

التاريخ: 2023/07/27
إشارة: أ.أ. 23 /07/280

M/s: Disclosure department – CMA

M/s: Bursa Kuwait

Peace, mercy, and blessings of Allah be upon you,

المحترمين

المحترمين

السادة/ إدارة الإفصاح – هيئة أسواق المال

السادة/ شركة بورصة الكويت

السلام عليكم ورحمة الله وبركاته،

Subject: Supplementary disclosure

الموضوع: إفصاح مكمل

With reference to the above subject and our previous disclosure dated 24/07/2023 - Ref: A.A/276/07/23 and the regulatory term of disclosure processes as per chapter four of book ten "disclosure and transparency" of the Executive bylaw of law No. 07 of 2010 regarding the establishment of Capital market authority and dealing in securities and their amendments, and Kuwait Stock Exchange rules and regulations.

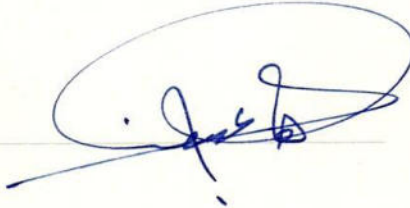
attached supplementary disclosure form regarding holding of the Analysts Conference for the second quarter ended June 30, 2023, at 1:00 p.m. on Thursday 27/07/2023, and conference presentation.

Yours sincerely,

Hala Abdulrahman Al Dhowaihi

Assistant CEO

Compliance & AML



هالة عبدالرحمن الضويحي

مساعد الرئيس التنفيذي

للمطابقة والالتزام ومكافحة غسل الأموال

Attachments:

- Supplementary disclosure form.
- Analyst Conference Presentation for the Second Quarter June 30, 2023.

المرفقات:

- نموذج الإفصاح المكمل.
- العرض التقديمي لمؤتمر المحللين للربع الثاني 30 يونيو 2023.

شركة أعيان للإجارة والاستثمار (ش.م.ك.ع.)

A'AYAN LEASING & INVESTMENT CO.

(12)

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Supplementary disclosure Form		نموذج الإفصاح المكمل	
Date	2023/07/27	التاريخ	
Listed Company Name:	اسم الشركة المدرجة:		
Aayan leasing and investment company K.S.C. P	شركة أعيان للإجارة والاستثمار ش.م.ك. ع		
Disclosure Title:	عنوان الإفصاح:		
Supplementary disclosure of Aayan Leasing and Investment Company regarding holding of the Analysts Conference for the second quarter ended June 30, 2023, at 1:00 p.m. on Thursday 27/07/2023.	إفصاح مكمل من شركة أعيان للإجارة والاستثمار بشأن انعقاد مؤتمر المحللين للربع الثاني المنتهي في 30 يونيو 2023 في تمام الساعة 1:00 ظهر يوم الخميس الموافق 27/07/2023.		
Date of previous disclosure	2023/07/24	تاريخ الإفصاح السابق	
Developments that occurred to the disclosure:	التطور الحاصل على الإفصاح:		
<p>We would like to inform that Aayan Leasing and Investment Company has held the Analysts Conference for the second quarter ended June 30, 2023, via live broadcast at 1:00 p.m. on Thursday 27/07/2023.</p> <p>There was No material information has been circulated during the conference, we also attached the Analysts Conference presentation for the second quarter June 30, 2023.</p> <p>Aayan shall disclose minutes of the Conference within 3 working days.</p>	<p>نود الإفادة بقيام شركة أعيان للإجارة والاستثمار بعقد مؤتمر المحللين للربع الثاني المنتهي في 30 يونيو 2023 عن طريق البث المباشر عبر شبكة الانترنت وذلك في تمام الساعة 1:00 ظهر يوم الخميس الموافق 27/07/2023.</p> <p>هذا ولم يتم تداول أية معلومات جوهرية خلال المؤتمر، كما نرفق لكم العرض التقديمي الخاص بمؤتمر المحللين للربع الثاني 30 يونيو 2023.</p> <p>وسوف تقوم شركة أعيان بالإفصاح عن محضر المؤتمر خلال 3 أيام عمل من تاريخ المؤتمر.</p>		
Occurring development financial effect:	الأثر المالي للتطور الحاصل (إن وجد):		
There is no financial impact on Aayan leasing and investment company group's financial position.	لا يوجد أثر مالي على المركز المالي لمجموعة شركة أعيان للإجارة والاستثمار.		



شركة أعيان للإجارة والاستثمار ش.م.ك.ع.
A'AYAN LEASING & INVESTMENT CO. K.S.C.P.

