

التاريخ: 2025/02/24

إشارة: أ.أ. 25/02/74

M/s: Boursa Kuwait

المحترمين

السادة/ شركة بورصة الكويت

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

السلام عليكم ورحمة الله وبركاته،

Subject: Supplementary disclosure

الموضوع: إفصاح مكمل

With reference to the above subject and our previous disclosure dated 18/02/2025- Ref: A.A/65/02/25 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 Fourth quarter ended on December 31, 2024, at 01:00 PM on Monday 24/02/2025, and conference presentation.

بالإشارة إلى الموضوع أعلاه، وإلى إفصاحنا السابق بتاريخ 2025/02/18 – إشارة رقم: أ.أ. 25/02/65، وإلى الأحكام المنظمة لعمليات الإفصاح كما بالفصل الرابع من الكتاب العاشر "الإفصاح والشفافية" من اللائحة التنفيذية للقانون رقم 07 لسنة 2010 بشأن إنشاء هيئة أسواق المال وتنظيم التعامل في الأوراق المالية وتعديلاتهما، وتعليمات وقواعد بورصة الكويت. مرفق لكم نموذج الإفصاح المكمل بشأن انعقاد مؤتمر المحللين للربع الرابع المنتهي في 31 ديسمبر 2024 وذلك في تمام الساعة 01:00 من ظهر يوم الاثنين الموافق 2025/02/24، والعرض التقديمي الخاص بالمؤتمر.

Yours sincerely,

وتفضلوا بقبول فائق الاحترام والتقدير،

Abdullah Mohammad Al-Shatti
Chief Executive Officer



عبدالله محمد الشطي
الرئيس التنفيذي

Attachments:

- Supplementary disclosure form.
- Analysts Conference Presentation for the Fourth Quarter December 31, 2024.

المرفقات:

- نموذج الإفصاح المكمل.
- العرض التقديمي لمؤتمر المحللين للربع الرابع 31 ديسمبر 2024.

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

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Supplementary disclosure Form		نموذج الإفصاح المكمل
Date	2025/02/24	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 regarding holding of the Analysts Conference for the Fourth quarter ended on December 31, 2024.	إفصاح مكمل بشأن انعقاد مؤتمر المحللين للربع الرابع المنتهي في 31 ديسمبر 2024.	
Date of previous disclosure	2025/02/18	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 Fourth quarter ended on December 31, 2024, via live broadcast at 01:00 PM on Monday 24/02/2025.	نود الإفادة بقيام شركة أعيان للإجارة والاستثمار بعقد مؤتمر المحللين للربع الرابع المنتهي في 31 ديسمبر 2024 عن طريق البث المباشر عبر شبكة الانترنت وذلك في تمام الساعة 01:00 من ظهر يوم الاثنين الموافق 2025/02/24.	
There was No material information has been circulated during the conference, we also attached the Analysts Conference presentation for the Fourth quarter ended on December 31, 2024.	هذا ولم يتم تداول أية معلومات جوهرية خلال المؤتمر، كما نرفق لكم العرض التقديمي الخاص بمؤتمر المحللين للربع الرابع 31 ديسمبر 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 (if any):	الآثر 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.	
The Issuer of this disclosure bears full responsibility for the accuracy, correctness, and completeness of the information contained therein. They acknowledge that they have exercised due diligence to avoid any misleading, incorrect, or incomplete information. The Capital Markets Authority and Boursa Kuwait assume no responsibility whatsoever for the contents of this disclosure and disclaim any liability for any damages that may be incurred by any person because of publishing this disclosure, allowing its publication through their electronic systems or website, or using this disclosure in any other manner.	يتحمل من أصدر هذا الإفصاح كامل المسؤولية عن صحة المعلومات الواردة فيه وبقائها واكتمالها، ويقر بأنه بذل عناية الشخص الحريص في تجنب أية معلومات مضللة أو خاطئة أو ناقصة، وذلك دون أننى مسؤولية على كل من هيئة أسواق المال وبورصة الكويت للأوراق المالية بشأن محتويات هذا الإفصاح، وبما ينفي عنهما المسؤولية عن أية أضرار قد تلحق بأي شخص جراء نشر هذا الإفصاح أو السماح بنشره عن طريق أنظمتها الإلكترونية أو موائلها الإلكترونية، أو نتيجة استخدام هذا الإفصاح بأي طريقة أخرى.	

