

التاريخ: 2024/08/01
إشارة: أ.أ. 2024/08/286

M/s: Disclosure department – CMA

M/s: Boursa Kuwait

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

المحترمين السادة/ إدارة الإفصاح – هيئة أسواق المال

المحترمين السادة/ شركة بورصة الكويت

السلام عليكم ورحمة الله وبركاته،

Subject: Supplementary disclosure

الموضوع: إفصاح مُكمل

With reference to the above subject and our previous disclosure dated 28/07/2024- Ref: A.A/280/07/24 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, 2024, at 01:00 PM on Thursday 01/08/2024, and conference presentation.

Yours sincerely,

Abdullah Mohammad Al-Shatti
Chief Executive Officer

وتفضلوا بقبول فائق الاحترام والتقدير،

عبدالله محمد الشطي
الرئيس التنفيذي

Attachments:

- Supplementary disclosure form.
- Analysts Conference Presentation for the second Quarter June 30, 2024.

شركة أعيان للإجارة والاستثمار (ش.م.ك.ع.)
A'AYAN LEASING & INVESTMENT CO.

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المرفقات:

- نموذج الإفصاح المكمل.
- العرض التقديمي لمؤتمر المحللين للربع الثاني 30 يونيو 2024.

Supplementary disclosure Form		نموذج الإفصاح المكمل	
Date	2024/08/01	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 Tittle:	عنوان الإفصاح:		
Supplementary disclosure regarding holding of the Analysts Conference for the second quarter ended June 30, 2024.	إفصاح مُكمل بشأن انعقاد مؤتمر المحللين للربع الثاني المنتهي في 30 يونيو 2024 .		
Date of previous disclosure	2024/07/28	تاريخ الإفصاح السابق	
Developments that occurred to the disclosure:	التطور الحاصل على الإفصاح:		
We would like to inform that Aayan Leasing and Investment Company has held the Analysts Conference for the second quarter ended June 30, 2024, via live broadcast at 01:00 PM on Thursday 01/08/2024.	نود الإفادة بقيام شركة أعيان للإجارة والاستثمار بعقد مؤتمر المحللين للربع الثاني المنتهي في 30 يونيو 2024 عن طريق البث المباشر عبر شبكة الانترنت وذلك في تمام الساعة 01:00 من ظهر يوم الخميس الموافق 2024/08/01.		
There was No material information has been circulated during the conference, we also attached the Analysts Conference presentation for the second quarter June 30, 2024.	هذا ولم يتم تداول أية معلومات جوهرية خلال المؤتمر، كما نرفق لكم العرض التقديمي الخاص بمؤتمر المحللين للربع الثاني 30 يونيو 2024.		
Aayan shall disclose minutes of the Conference within 3 working days from the date of holding.	هذا وستقوم شركة أعيان بالإفصاح عن محضر المؤتمر خلال 3 أيام عمل من تاريخ الانعقاد.		
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.

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أعيان^s

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

Analyst Conference Presentation

H1 2024 – 1st August 2024

Contents

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Certain portions of this document may contain "forward-looking statements", which are based on current expectations and reasonable assumptions, we can however give no assurance they will be achieved. The information contained in this presentation is subject to change and we disclaim any obligation to update you of any such changes, particularly those pertaining to the forward-looking statements. Furthermore, it should be noted that there are a myriad potential risks, uncertainties and unforeseen factors that could cause the actual results to differ materially from the forward-looking statements made herein.

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Board of Directors



**Mansour Hamad
Almubarak**
Chairman



**Fahad Ali
Alghanim**
Vice Chairman



**Abdulaziz Nasser
Almarzouq**
Board Member



**Nasser Ibrahim
Boursly**
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
Chief of Compliance

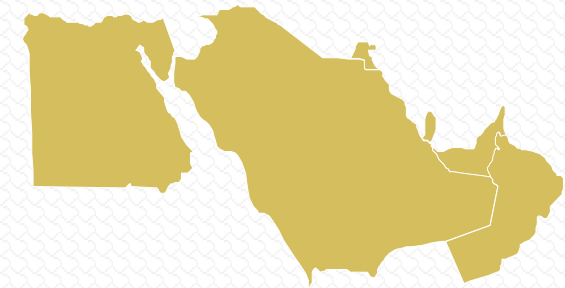


Wael Alqatami
Senior Vice President
Operations

Company Overview

- A'ayan Leasing and Investment Company (“**A'ayan**”) was established in 1998. The company was listed in Boursa Kuwait in 2002. A'ayan's main sectors includes leasing, investment and real estate.
- A'ayan is one of the leading operating lease companies in Kuwait, which has been outperforming with its exceptional achievements.
- After A'ayan's final debt settlement with its creditors, A'ayan 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 A'ayan's profitability.

