TS Property Group REIT Umbrella Fund Open-Ended Investment Company Ltd

Financial Statements
For the Year Ended 31 December 2024
And Independent Auditor's Report

Contents

Statement of the Management Responsibility for the Preparation and Approval of the Financial Statements for the year ended 31 December 2024

The following statement, which should be read in conjunction with the description of auditor's responsibilities included in the Independent Auditor's Report, is made with a view to distinguishing the responsibilities of the auditors in relation to the financial statements of TS Property Group REIT Umbrella Fund OEIC Ltd (hereinafter 'the Company').

The management of the Company is responsible for the preparation of the combined financial statements that fairly present, in all material respects, the financial position as of December 31, 2024, as well as the results of its operations, cash flows, and changes in equity for the year then ended, in accordance with International Financial Reporting Standards (IFRS).

When preparing the financial statements, the management is responsible for:

- Selecting appropriate accounting policies and applying them consistently;
- Applying reasonable estimates and calculations;
- Ensuring compliance with the IFRS, or disclosing all significant deviations from the IFRS in notes to the financial statements; and
- Preparing the financial statements based on the assumption that the Company will continue as a going concern, except for the cases where such assumption is illegal.

Management is also responsible for:

- Development, implementation and maintenance of effective reliable internal control in all business units of the Company;
- maintaining proper accounting records that disclose, with reasonable accuracy at any time, the financial position of the Group, and which enable them to ensure that the financial statements of the Group comply with IFRS;
- Maintenance of accounting records in accordance with applicable laws of the Republic of Kazakhstan and IFRS;
- Taking all reasonably possible measures to ensure the safekeeping of the assets of the Company; and
- Detection and prevention of fraud and other irregularities.

The financial statements of the Company for the year ended 31 December 2024 were approved by management by the Board of Directors of the Company on 20 March 2025 and signed on its behalf:

General director

Idrissov A.

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INDEPENDENT AUDITOR'S REPORT

To the Shareholders and the Board of Directors of TS Property Group REIT Umbrella Fund OEIC Ltd

Opinion

We have audited the accompanying financial statements of TS Property Group REIT Umbrella Fund OEIC Ltd (hereinafter referred to as the 'Company'), which comprise the statement of financial position as of December 31, 2024, and the statement of profit or loss and other comprehensive income, the statement of changes in equity, the statement of cash flows for the year then ended, as well as a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2024, as well as its financial performance and cash flows for the year then ended, in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

We have performed audit in accordance with the International Standards on Auditing. Our responsibilities under those standards are described in the section *Auditor's Responsibility for the Audit of the Financial Statements* herein. We are independent in relation to the Group, as required by the Code of Ethics for Professional Accountants of the International Ethics Standards Board for Accountants (Code of IESBA) and the ethical requirements applicable to our audit of the financial statements in Kazakhstan, and we fulfilled other ethical responsibilities in compliance with those requirements and the Code of Ethics for Professional Accountants. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 period. 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 an opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Key audit matter	Audit procedures in relation to the key audit matter
Valuation of investment property at fair value (Notes 2g, 3, 6 to the financial statements)	
Investment properties at fair value through profit or loss represent 90% of the Company's total assets. The fair value of investment property is determined using judgement and unobservable inputs. The Company engaged an independent appraiser to perform an appraisal of the fair value of investment property. As a result of the valuation, the fair value of the Company's investment property was determined to be KZT 77,186,061 thousand. Thus, the Company recognised income from changes in fair value in the amount of KZT 53,929,688 thousand. Due to the materiality of the amount of investment property measured at fair value through profit or loss for the year and the associated judgement and estimation uncertainty, this area is considered a key audit matter.	Our audit procedures in relation to the valuation of investment properties at fair value through profit or loss for the year included: • testing the design and implementation of key controls over the fair value measurement of investment property measured at fair value through profit or loss for the year; • we assessed the competence, qualifications, experience, independence and objectivity of the external independent appraiser; • we have read the report of the independent appraiser and assessed the appropriateness and reasonableness of the valuation methods; • on a sample basis, we evaluated the significant assumptions used by the Company in determining fair value, such as sales volume and prices, cost of services. We compared the assumptions used by the Company to industry, financial and economic data. Discount rates were recalculated based on publicly available market data and investees' credit information, as well as industry averages for the capital structure of the respective industry; • we compared forecast sales volumes, prices, cost of services, gross margins with historical data and assessed the historical accuracy of the forecasts by reconciling them to actual results based on the financial statements; • we engaged our valuation specialists and financial risk management specialists to analyse the valuation methodology, assumptions and data used by the Company; • we sampled the accuracy and completeness of the source data used in the appraiser's report; • we analysed the disclosures regarding the measurement of assets at fair value through profit or loss for the year.
Revenue recognition (Note 2u, 18)	