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



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

Analyst Conference Presentation

FY 2024 – 24th February 2025

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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
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



Subsidiaries	A'ayan Leasing Holding Company 100%	East Gate Real Estate Company 100%	Jahra Mall - JV 84.4%	Mubarrad Holding Company 41.4%
	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

- Aayan's results for the year ending 31st December 2024 has further enhanced Aayan shareholders' equity value
- For the 3rd consecutive year, Aayan has proposed cash dividend of 7.5 Fils per share (~ KD 5 million) for the year 2024 and is subject to AGM approval (dividends distributed for FY2022: 7.5 Fils and FY2023: 7.5 Fils)
- During the year, Aayan Group received approval to extend leasehold rights for a longer term until Jan 2034, in a real estate project in Jahra area, which will further improve the operational results during the extended lease period
- Aayan subsidiary has paid its committed instalments totaled KD 2 million during the year 2024. In addition, it has signed an agreement with its financier, which resulted in an extension of repayments over a longer term.
- Aayan has completed an investment transaction valued ~ GBP 2.5 million in an SPV, which owns a property in London, UK. Aayan is still continuously exploring and evaluating various opportunities across different sectors to re-build, expand and further strengthen its investment and real estate portfolio

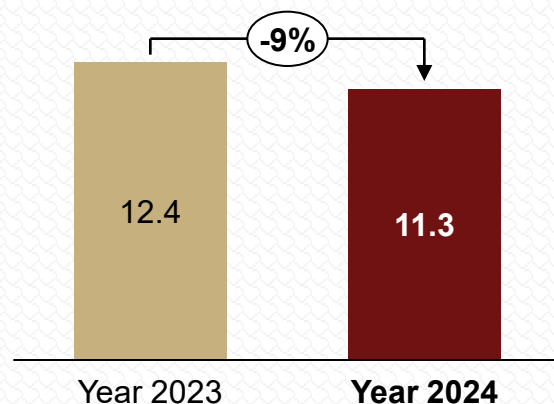
Key Financial Metrics (KD'000)

Income Statement	Year 2023	Year 2024	Δ (%)
Total income	25,535	22,121	-13%
Net Profit*	12,368	11,266	-9%
EPS* (Fils)	18.63	16.97	-9%
Financial Position	31 Dec'23	31 Dec'24	Δ (%)
Total assets	153,794	165,988	8%
Total liabilities	43,420	50,495	16%
Equity*	98,057	103,674	6%

* Attributable to Equity shareholders of A'ayan

Snapshot – Results & Income

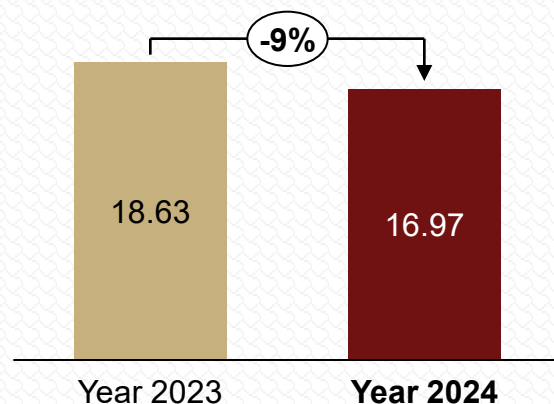
Net Profit* (KD million)



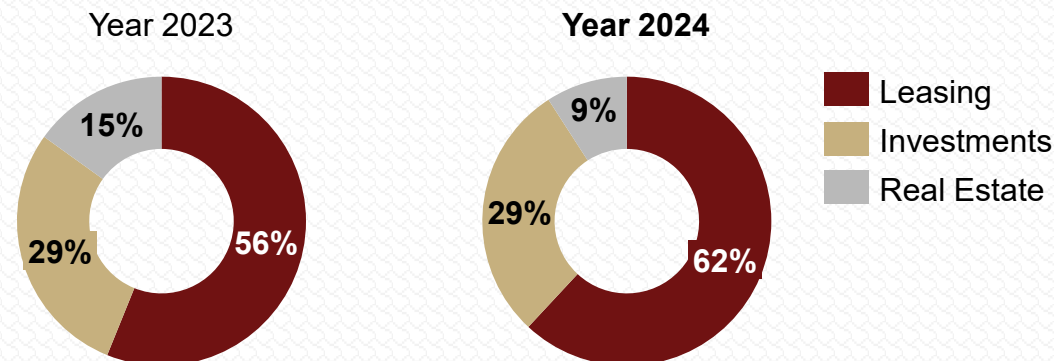
Total Income by Segment (KD'000)

