising from financing activities

2025	January 1	Cash inflows	Cash Outflows	Others	December 31
	AED	AED	AED	AED	AED
Bank borrowings	37,469,657	221,409,949	(183,470,541)	-	75,409,065
Unclaimed dividend	25,385,572	-	(631,721)	-	24,753,851
Lease liability	2,017,393	-	(864,991)	2,242,681	3,395,083
	64,872,622	221,409,949	(184,967,253)	2,242,681	103,557,999
2024	January 1	Cash inflows	Cash Outflows	Others	December 31
	AED	AED	AED	AED	AED
Bank borrowings	56,267,388	142,896,250	(161,693,981)	-	37,469,657
Unclaimed dividend	25,961,250	-	(575,678)	-	25,385,572
Lease liability	-	-	(556,000)	2,573,393	2,017,393
	82,228,638	142,896,250	(162,825,659)	2,573,393	64,872,622

The 'Others' column includes the new leases and the effect of interest on lease liability. The Company classifies interest paid as cash flows from operating activities.

33 Comparative information

Certain corresponding figures for previous year have been reclassified in order to conform to the presentation for the current year. Such reclassifications do not affect previously reported profit or shareholder's equity.

These changes have been made to improve the quality of information presented.