The Company's revenues include various sources, primarily rental income. The Company enters into agreements with tenants containing several types of rental income. Due to the variety of contractual terms, the different pricing elements and the risk that rental income may be distorted by unfair acts or errors and the significant number of tenants, this issue is considered a key audit matter.	Our audit procedures included: • we gained an understanding of the process of recognising different revenue streams; • we performed analytical procedures, including monthly revenue analyses and change analyses; • we analysed the relationship between revenue, accounts receivable, advances received and security deposits, and cash; • we tested the journal entries; • we selectively reconciled the date of services rendered as stated in the statements of work performed to the dates on which revenue was recognised; • we selectively reconciled the amounts in work performed to the amount of revenue recognised during the year; • we have analysed the disclosures in respect of revenue.
Fair value of loans to related party (Note 2k, 8)	
We consider this matter to be a key audit matter because of the significance of the amounts recognised and the need for management's judgement in determining the fair value of liabilities at the date of initial recognition.	Our audit procedures included: • we have reviewed the loan agreements, interest rates applied and management's forecasts regarding the repayment of loans issued by the Company; • we performed audit procedures to assess the reasonableness of discount rates used by management in estimating the fair value of loans; • the above estimate took into account information from public sources, including bank borrowing rates published by the National Bank of the Republic of Kazakhstan; • we analysed the disclosures in respect of loans issued to.

Other information

Management is responsible for the other information. Other information includes the information contained in the Annual Report, but does not include the financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not provide any form of assurance conclusion on this information.

In connection with our audit of the financial statements, our responsibility is to read the other information when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and whether the other information is otherwise free from material misstatement.

Important reasons

We draw attention to Note 2a 'Basis of preparation' and Note 3 'Assessment of control' to the financial statements, which describes that the basis of preparation of these financial statements is control over the activities of the ultimate controlling party. Our opinion has not been modified in respect of this matter.

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

Management of the Company is responsible for preparation and fair presentation of the financial statements in accordance with the IFRS, and for such internal control as Management determines is necessary to enable 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 the evaluation of the Company's ability to continue as a going concern, and for disclosure, where appropriate, of information relevant to the going concern, as well as for preparation of the financial statements based on the assumption of going concern, except when Management intends to liquidate the Company, or discontinue its operations, or where has no other realistic alternatives, other than liquidation or discontinuation of operations.

Those charged with governance are responsible for supervision of the preparation of the Company's financial statements.

Auditor's Responsibility for the Audit of the Financial Statements

Our objective is to obtain reasonable assurance whether the financial statements are free of material misstatement due to fraud or error, and to issue an audit report with our audit opinion. Reasonable assurance means a high degree of certainty, but does not guarantee that the audit performed in accordance with the International Standards on Auditing always identifies significant misstatements, if any. Misstatements can result 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 the audit performed in accordance with the International Standards on Auditing, we use professional judgment and maintain professional scepticism throughout the audit. In addition, we perform the following:

- Identify and assess the risks of material misstatement in the financial statements, whether due to fraud or errors; design and perform audit procedures in response to the risks; obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Detection risk of material misstatement resulting from fraud is higher than the detection risk of material misstatement due to errors, since fraud can involve conspiracy, falsification, deliberate omission, misrepresentation of information or override of internal controls;