Segment	Year 2023	Year 2024	Δ (%)
Leasing	14,332	13,700	-4%
Investment	7,352	6,404	-13%
Real estate	3,851	2,017	-48%
Total	25,535	22,121	-13%

Earnings Per Share* (Fils)



Total Income Contribution by Segment (%)



* Attributable to equity holders of A'ayan

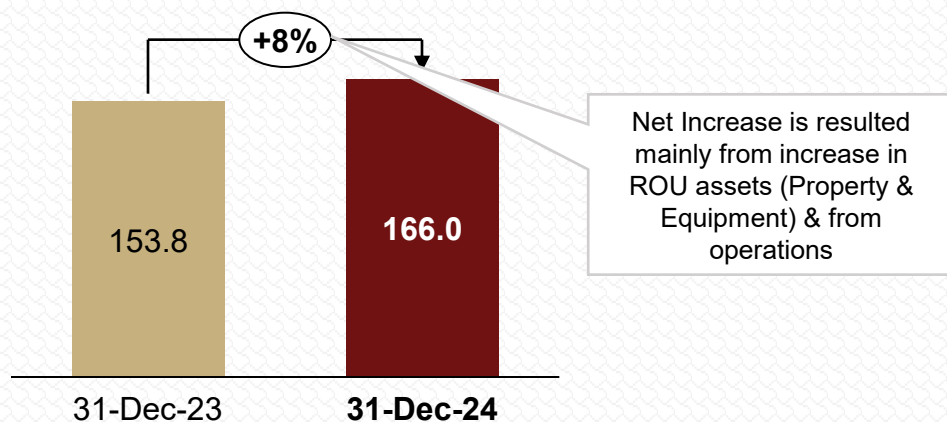
Consolidated Statement of Profit or Loss

(KD thousand)	Year 2023	Year 2024	Δ (%)
Net leasing income	14,204	13,512	-5%
Net real estate income	5,562	4,075	-27%
Net income from investments & saving deposits	3,992	2,468	-38%
Share of results of associates	1,262	1,464	16%
Advisory fees	258	235	-9%
Islamic financing income	14	28	100%
Other income	243	339	40%
Total income	25,535	22,121	-13%
Total expenses	10,760	9,026	-16%
Taxation	1,124	803	-29%
Total profit for the period	13,651	12,292	-10%
Profit attributable to Aayan's equity holders	12,368	11,266	-9%
Profit attributable to non-controlling interest	1,283	1,026	-20%
EPS (Fils)	18.63	16.97	-9%

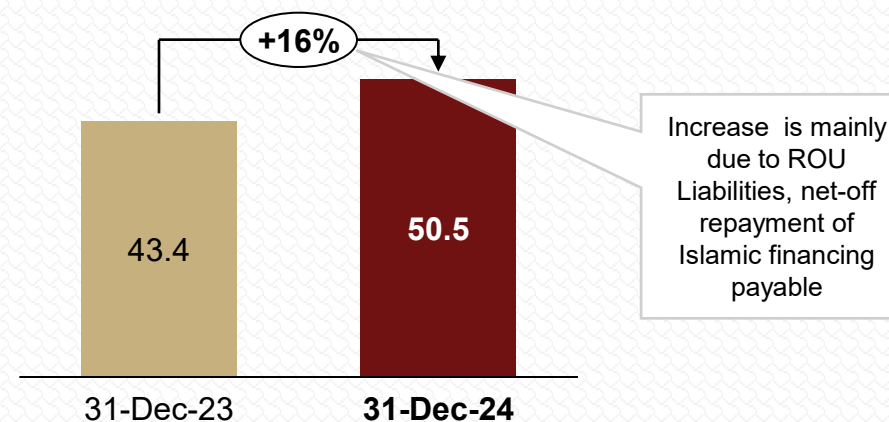
- Net leasing income :
 - During year 2024, Group reported an increase in the operating lease rental income by 4%
 - Secondary cars market in Kuwait, in general, had witnessed a downward trend in its margin, which impacted Aayan Group, despite achieving an increase in sale of used cars during year 2024
- Net Real estate income for the previous year includes gain on sale of real estate ~ KD 1 million
- Performance of the equity portfolio during the year 2024 has impacted the Group's financial assets at FVTPL
- Enhancement in share of results of associates during the year 2024