Analyst Conference Presentation

Q2 2023 – 27th July 2023

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Board of Directors



**Mansour Hamad
Almubarak**
Chairman



**Fahad Ali
Alghanim**
Vice Chairman



**Abdulaziz Nasser
Almarzouq**
Board Member



**Nasser Ibrahim
Bouresly**
Board Member



**Talal Reda
Behbehani**
Independent Board Member



**Muhannad
Mohammed Alsanea**
Independent Board Member



**Dr. Yaqoub Ahmed
Baqer Alabdullah**
Independent Board Member

Executive Management



Abdullah M. Alshatti, CFA
CEO



Saleh A. Alsarawi
Assistant CEO
Real Estate



Abdullah K. Abuhadedah, CFA
Assistant CEO
Investment & CF



Abdulwahab M. Alfares
Assistant CEO
Business Development



Faisal J. Alomar
Assistant CEO
HR & Admin. Affairs



Seyed Abu Thahir
Assistant CEO
Finance & Financial
Planning



Hala A. Aldhowaihi
Assistant CEO
Compliance &
AML/CFT

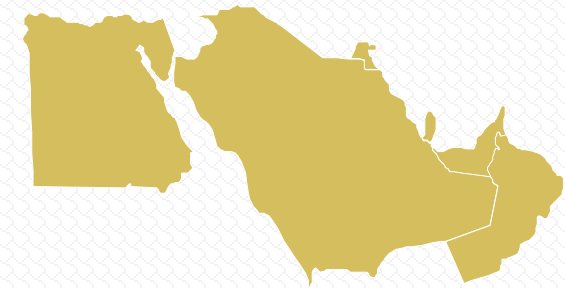


Wael Alqatami
Senior Vice President
Operations

Company Overview

- Aayan Leasing and Investment Company (“**Aayan**”) was established in 1998. The company was listed in Boursa Kuwait in 2002. Aayan’s main sectors includes leasing, investment and real estate.
- Aayan is one of the leading operating lease companies in Kuwait, which has been outperforming with its exceptional achievements.
- After Aayan’s final debt settlement with its creditors, Aayan has focused on re-strengthening its direct investments sector by expanding into various opportunities to enhance its shareholders’ value.
- Real estate sector with its excellent return, adds value constantly and improves Aayan’s profitability.

Current Presence



Subsidiaries	Aayan Leasing Holding Company 100%	East Gate Real Estate Company 100%	Jahra Mall - JV 77%	Mubarrad Holding Company 41%
	Oman Integral Logistics Company 50%	Tawazun Holding Company 44%	Light Fields 30%	A'ayan Real Estate Company 10%

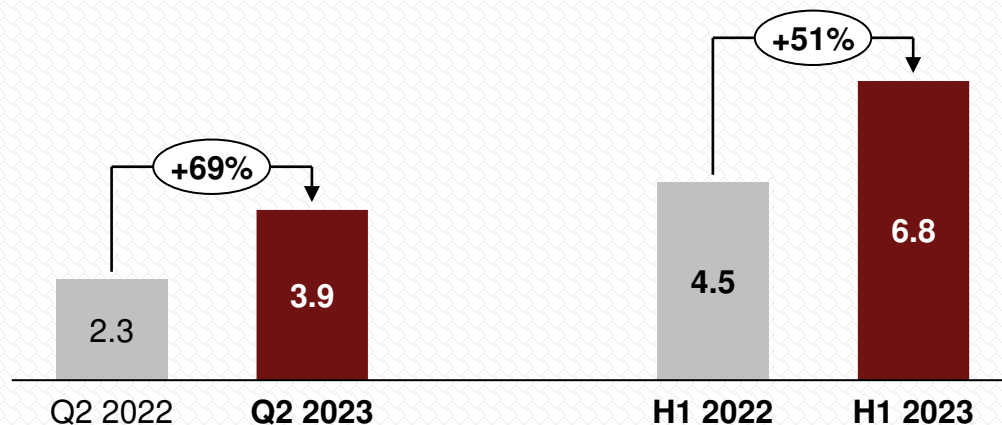
Aayan's Recent Developments

- Aayan's H1-2023 results is a clear indication of its successful implementation of approved strategy, of re-building its direct investments sector and expansion in operating lease fleet
- During H1-2023, Aayan has distributed 7.5 Fils per share (~ KD 5 million) as cash dividends for the year 2022, as approved in AGM of Aayan shareholders
- Aayan has been continuously exploring and evaluating various opportunities across different industries to re-build and further strengthen its investment and real estate portfolio
- In addition, we have only utilized half of the financing facility of KD 20 million that has been granted to our fully-owned subsidiary. Still, KD 10 million to be utilized