Current Presence



Category	Company Name	Ownership Percentage
Subsidiaries	A'ayan Leasing Holding Company	100%
	East Gate Real Estate Company	100%
	Jahra Mall - JV	77.1%
	Mubarrad Holding Company	41.7%
Associates	Oman Integral Logistics Company	50%
	Tawazun Holding Company	45.5%
	Light Fields	30%
	A'ayan Real Estate Company	9.1%

A'ayan's Recent Developments

- A'ayan's results for the six months ending 30th June 2024 has further enhanced A'ayan shareholders' equity value, despite decline in the Kuwait equity market performance during the period
- During 2nd quarter 2024, Aayan Group received approval to extend leasehold rights in a real estate project in Jahra Area, which will further enhance the operational results during the extended lease period
- During the period, Aayan Group has paid its 1st instalment of KD 1 million out of its utilized KD 10 million facility. Still, KD 10 million facility is yet to be utilized by the Group
- For the 2nd consecutive year, A'ayan distributed the approved cash dividend of 7.5 Fils per share (~ KD 5 million) for the year 2023
- A'ayan has been continuously exploring and evaluating various opportunities across different sectors to re-build and further strengthen its investment and real estate portfolio

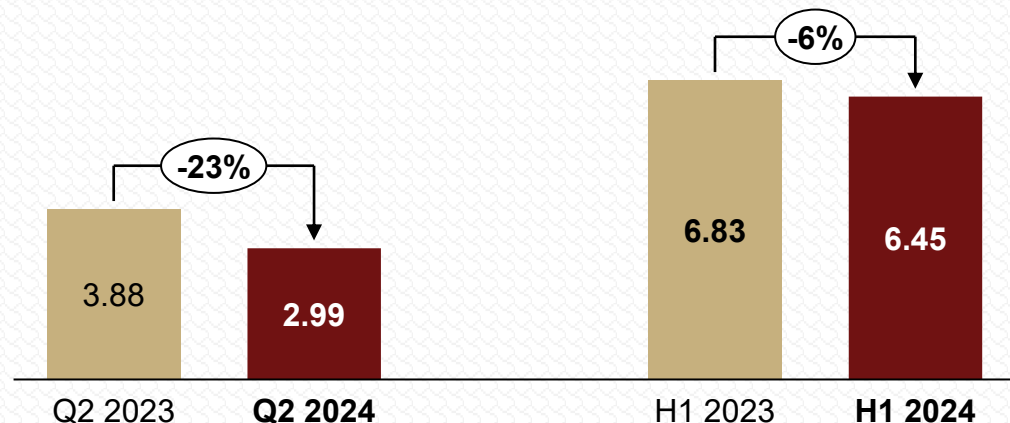
Key Financial Metrics (KD'000)

Income Statement	H1 2023	H1 2024	Δ (%)
Total income	13,230	11,766	-11%
Net Profit*	6,827	6,450	-6%
EPS* (Fils)	10.28	9.71	-6%
Financial Position	30 Jun'23	30 Jun'24	Δ (%)
Total assets	150,896	163,392	8%
Total liabilities	46,715	53,123	14%
Equity*	92,523	98,904	7%