- Obtain understanding of the 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 appropriateness of disclosures prepared by Management;

- Make a conclusion with respect to the appropriateness of application of going concern assumption, and based on the audit evidence obtained we make a conclusion whether there is substantial uncertainty due to certain events or conditions that can result in significant doubts about the Company's ability to continue as a going concern. If we come to a conclusion that significant uncertainty exists, in the audit opinion we should draw attention to the relevant disclosure in the financial statements or, if such disclosure is inadequate, we should qualify our opinion. Our conclusions are based on the audit evidence obtained before the date of our audit opinion. However, future events or conditions can result in the loss of the Company's ability to continue as a going concern;

- Evaluate the overall presentation of the financial statements, its structure and content, including disclosures, we also evaluate whether the financial statements present the underlying transactions and events so as to ensure their fair presentation.

We carry out information operations with those charged with governance, bringing to their attention, inter alia, information about the planned scope of the audit and its timing, as well as material findings of the audit, including significant shortcomings of the internal control identified in the course of the audit.

We also provide those charged with governance with a statement that we complied with all relevant ethical requirements with respect to independence, and informed them about all relationships and other issues that may reasonably be regarded as affecting the auditor's independence and, where necessary, about appropriate precautions.

Irina Sipakova

Auditor

Lydia Petruk

Director

Crowe Audit KZ LLP

Auditor Qualifying Certificate No.MF-0000261 dated 1 July 2015 issued by the Qualification Commission for Auditors Certification of the Republic of Kazakhstan

State Licence for audit activities in the Republic of Kazakhstan No. 22017483 issued by the Ministry of Finance of the Republic of Kazakhstan dated 22 September 2022

Almaty, 13 Al-Farabi ave., office 403

20 March 2025

TS Property Group REIT Umbrella Fund OEIC Ltd
Statement of profit or loss and other comprehensive income
for the year ended 31 December 2024
(in thousands of KZT)

	Notes	31 December 2024	31 December 2023
ASSETS			
Non-current assets			
Investment property	6	77,222,298	22,752,095
Property, plant and equipment	5	-	769,393
Intangible assets		9,933	14,280
Prepayments for the supply of non-current assets	7	8,905	193,585
Loans issued to related parties	8	4,320,425	4,701,346
Deferred tax assets	24	345,172	-
Total non-current assets		**81,906,733**	**28,430,699**
Current assets			
Inventories	9	-	236,779
Income tax receivable.		3,242	42,891
Prepayments and other current assets	10	164,192	398,834
Loans issued to related parties	8	-	2,669,757
Receivables	11	1,149,837	660,554
Cash and cash equivalents	12	2,658,561	966,452
Total current assets		**3,975,832**	**4,975,267**
TOTAL ASSETS		**85,882,565**	**33,405,966**
EQUITY AND LIABILITIES			
Equity			
Charter capital	13	10,162,585	10,161,585
Other components of equity		(2,469,466)	(754,605)
Retained earnings (Uncovered loss)		49,622,614	(12,266,975)
Total equity		**57,315,733**	**(2,859,995)**
Non-current liabilities			
Financial liabilities	14	-	22,249,950
Other non-current liabilities	15	1,391,039	1,306,932
Deferred tax liabilities	24	-	366,297
Total non-current liabilities		**1,391,039**	**23,923,179**
Current liabilities			
Financial liabilities	14	23,145,205	10,124,404
Trade payables	16	240,376	358,924
Other current liabilities	17	3,790,212	1,859,454
Total current liabilities		**27,175,793**	**12,342,782**
TOTAL EQUITY AND LIABILITIES		**85,882,565**	**33,405,966**

The financial statements of the Company for the year ended 31 December 2024 were approved by management by the Board of Directors of the Company on 20 March 2025 and signed on its behalf:

General director

Idrissov A.

The statement of profit or loss and other comprehensive income is to be read in conjunction with the notes to, and forming part of, the financial statements set out on pages 13 to 58.