Key Financial Metrics (KD Thousand)	H1 2022	H1 2023	Change (%)
Income Statement			
Total income	9,452	13,230	40%
Profit attributable to Aayan's Equity holders	4,509	6,827	51%
EPS (Fils)	6.42	10.28	60%
Financial Position			
Total assets	139,526	150,896	8%
Total liabilities	39,752	46,715	18%
Equity attributable to Aayan's Equity holders	87,416	92,523	6%

Snapshot – Results & Income

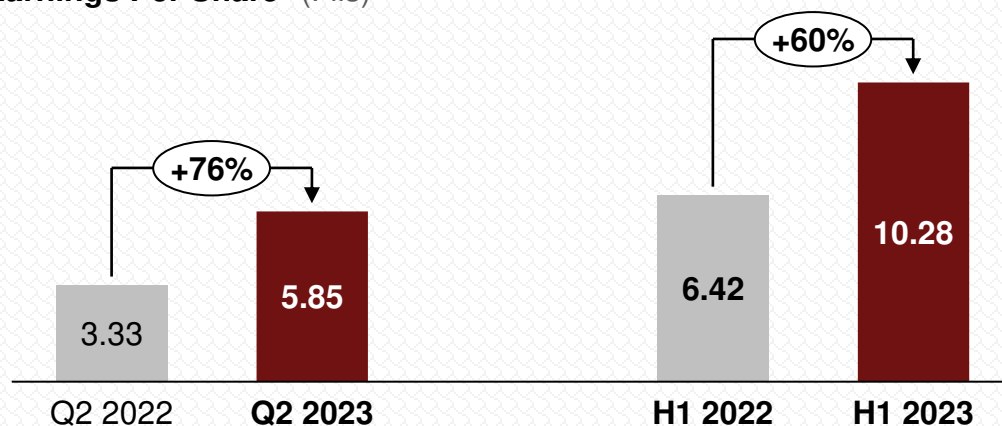
Net Profit* (KD million)



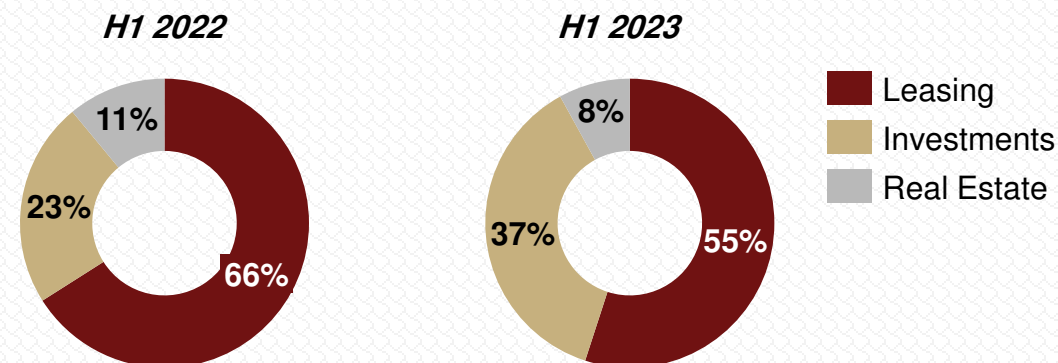
Total Income by Segment (KD million)

	H1 2022	H1 2023	Δ (%)
Leasing	6,268	7,282	16%
Investment	2,152	4,858	126%
Real estate	1,032	1,090	6%
Total	9,452	13,230	40%

Earnings Per Share* (Fils)



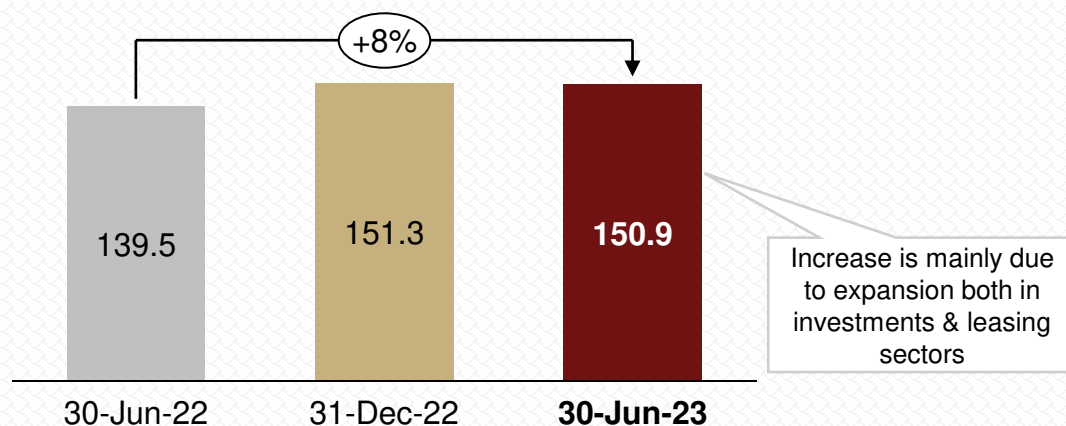
Total Income Contribution by Segment (%)