* Attributable to Equity shareholders of A'ayan

Snapshot – Results & Income

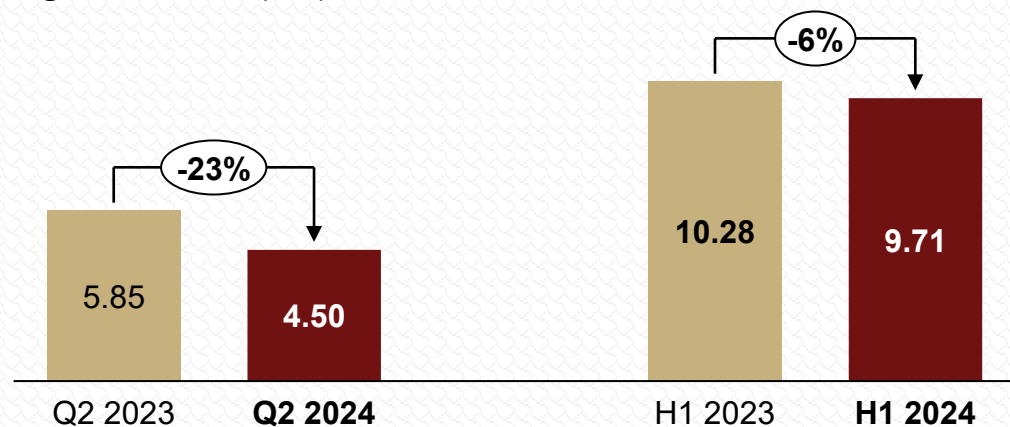
Net Profit* (KD million)



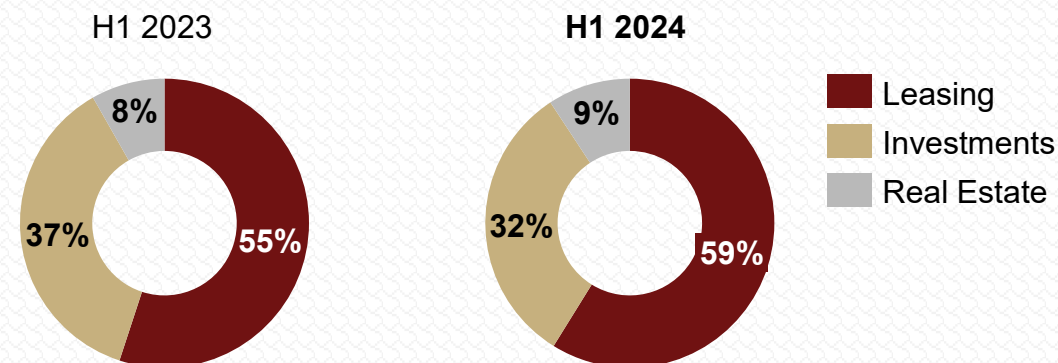
Total Income by Segment (KD'000)

	H1 2023	H1 2024	Δ (%)
Leasing	7,282	6,923	-5%
Investment	4,858	3,753	-23%
Real estate	1,090	1,090	0%
Total	13,230	11,766	-11%

Earnings Per Share* (Fils)



Total Income Contribution by Segment (%)



* Attributable to Equity shareholders of A'ayan

Consolidated Income Statement

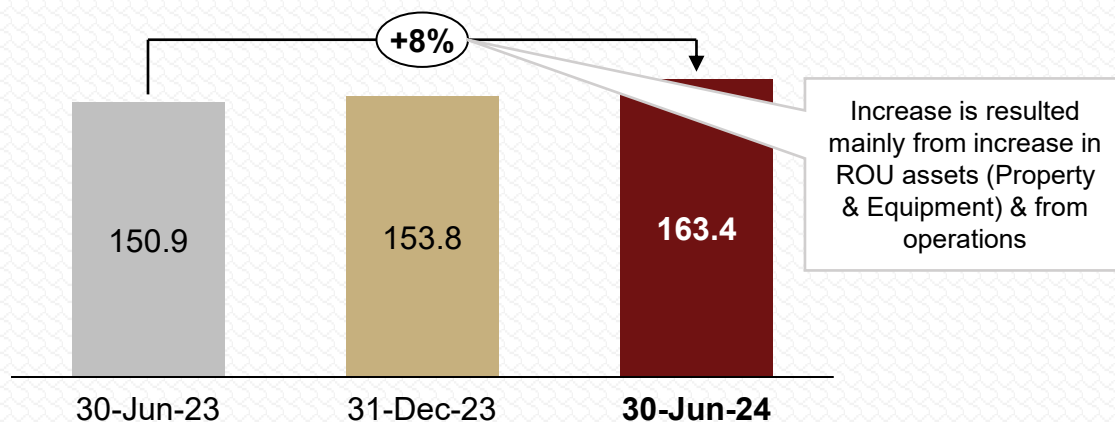
(KD thousand)	Q2 2023	Q2 2024	Δ (%)	H1 2023	H1 2024	Δ (%)
Net leasing income	3,522	3,390	-4%	7,242	6,789	-6%
Net real estate income	949	1,067	12%	1,904	2,087	10%
Net income from investments & saving deposits	1,321	-519	-139%	2,083	1,464	-30%
Share of results of associates	1,000	790	-21%	1,807	1,228	-32%
Advisory fees	62	59	-5%	125	115	-8%
Islamic financing income	3	7	133%	6	13	117%
Other income	32	57	78%	63	70	11%
Total income	6,889	4,851	-30%	13,230	11,766	-11%
Total expenses	2,596	1,448	-44%	5,589	4,396	-21%
Taxation	204	159	-22%	368	401	9%
Total profit for the period	4,089	3,244	-21%	7,273	6,969	-4%
Profit attributable to Aayan's equity holders	3,884	2,989	-23%	6,827	6,450	-6%
Profit attributable to non-controlling interest	205	255	24%	446	519	16%
EPS (Fils)	5.85	4.50	-23%	10.28	9.71	-6%