TS Property Group REIT Umbrella Fund OEIC Ltd
Statement of profit or loss and other comprehensive income
for the year ended 31 December 2024
(in thousands of KZT)

	Notes	2024	2023
Rental income	18	21,471,736	15,512,320
Revenue from contracts with customers	18	2,690,721	4,520,855
Cost of sales	19	(6,383,622)	(5,844,992)
Gross profit		**17,778,835**	**14,188,183**
General and administrative expenses	20	(787,765)	(722,412)
Other income/(expenses), net	21	(209,819)	5,342,216
Income from revaluation of investment property	6	53,929,688	-
Net loss on foreign exchange operations		(3,152,972)	679,828
Operating profit		**67,557,967**	**19,487,815**
Financial income	22	3,272,012	1,158,725
Financial expenses	23	(2,567,904)	(2,384,819)
Income before tax		**68,262,075**	**18,261,721**
Income tax saving (Expense)	24	679,241	(797,007)
Profit for the year		**68,941,316**	**17,464,714**
Other comprehensive income		-	-
Total comprehensive income for the year		**68,941,316**	**17,464,714**

The financial statements of the Company for the year ended 31 December 2024 were approved by management by the Board of Directors of the Company on 20 March 2025 and signed on its behalf:

General director

Idrissov A.

TS Property Group REIT Umbrella Fund OEIC Ltd
Statement of cash flows
for the year ended 31 December 2024
(in thousands of KZT)

	Notes	2024	2023
OPERATING ACTIVITIES:			
Receipts from customers		25,589,309	20,716,512
Prepayments received		2,634,359	158,221
Receipts of security deposits from tenants		363,778	1,454,434
Interest income on bank deposits		174,397	106,593
Payments to suppliers		(5,747,503)	(4,370,829)
Advances paid		(135,430)	(206,732)
Payments to employees and on behalf of employees		(128,736)	(367,321)
Payments of taxes and other budgetary contributions		(2,497,580)	(2,228,386)
Interest paid		(2,708,506)	(3,051,745)
Other receipts		1,544	13,415
Net cash flows, received in operating activities		**17,545,632**	**12,224,162**
INVESTING ACTIVITIES:			
Acquisition of property, plant and equipment and investment property	5,6	(548,890)	(1,105,882)
Purchase of non-current assets		-	(14,483)
Sale of property, plant and equipment		56,973	5,576,686
Cash received from securities transactions		332	54,131
Payment of advances for the acquisition of non-current assets	9	(30,655)	(80,906)
Issuance of financial aid to related party		4,640,095	(4,942,717)
Net cash flows received (used) in investing activities		**4,117,855**	**(513,171)**

The statement of cash flows is to be read in conjunction with the notes to, and forming part of, the financial statements set out on pages 13 to 58.

TS Property Group REIT Umbrella Fund OEIC Ltd
Statement of cash flows
for the year ended 31 December 2024
(in thousands of KZT)

	Notes	2024	2023
FINANCING ACTIVITIES:			
Contribution to charter capital	13	1,000	-
Receipt of bank loans		-	3,109,795
Repayment of loans	14	(11,607,452)	(14,739,395)
Dividend payment	13	(8,371,858)	-
Net cash flows used from financing activities		**(19,978,310)**	**(11,629,600)**
Net change in cash		**1,685,177**	**81,391**
Net exchange rate differences		7,112	(5,415)
Change in the provision for expected credit losses	12	(180)	(71)
Cash and cash equivalents at the beginning of the period	12	966,452	890,547
Cash and cash equivalents at the end of the period	12	**2,658,561**	**966,452**

The financial statements of the Company for the year ended 31 December 2024 were approved by management by the Board of Directors of the Company on 20 March 2025 and signed on its behalf:

General director

Idrissov A.

The statement of cash flows is to be read in conjunction with the notes to, and forming part of, the financial statements set out on pages 13 to 58.