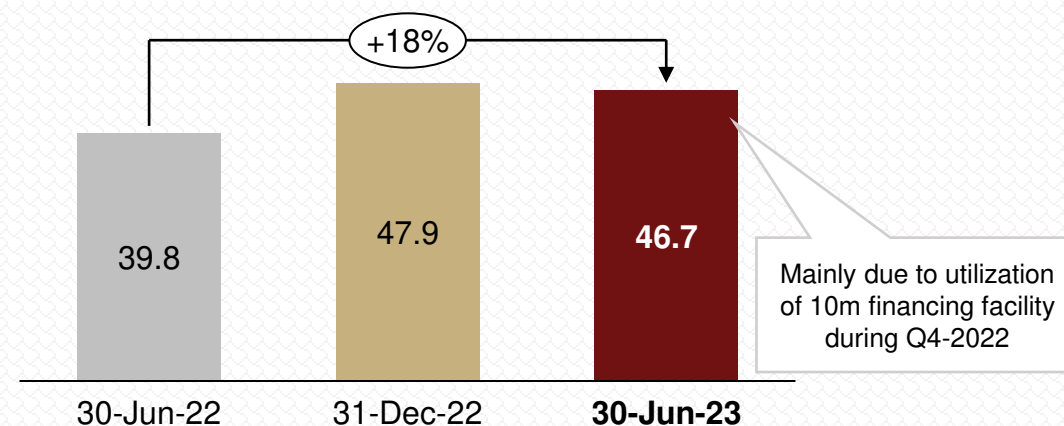
* Attributable to Equity shareholders of Aayan

Snapshot – Financial Position

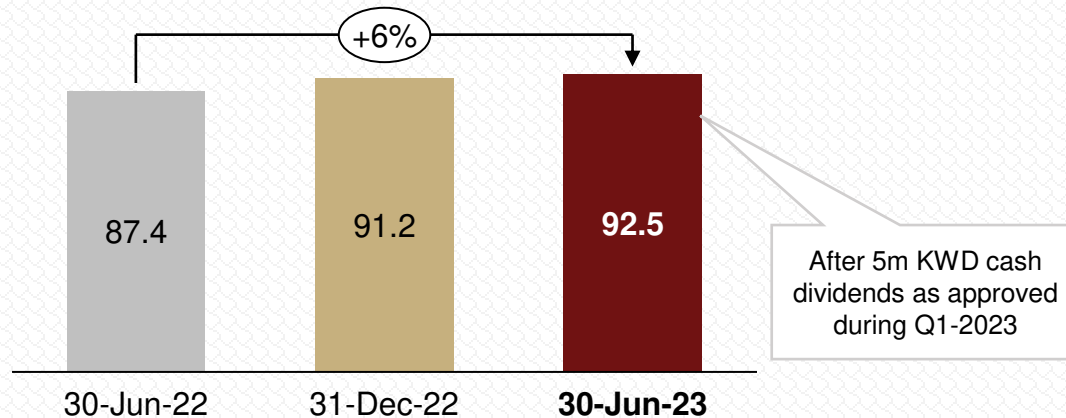
Total Assets (KD million)



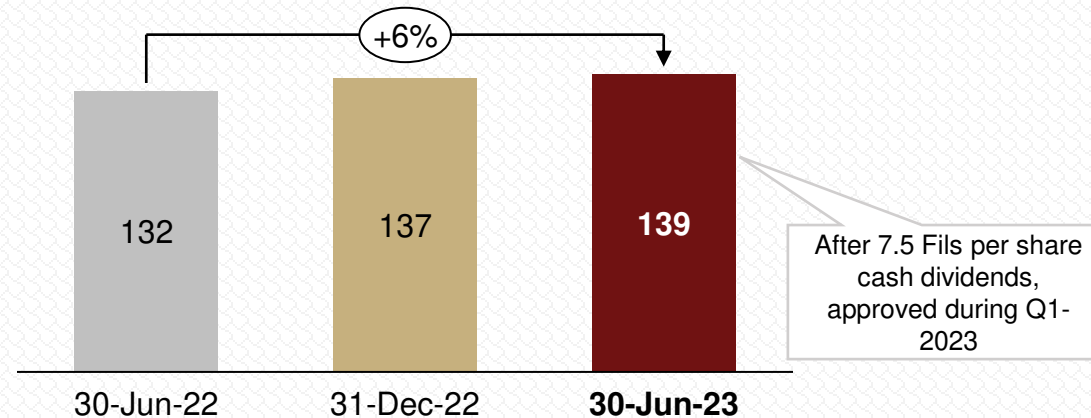
Total Liabilities (KD million)