Variance - H1 2024 Revenue is mainly due to :

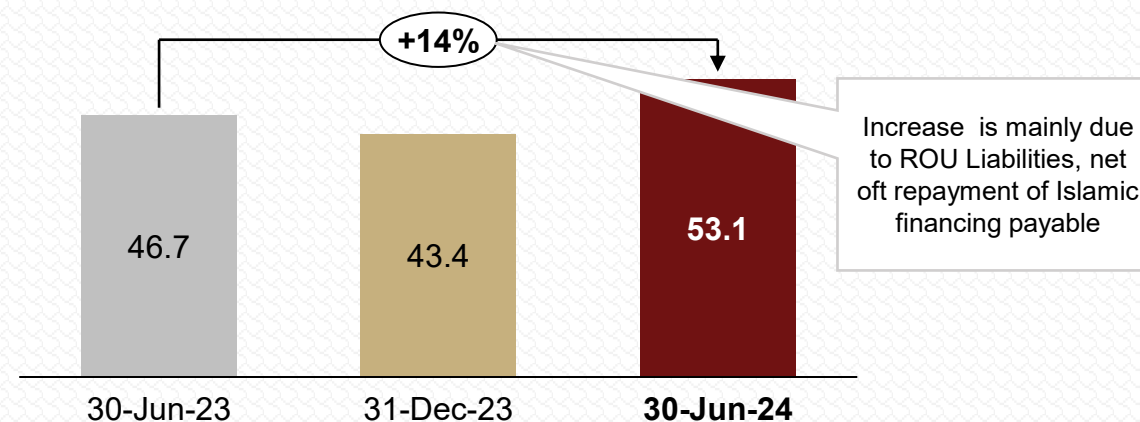
- During H1-2024, Group reported an increase in the operating lease rental income
- Secondary cars market in Kuwait, in general, had witnessed a downward trend in its margin, which impacted Aayan Group, despite revenues from sale of used cars has increased during H1-2024
- Kuwait equity market's performance during H1-2024 has impacted Group's financial assets at FVTPL
- Drop in share of results of associates is due to recording revenue out of provision reversal during H1-2023, while its recurring operational share of results have increased during H1-2024

Snapshot – Financial Position

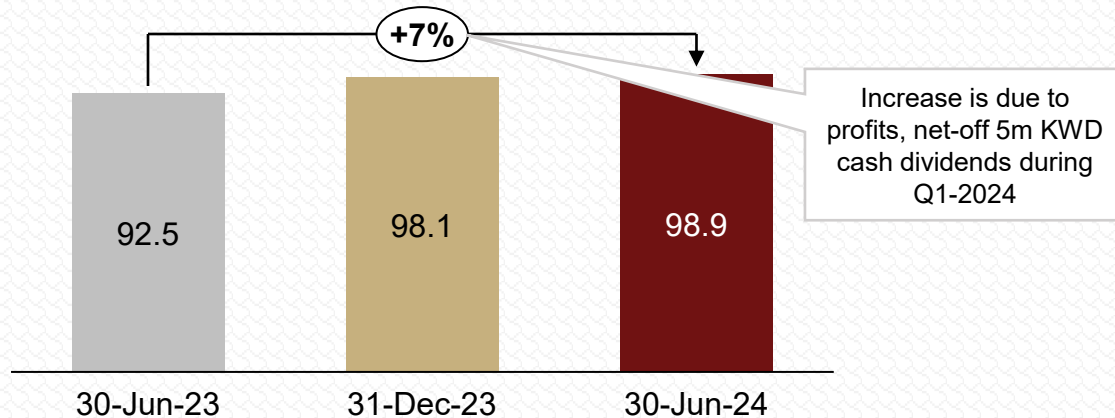
Total Assets (KD Million)