Snapshot – Financial Position

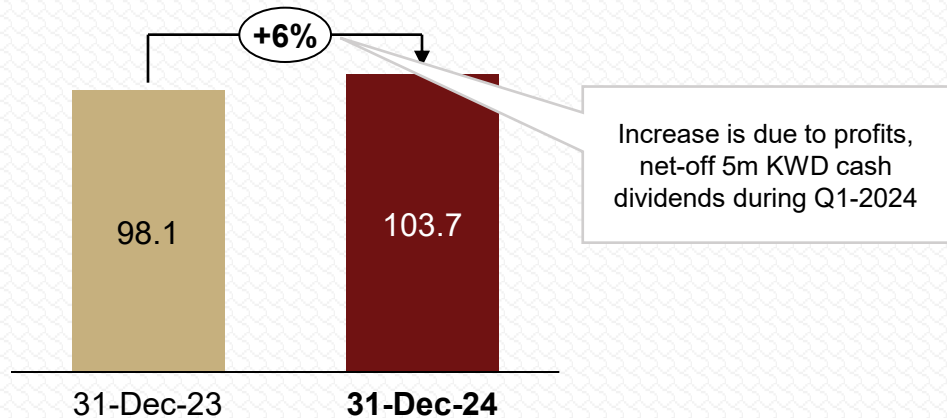
Total Assets (KD Million)



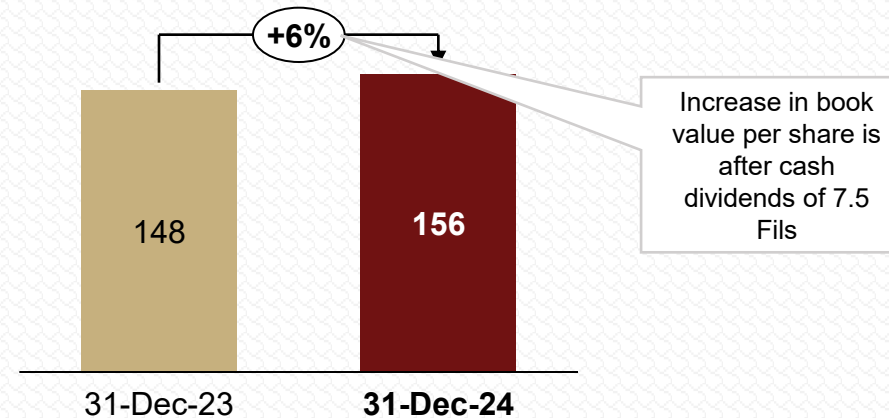
Total Liabilities (KD Million)