Equity attributable to Equity holders of Aayan (KD million)*



Book Value Per Share (Fils)*



* 30-Jun-2022 is after 5m KWD capital reduction & 30-Jun-2023 is after 5m KWD cash dividends

Consolidated Income Statement

(KD thousand)	Q2 2022	Q2 2023	Δ (%)	H1 2022	H1 2023	Δ (%)
Net leasing income	3,133	3,523	12%	6,087	7,243	19%
Net real estate income	954	949	(1%)	1,840	1,904	3%
Net income from investments & saving deposits	130	1,321	916%	345	2,083	504%
Share of results of associates	210	1,000	376%	315	1,807	474%
Advisory fees	66	62	(6%)	122	125	2%
Islamic financing income	2	3	50%	6	6	-
Other income	208	31	(85%)	737	62	(92%)
Total income	4,703	6,889	46%	9,452	13,230	40%
Total expenses	2,067	2,596	26%	4,095	5,589	36%
Taxation	115	205	78%	239	368	54%
Total profit for the period	2,521	4,088	62%	5,118	7,273	42%
Profit attributable to Aayan's equity holders	2,295	3,883	69%	4,509	6,827	51%
Profit attributable to non-controlling interest	226	205	(9%)	609	446	(27%)
EPS (Fils)	3.33	5.85	76%	6.42	10.28	60%

Overall results for H1-2023 is mainly due to :

- Increase in net leasing income is as a result of the expansion in operating lease fleet
- Increase in net income from investments & savings deposits arises mainly from both dividend income and changes in fair valuation of various financial assets at FVTPL, which has been invested during the previous year
- Share of results of associates is due to the performance of various associate companies during H1-2013, further to Aayan's additional stake acquisition in one of the associate companies during the previous year.

Consolidated Financial Position

(KD thousand)	30 Jun '22	31 Dec'22	30 Jun '23	Jun-23 Vs Jun-22	Δ (%)
Cash & cash equivalents	19,489	17,014	16,486	(3,003)	(15%)
Financial assets at FVPL	7,939	9,695	11,489	3,550	45%
Investment in associates	11,321	20,092	19,870	8,549	76%
Investment properties	31,394	31,216	30,635	(759)	(2%)
Property and equipment	57,473	61,307	62,784	5,311	9%
Leasehold property	839	501	169	(670)	(80%)
Other assets	10,980	11,431	9,372	(1,608)	(15%)
Goodwill	91	91	91	0	0%
Total Assets	139,526	151,347	150,896	11,370	8%
Total Liabilities	39,753	47,872	46,715	6,962	18%
Equity attributable to Aayan's Equity holders	87,416	91,224	92,523	5,107	6%
Non-Controlling Interests	12,357	12,251	11,658	(699)	(6%)
Total Equity	99,773	103,475	104,181	4,408	4%