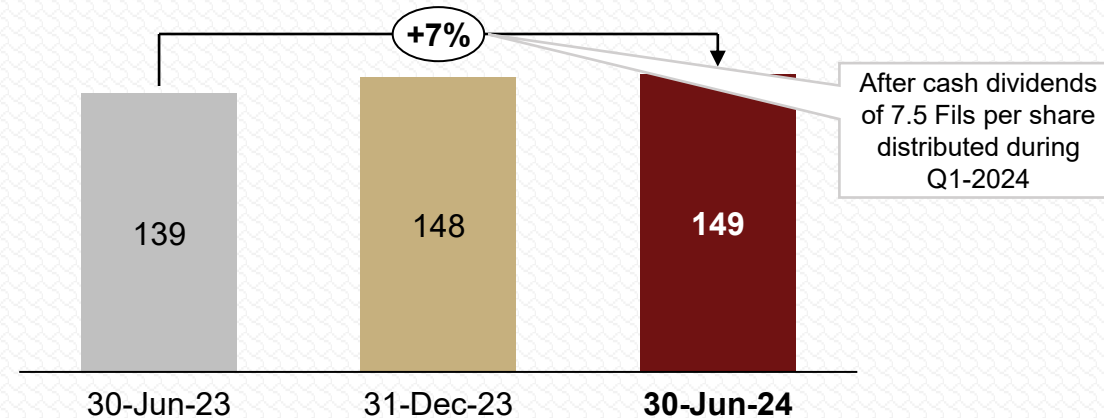
Total Liabilities (KD Million)



Equity attributable to Equity holders of A'ayan (KD Million)*



Book Value Per Share (Fils)*



* after 5m KWD cash dividends each for the financial years ending 31/3/2022 and 31/3/2023