TS Property Group REIT Umbrella Fund OEIC Ltd
Statement of changes in equity
for the year ended 31 December 2024
(in thousands of KZT)

	Charter capital	Other components of equity	Retained earnings (Uncovered loss)	Total
As at 31 December 2022	**10,161,585**	**1,714,861**	**(29,731,689)**	**(17,855,243)**
Initial recognition of discount on loans to owner, net of deferred tax (Note 8,24)	-	(2,469,466)	-	(2,469,466)
Total comprehensive income for the year	-	-	17,464,714	17,464,714
As at 31 December 2023	**10,161,585**	**(754,605)**	**(12,266,975)**	**(2,859,995)**
Increase in charter capital	1,000	-	-	1,000
Initial recognition of discount on loans to owner, net of deferred tax (Note 8,24)		(394,731)	-	(394,731)
Reclassification of other equity components	-	(1,320,130)	1,320,130	-
Dividends (Note 13)	-	-	(8,371,857)	(8,371,857)
Total comprehensive income for the year d	-	-	68,941,316	68,941,316
As at 31 December 2024	**10,162,585**	**(2,469,466)**	**49,622,614**	**57,315,733**

The financial statements of the Company for the year ended 31 December 2024 were approved by management by the Board of Directors of the Company on 20 March 2025 and signed on its behalf:

General director

Idrissov A.

The statement of changes in equity is to be read in conjunction with the notes to, and forming part of, the financial statements set out on pages 13 to 58

1 General information

On January 9, 2024, the legal entity Private Company Commercial Properties was registered on the site of the International Financial Center. On 4 February 2025, a change of name was effected to TS Property Group REIT Umbrella Fund OEIC Ltd, a Private Open-Ended Investment Company of TS Property Group REIT Umbrella Fund OEIC Ltd (the 'Company').

Prior to January 9, 2024, the Real Estate Investment Trust TS Property Group OEIC Ltd consisted of two separate companies:

Shymkent Plaza LLP

Shymkent Plaza LLP (formerly TS Development Shymkent LLP) was registered as a limited liability partnership on September 23, 2013 in accordance with the laws of the Republic of Kazakhstan. The business identification code is 130940021526. The last re-registration of the Company was made on December 20, 2023 due to the change in the composition of the participants and the name of the Company.

The sole participant as of December 31, 2023 is Mr. Tolbasy Serik Karabekuly, a citizen of the Republic of Kazakhstan.

Legal and actual address of Shymkent Plaza LLP: 160019, Kazakhstan, Shymkent city, Al-Farabi district, Al-Farabi Square, building 3/1.

The principal activity of Shymkent Plaza LLP is management of Shymkent Plaza shopping and entertainment center in Shymkent city.

Dostyk Plaza LLP

Dostyk Plaza LLP (formerly Real Estate & Construction Group LLP) was registered as a limited liability partnership on December 13, 2004 under the laws of the Republic of Kazakhstan. The business identification code is 041240005876. The last re-registration of "Dostyk Plaza" LLP was made on November 24, 2023 due to the change in the composition of participants and the name of the Company.

The sole participant as of December 31, 2023 is Mr. Tolbasy Serik Karabekuly, a citizen of the Republic of Kazakhstan.

The Company's registered and actual address is: 050059, Kazakhstan, Almaty, Samal-2, 111 Dostyk Avenue.

The principal activity of Dostyk Plaza LLP is management of Dostyk Plaza shopping and entertainment center in Almaty.

On January 16, 2024 the sole participant of Dostyk Plaza LLP and Shymkent Plaza LLP made a decision on their reorganization in the form of merger with Commercial Properties Private Company.

On April 26, 2024 the Court of MFCA "Astana" sanctioned the reorganization of Commercial Properties Private Company by merging Dostyk Plaza LLP and Shymkent Plaza LLP.

On April 30, 2024, the reorganization was completed.

On May 14, 2024, based on the resolution of the sole participant, Commercial Properties Private Company was converted into an exempt investment fund with effect from May 1, 2024 in accordance with the terms of the IFCA Companies Regulations No. GR0009 of 2017 and the IFCA Collective Investment Scheme Regulations No. FR0009 of 2017 based on the written consent of the IFCA Financial Services Regulatory Committee No. AFSA-EC-2024-0042 dated April 12, 2024.