ASSETS

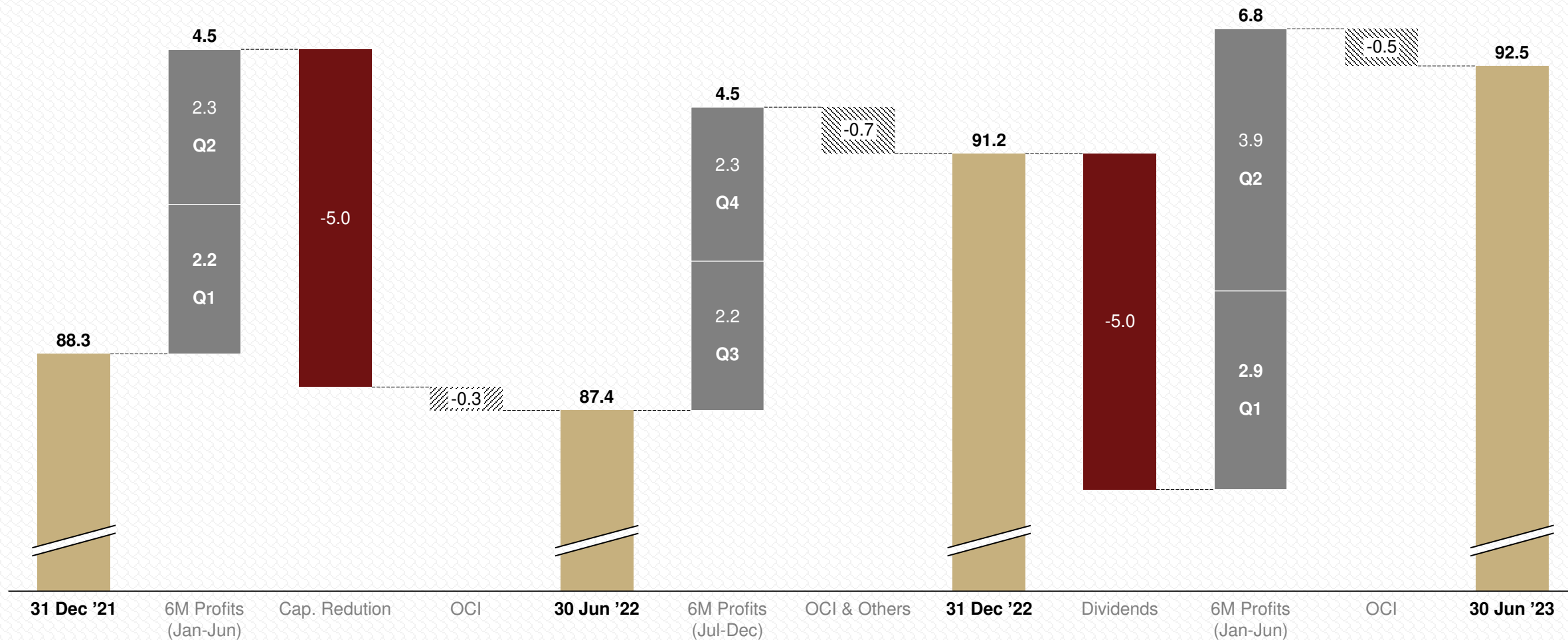
- Increase in financial assets at FVTPL is mainly due to purchase of investments during the previous year, in addition to its changes in fair valuation until year-to-date.
- Increase in associates is mainly comprise of :
 - acquisition of new strategic investment & additional stake in an existing associate company
 - share of results of associate
 - distributions from various associate companies by way of dividends and capital reduction
- Increase in property and equipment represents expansion in operating lease fleet since 2022.

LIABILITIES

- Utilized 10 million financing facility during Q4-2022

Equity attributable to Aayan's shareholders

Net Movement (KD million)



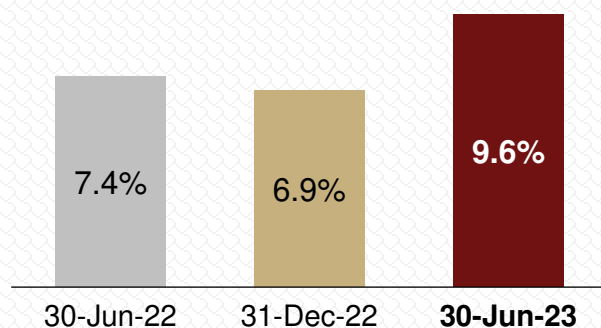
Consolidated cash flows statement

(KD thousand)	Six Months ended 30 June	
	H1 2022	H1 2023
Net cash from operating activities	95	3,305
Net cash (used in) from investing activities	(5,053)	3,142
Net cash used in financing activities	(6,495)	(6,984)
Net (decrease) increase in cash and cash equivalents	(11,453)	(537)
Cash and cash equivalents as at 1 January	30,889	16,998
Cash and cash equivalents as at 30 June	19,436	16,461

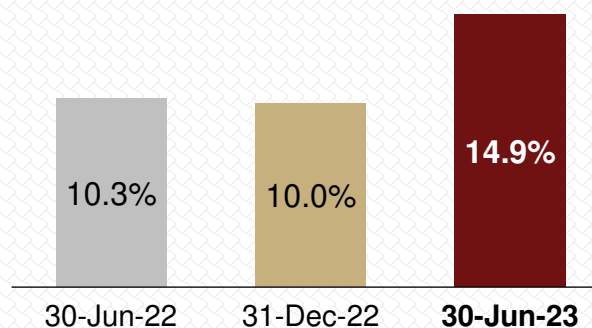
- Net cash from operating activities increased mainly due to the improvement in the company's various operations.
- Net cash from investing activities mainly due to receiving dividends from various associates and financial assets at FVTPL, in addition to capital reduction proceed received from an associate.
- Net cash used in financing activities mainly includes dividend payments by Aayan and its subsidiaries companies to its shareholders during H1-2023, further to payment of financing cost, lease liabilities, Islamic financing payable.
- Reduction in cash balance is mainly due to the following:
 - Investments in various financial assets at FVPL and associates
 - Expansion in operating lease fleet size
 - Cash dividend of ~KD 5 million during Q2-2023, as approved in AGM of Aayan shareholders