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



Book Value Per Share (Fils)*



* after KD 5 million cash dividends each for the fiscal years 2022 and 2023

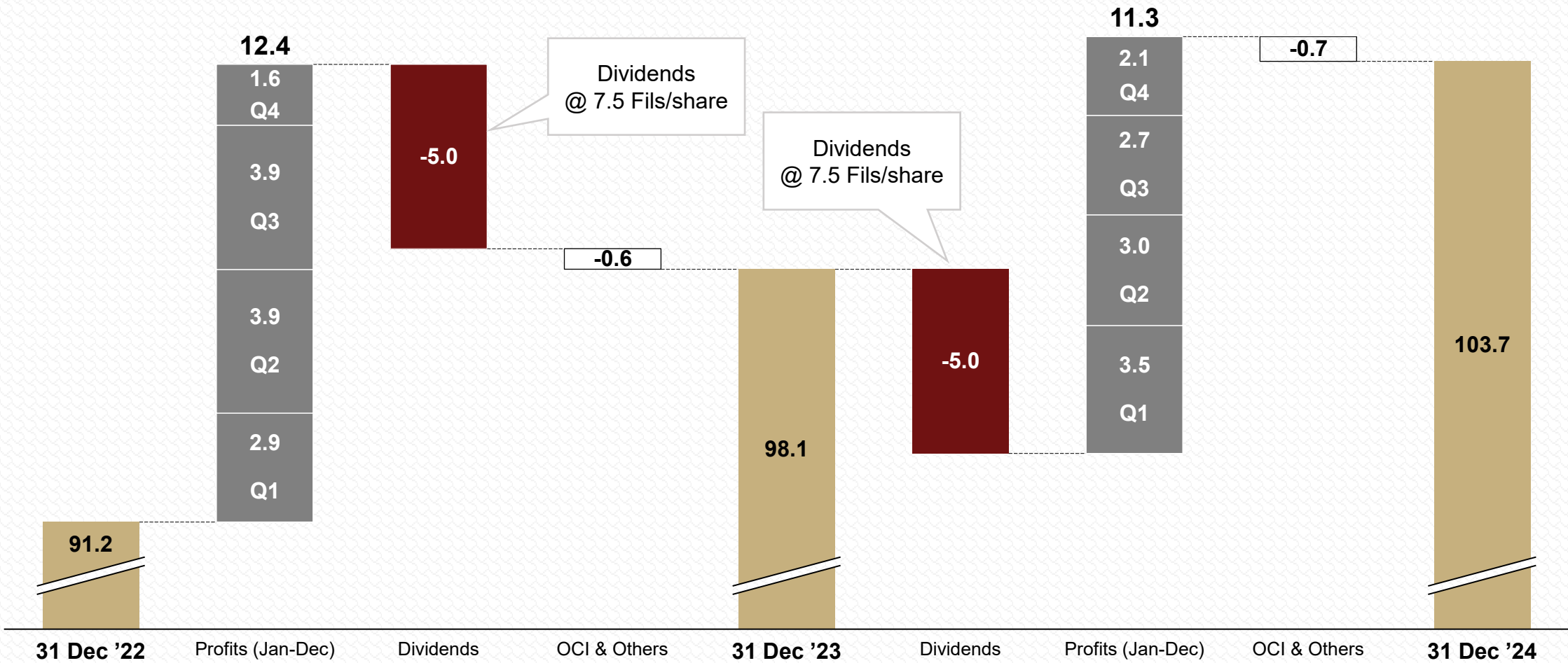
Consolidated Statement of Financial Position

(KD thousand)	31 Dec'23	31 Dec'24	Δ (KD)	Δ (%)
Cash & cash equivalents	19,734	17,587	(2,147)	-11%
Financial assets at FVTPL	11,687	12,362	675	6%
Investment in associates	18,061	19,412	1,351	7%
Investment properties	30,604	30,200	(404)	-1%
Property and equipment	65,131	76,832	11,701	18%
Other assets	8,577	9,595	1,018	12%
Total Assets	153,794	165,988	12,194	8%
Total Liabilities	43,420	50,495	7,075	16%
Equity attributable to Aayan's Equity holders	98,057	103,674	5,617	6%
Non-Controlling Interests	12,317	11,819	(498)	-4%
Total Equity	110,374	115,493	5,119	5%

- Increase in property and equipment during the period mainly includes:
 - Extension of leasehold rights in a real estate project in Jahra Area (KD 10 million), with a corresponding increase in the liabilities and
 - Increase in leased assets

Equity Attributable to A'ayan's Shareholders

Net Movement (KD million)



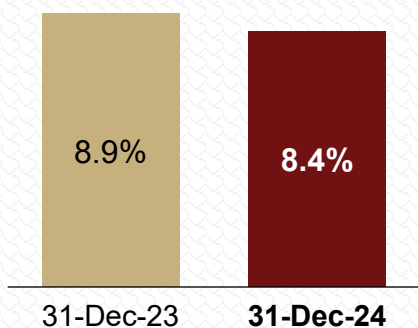
Consolidated Statement of Cash Flows

	<i>For the year ending 31 December</i>	
(KD thousand)	2023	2024
Net cash from operating activities	7,086	6,606
Net cash from investing activities	6,536	1,630
Net cash used in financing activities	(10,902)	(10,382)
Net (decrease) increase in cash and cash equivalents	2,720	(2,146)
Cash and cash equivalents as on 1 January	16,998	19,718
Cash and cash equivalents as on 30 September	19,718	17,572