As of December 31, 2024, the Company's shareholders are:

(in thousands of KZT)

1 General information (continued)

Shareholders	Class A ordinary shares		Class B ordinary shares		Class C ordinary shares		Total ordinary shares	
	Number of shares	Ownership percentage	Number of shares	Ownership percentage	Number of shares	Ownership percentage	Number of shares	Ownership percentage
Tolbasy Serik Karabekuly			999,000	99.9%	1		999,001	99.9%
Kuanysh Abylai			1,000	0.1%			1,000	0.09
Private company Provident fiduciary Ltd	1						1	0.01%
	1	100%	1,000,000	100%	1	100%	1,000,002	100%

The Company's ultimate controlling party is Mr. Tolbasy Serik Karabekuly, a citizen of the Republic of Kazakhstan.

Legal address of the Company: 010000, RK, Astana, Mangilik El, 55/20, office 325. Astana, Mangilik El, 55/20, office 325.

A private company Provident fiduciary Ltd. acts as the management company.

The financial statements of the Company for the year ended December 31, 2024 were authorized for issue by the Board of Directors of the Company on 20 March, 2025.

2 Significant accounting policies

a) Basis of preparation

These financial statements have been prepared in accordance with International Financial Reporting Standards ('IFRS') issued by the International Accounting Standards Board ('IASB'), and interpretations issued by the International Financial Reporting Standards Interpretations Committee ('IFRIC') IASB.

In these financial statements, the Company has provided comparative information as of December 31, 2023 and as of December 31, 2024. This comparative information is the financial information of the entities disclosed in Note 1. Prior to December 31, 2023, the Company prepared combined financial statements due to the fact that as of December 31, 2023 the Company's ultimate controlling party is Mr. Tolbasy Serik Karabekuly, from January 1, 2024 to April 30, 2024 (prior to the date of the legally completed merger as disclosed in Note 1) the ultimate controlling party Mr. Tolbasy Serik Karabekuly was also the ultimate controlling party. The companies did not have a common parent company in Kazakhstan, but there was control that was not temporary.

Control is achieved when there is a risk of changes in the returns from its involvement with the investee, or the right to receive those returns and the ability to affect those returns through the exercise of its power the investee. Specifically, the ultimate controlling party controls an investee only when the following conditions are met:

- it has power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee);
- it has exposure, or rights, to variability of returns from its involvement with the investee;
- having the ability to use its power to influence the amount of revenue.

IFRS 10 Consolidated Financial Statements requires, as a prerequisite for the preparation of consolidated financial statements, a clearly identifiable parent, that is, an entity that directly or indirectly owns a controlling interest in, or otherwise controls, a subsidiary. However, the combined financial statements as of December 31, 2023 and for the period to April 30, 2024 have been prepared on the same basis as the consolidated financial statements of a group of companies if there were a single parent company.

Thus, the following principles were used in the preparation of the combined financial statements of the group of companies:

2 Significant accounting policies (continued)

- all intra-group assets and liabilities, equity, income, expenses and cash flows arising from intra-group transactions are eliminated in full,
- unrealized gains or losses on assets are eliminated,
- A unified accounting policy is applied across all Group entities.

Therefore, the combined financial statements of the group of companies as of December 31, 2023 present the assets and liabilities of the group companies, financial results and cash flows of all the companies in the group as if they were one company.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates and also requires management to make judgments about assumptions in the process of applying the Company's accounting policies. The areas involving a higher level of complexity or use of assumptions and areas where the application of estimates and assumptions are significant to the Company's financial statements are disclosed in *Note 3*. These estimates are based on information available as of the date of the financial statements. Therefore, actual results may differ from these estimates.

b) Basis for determining the cost

The financial statements have been prepared under the historical cost convention except for investment property and financial instruments which are measured at fair value at the date of recognition.

c) Going concern principle

The Company's financial statements have been prepared in accordance with the going concern principle, which involves the realization of assets and the settlement of liabilities and contractual obligations in the ordinary course of business.