Consolidated Financial Position

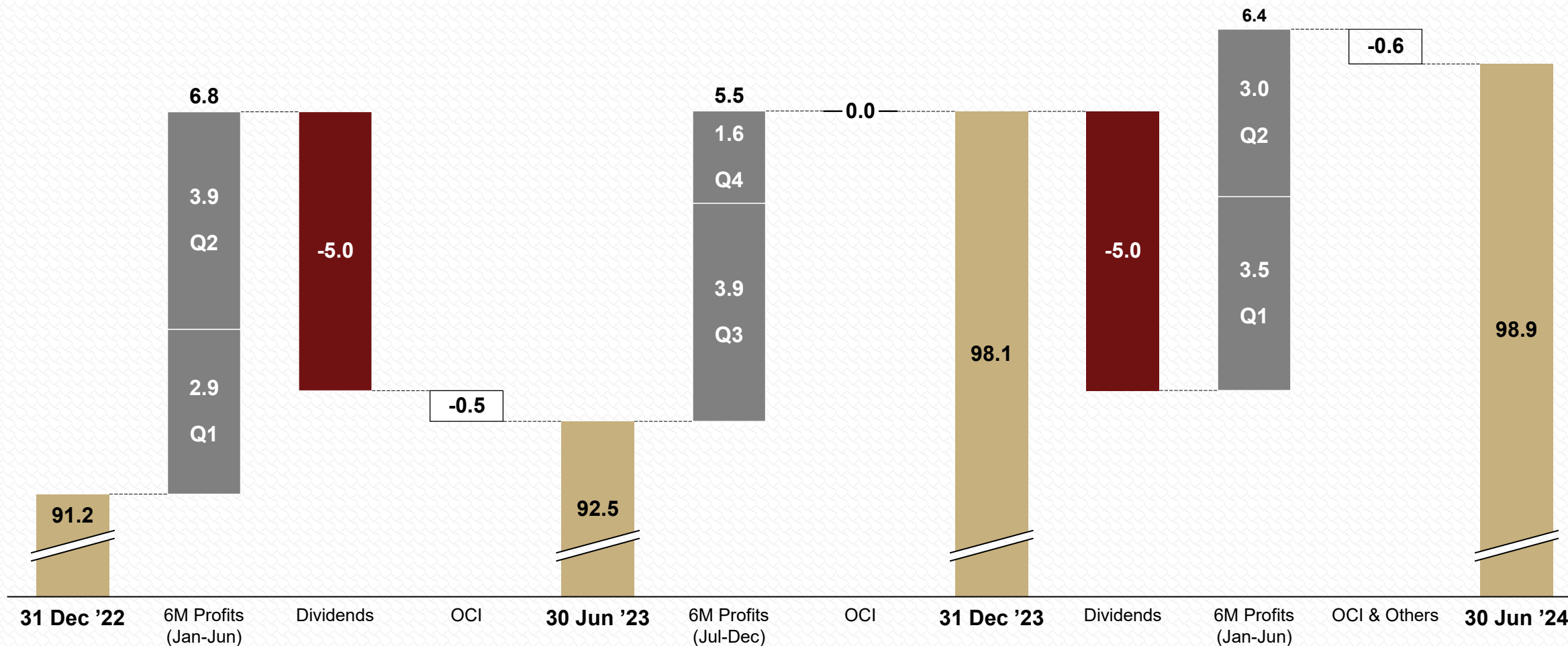
(KD'000)	30 Jun'23	31 Dec'23	30 Jun'24	Δ (KD)	Δ (%)
Cash & cash equivalents	16,486	19,734	13,657	(2,829)	-17%
Financial assets at FVPL	11,489	11,687	11,656	167	1%
Investment in associates	19,870	18,061	19,191	(679)	-3%
Investment properties	30,635	30,604	30,333	(302)	-1%
Property and equipment	62,784	65,131	76,555	13,771	22%
Leasehold property	169	-	-	(169)	-100%
Other assets	9,372	8,577	12,000	2,628	28%
Goodwill	91	-	-	(91)	-100%
Total Assets	150,896	153,794	163,392	12,496	8%
Total Liabilities	46,715	43,420	53,123	6,408	14%
Equity attrib. to A'ayan's Equity holders	92,523	98,057	98,904	6,381	7%
Non-Controlling Interests	11,658	12,317	11,365	(293)	-3%
Total Equity	104,181	110,374	110,269	6,088	6%

ASSETS & LIABILITIES

- Net increase in total assets (KD 11 million) is mainly due to extension of leasehold rights in a real estate project in Jahra Area, with a corresponding increase in the liabilities
- Settlement of Islamic financing payable (KD 4 million) during H2-2023 and Q1-2024

Equity attributable to A'ayan's shareholders

Net Movement (KD million)



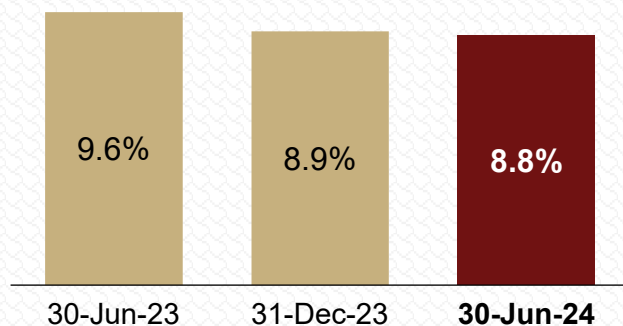
Consolidated cash flows statement

(KD thousand)	For six months ending 30 June	
	2023	2024
Net cash from operating activities	3,305	1,250
Net cash used in investing activities	3,142	668
Net cash used in financing activities	(6,984)	(7,995)
Net decrease in cash and cash equivalents	(537)	(6,077)
Cash and cash equivalents as on 1 January	16,998	19,718
Cash and cash equivalents as on 30 June	16,461	13,641

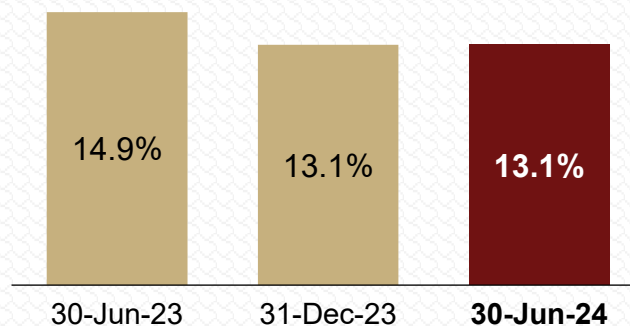
- Net cash from operating activities is after considering the changes in the other assets and other liabilities during the period.
- Net cash used in investing activities resulted from the purchase of investment properties, after netting off the profits received from investment and saving deposits.
- Net cash used in financing activities mainly represents repayment of Islamic finance payable, payment of financing cost and lease liabilities.