Key Financial Ratios

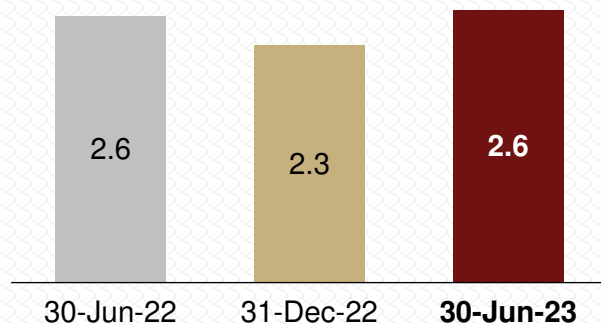
Return on Average Assets (ROAA)* (%)



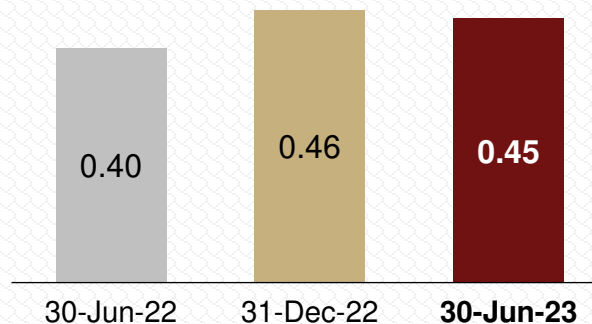
Return on Average Equity attributable to Aayan's Equity holders (ROAE)* (%)



Current Ratio (CR)



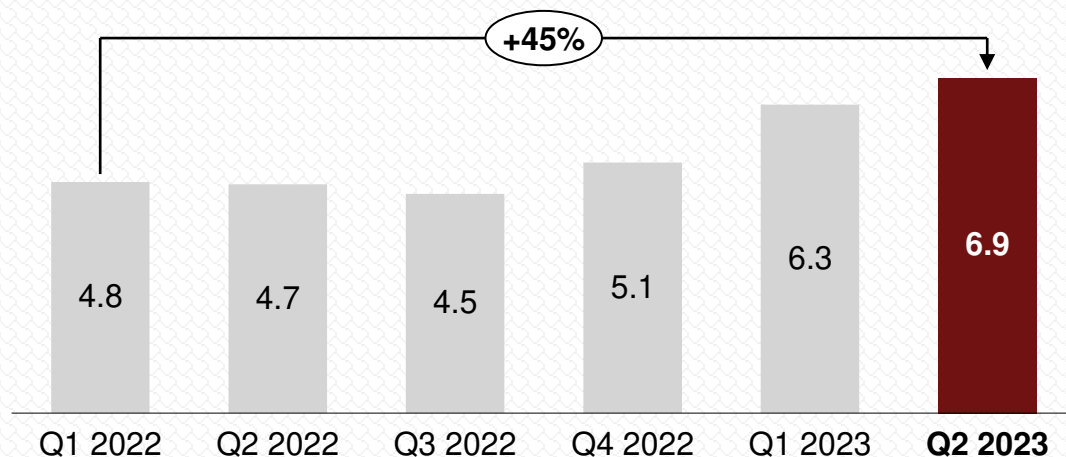
Debt to Equity (D/E)



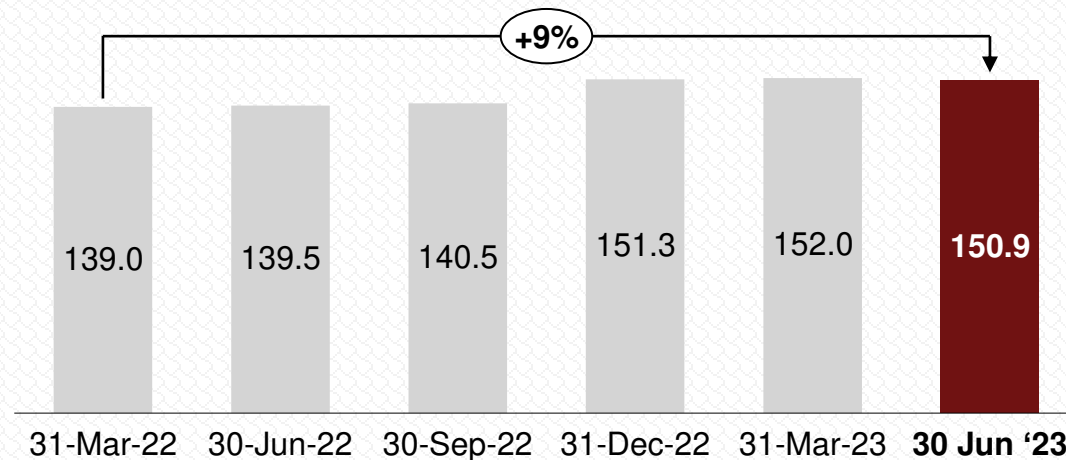
- ROAA – Increased income from leasing and direct investments resulted in increase of ROAA during H1-2023.
- ROAE – Increased results for H1-2023 together with the reduction in equity due to cash dividend recorded during Q1-2023, which improved ROAE during H1-2023
- CR – Despite investing in various strategic & non-current assets, which reduced the current assets, CR still remain consistently healthy
- D/E ratio – Increase is due to utilization of 10 million KD facility during end of year 2022