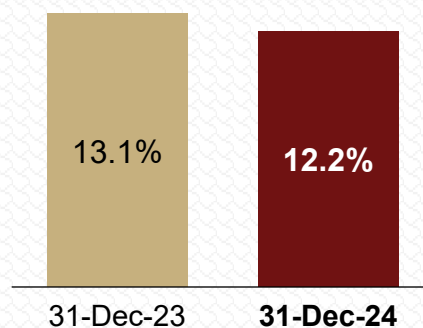
- Net Cash from operating activities mainly includes from cash generated from Leasing sector, Real Estate Rental income
- Net cash from investing activities during the year 2024 mainly includes cash dividends from financial assets at FVTPL and associates and proceeds from sale of financial assets as FVTPL, whereas Year 2023 also includes capital reduction proceed received from an associate & proceeds received from sale of investment properties
- Net cash used in financing activities mainly includes dividend payments by A'ayan and its subsidiaries companies to its shareholders, further to repayment of Islamic finance payable, payment of financing cost and lease liabilities.

Key Financial Ratios

Return on Average Assets (ROAA)* (%)



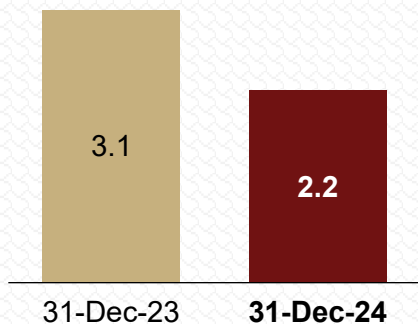
Return on Average Equity attributable to A'ayan's Equity holders (ROAE)* (%)



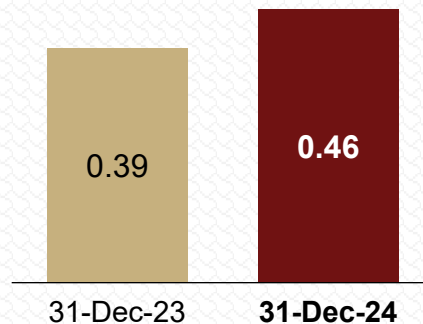
■ ROAA & ROAE

- Returns on Average Assets reached 8.4% & Returns on Average Equity reached 12.2%, despite the increase of total assets size during the period

Current Ratio (CR)



Debt to Equity (D/E)



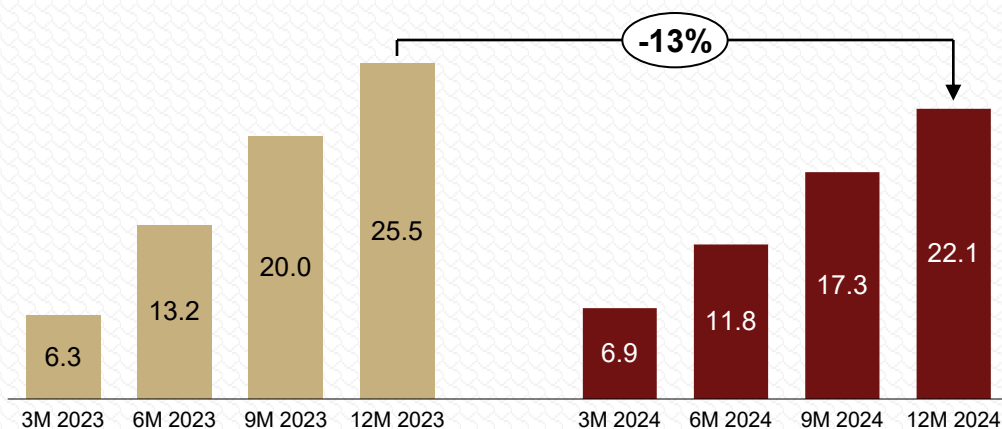
■ CR & D/E Ratios

- Both Current Ratio & Debt Equity Ratio remains steadily healthy as on 31st December 2024