Key Financial Ratios

Return on Average Assets (ROAA)* (%)



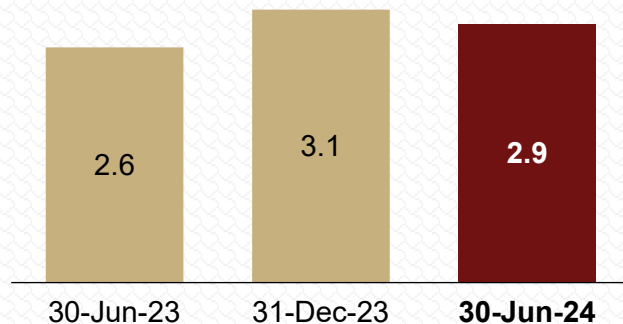
Return on Average Equity attributable to A'ayan's Equity holders (ROAE)* (%)



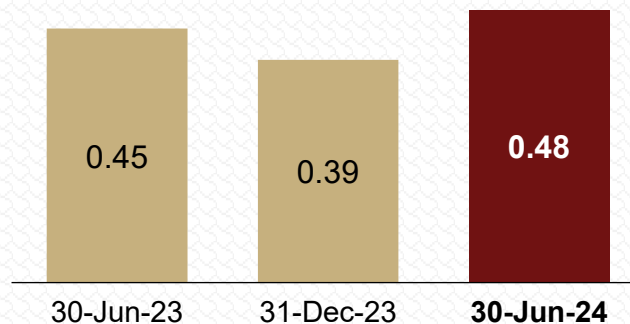
■ ROAA & ROAE *

- Jun-24 Returns on Average Equity stays the same in line with Dec-2023
- Returns on Average Assets reached 8.8%, despite the increase of total assets size during the period

Current Ratio (CR)



Debt to Equity (D/E)

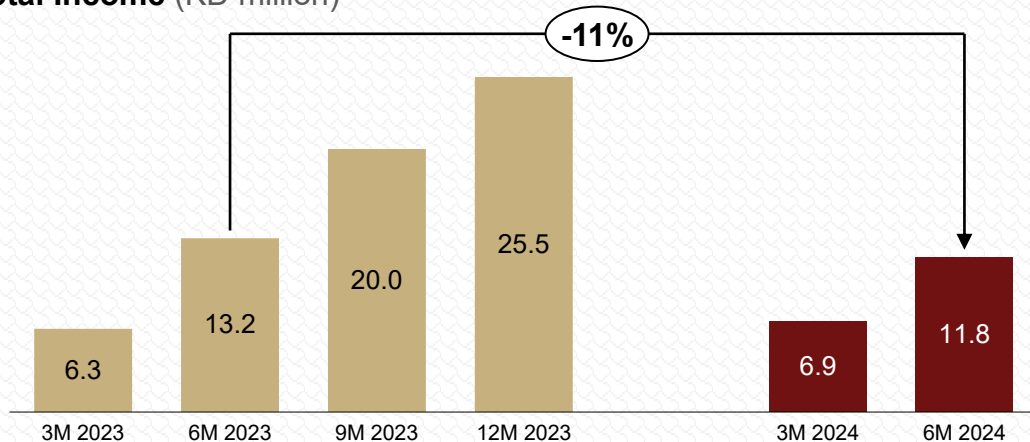


- CR & D/E Ratios – Both Current Ratio & Debt Equity Ratio remains steadily healthy during H1 2024