Quarterly Trend

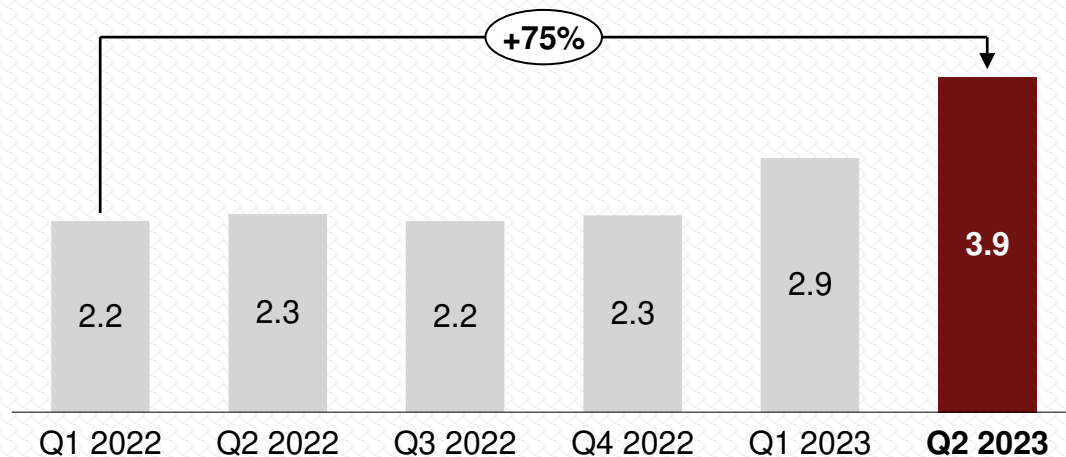
Total Income (KD million)



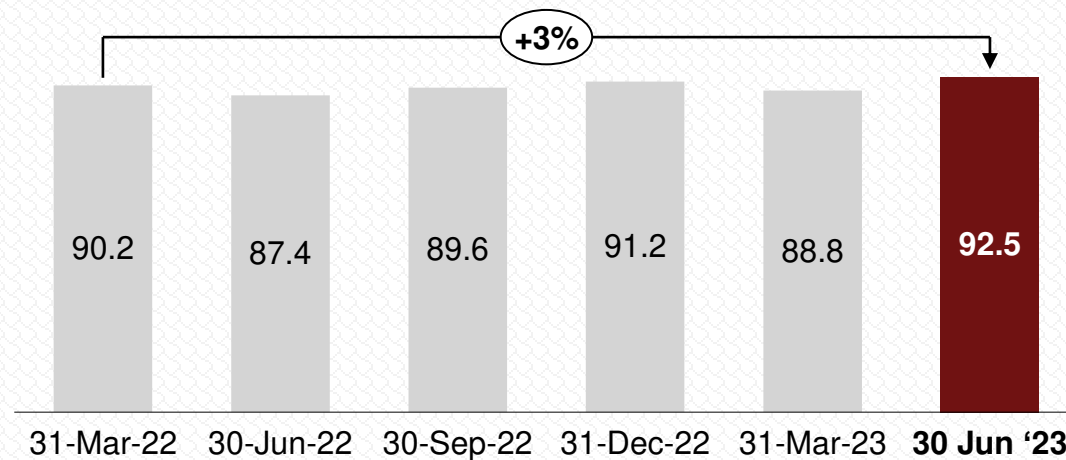
Total Assets (KD million)



Profit attributable to Equity holders of Aayan (KD million)



Equity attributable to Equity holders of Aayan (KD million)



Q&A Session

Thank You



شركة أعيان للإجارة والاستثمار
A'AYAN LEASING & INVESTMENT CO. S.C.P.

For Investor Relations

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