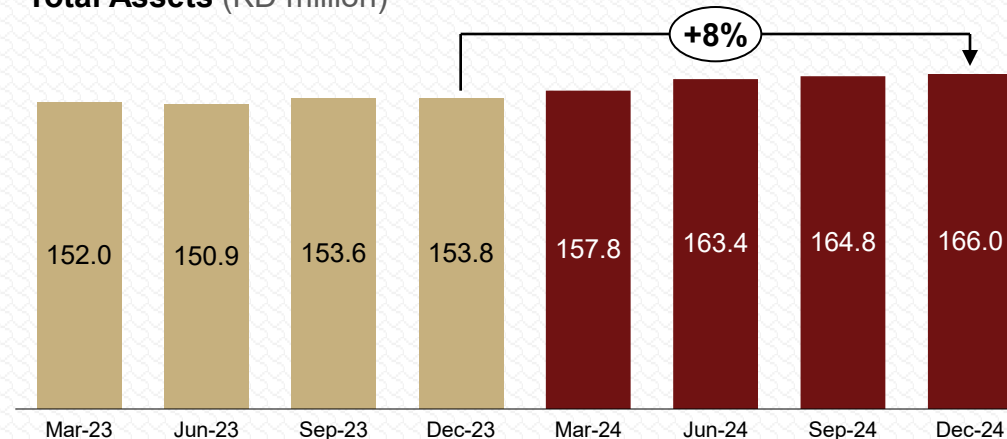
* annualized

Key Quarterly Trend

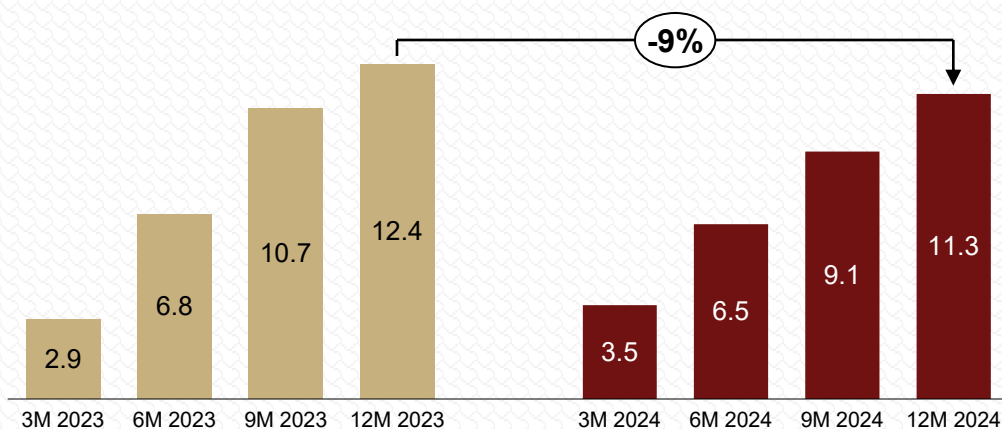
Total Income (KD million)



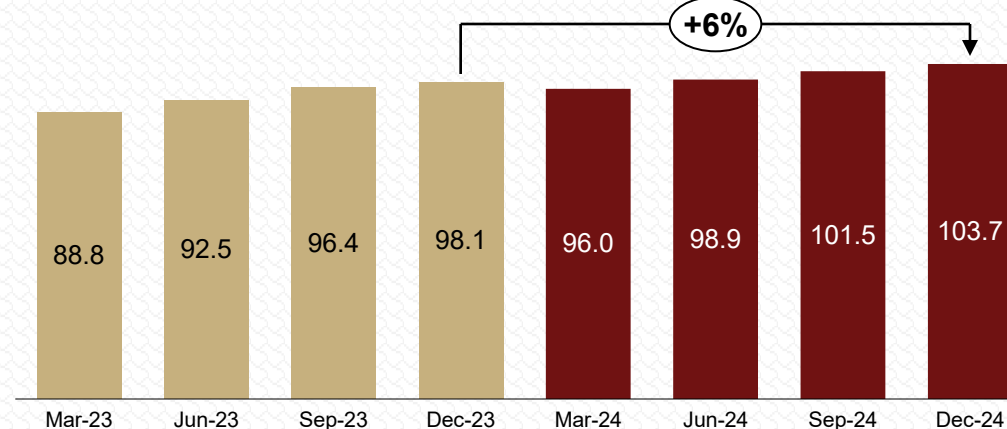
Total Assets (KD million)*



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
A'AYAN LEASING & INVESTMENT CO. S.C.P

For Investor Relations

Website: <https://www.aayan.com>

Email Address: investorrelations@aayan.com

Telephone: 1804488 Ext. 459