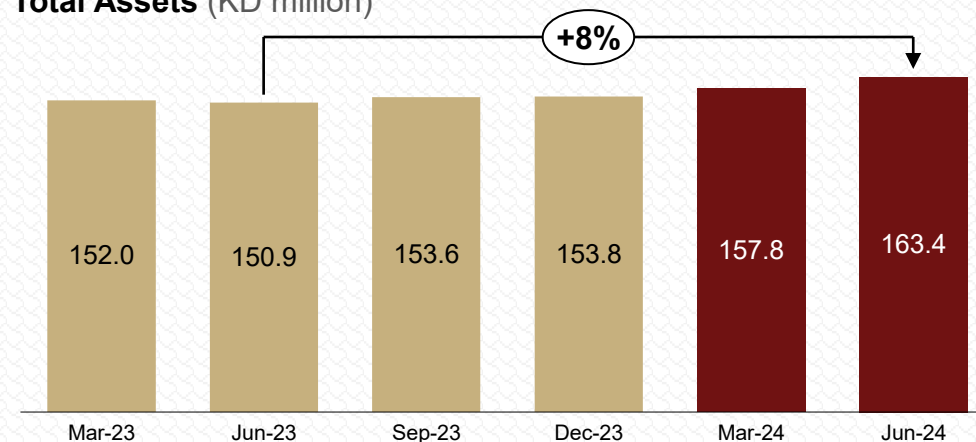
* annualized

Quarterly Trend

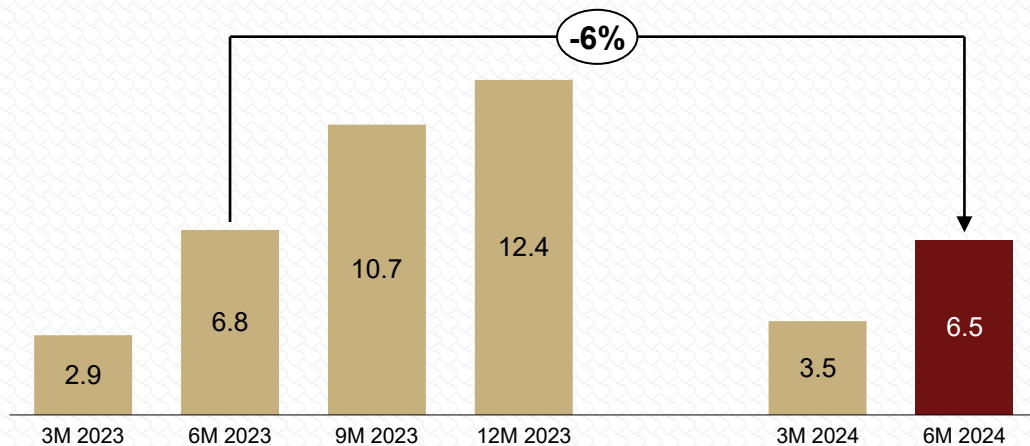
Total Income (KD million)



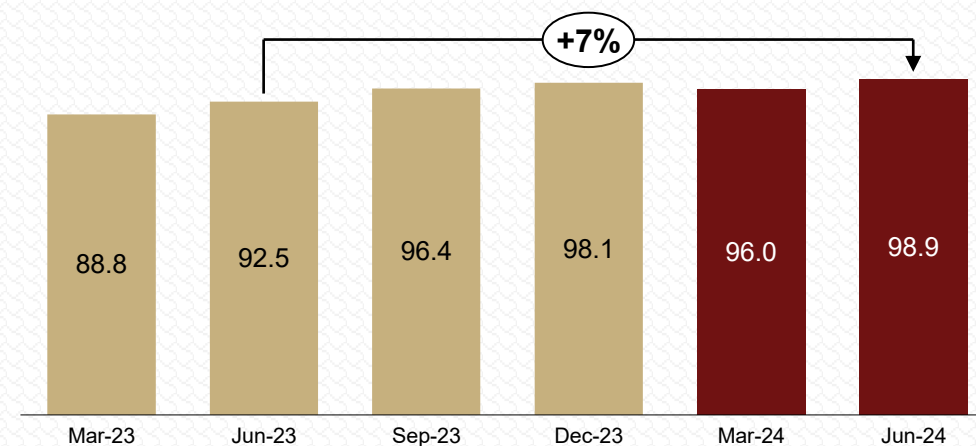
Total Assets (KD million) *



Profit attributable to Equity holders of A'ayan (KD million)



Equity attributable to Equity holders of A'ayan (KD million) *



* At the end of period

Q&A Session

Thank You

أعيان

شركة أعيان للإجارة والاستثمار
AAYAN LEASING & INVESTMENT CO. S.C.P.

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