The Company's management assumes that the Company will continue as a going concern and in making this assessment, management has considered the Company's current intentions and financial position:

- as at December 31, 2024, current liabilities exceeded current assets of the Company by KZT 23,199,961 thousand (December 31, 2023: KZT 7,367,515 thousand). The negative value of working capital is explained by the revision of repayment schedules and reclassification of the long-term part of loans received from JSC Halyk Bank of Kazakhstan due to early repayment of part of the loans made during of 2024,
- The Company earned a net profit of KZT 68,941,316 thousand for the 2024 (2023: KZT 17,464,714 thousand),
- The Company owns 2 large shopping and entertainment centers in Kazakhstan, which allows it to increase tariffs for space leased for shopping and entertainment complexes by replacing certain tenants with tenants who agree to pay higher tariffs, as well as increasing tariffs for existing tenants.

Management believes that it has access to sufficient resources to continue as a going concern and that it is appropriate to prepare these financial statements on a going concern basis and, accordingly, the Company will be able to realize its assets and discharge its liabilities in the normal course of business. The financial statements disclose all matters relating to the Company's ability to continue as a going concern, including all significant conditions and events, mitigating factors and the Company's plans.

These financial statements do not include any adjustments that would be necessary if the Company were unable to continue as a going concern.

d) Foreign currency translation

Functional currency

These financial statements are presented in Kazakhstani Tenge (“KZT”), which is the Company's functional and presentation currency. All values presented in these financial statements have been rounded to the nearest thousands, except when otherwise indicated.

2 Significant accounting policies (continued)

Transactions and balances

Transactions in foreign currencies are translated to the functional currency using exchange rates at the date of the transaction. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at exchange rates at the reporting date of monetary items of assets and liabilities denominated in foreign currencies are recognized in the statement of profit or loss and other comprehensive income.

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 was determined.

Exchange rates

The weighted average exchange rates quoted by the Kazakhstan Stock Exchange ("KASE") are used as the official exchange rates in the Republic of Kazakhstan. The following exchange rates have been used in the preparation of these financial statements:

	31 December 2024	31 December 2023
USD	525.11	454.56
RUB	4.99	5.06

e) Fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in a transaction ordinarily between market participants at the measurement date. Fair value measurement assumes that a transaction to sell an asset or transfer a liability occurs:

- either in the primary market for the asset or liability;
- or, in the absence of a principal market, in the most favourable market for the asset or liability.

The Company needs to have access to the principal or the most advantageous market.

The fair value of an asset or liability is measured using assumptions that would be used by market participants when pricing the asset or liability, assuming that market participants act in their best interests.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits either 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.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to estimate fair value, making maximum use of relevant observable inputs and recognized the use of unobservable inputs.

All assets and liabilities for which the fair value is measured or disclosed in the financial statements are classified within the fair value hierarchy described below based on the lowest level source data that are material to the fair value measurement as a whole:

- Level 1 – market quotations of prices in the active market for identical assets or liabilities (without any adjustments);
- Level 2 – valuation models in which the underlying data relevant to the lowest level of the hierarchy are directly or indirectly observable in the market for fair value measurement;
- Level 3 – valuation models in which the inputs relevant to the fair value measurement at the lowest level of the hierarchy are not observable in the market.

For the purposes of fair value disclosure, the Company has classified assets and liabilities based on their nature, inherent characteristics and risks, and the applicable level in the hierarchy of fair value sources as described above.

2 Significant accounting policies (continued)

f) Property, plant and equipment

Recognition and measuremen

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses, where required. The cost includes costs directly related to the acquisition of the asset. The cost of assets manufactured or constructed by economic means includes the cost of materials and direct labor, any other costs directly related to bringing the asset to working condition for their intended use, as well as the cost of dismantling and removing items and restoring the site where they are located, and capitalized borrowing costs. If the property, plant and equipment consists of separate components having different useful lives, they are accounted for as a separate item (significant component) of property, plant and equipment. Any amount of gain or loss on disposal of an item of property, plant and equipment is determined by comparing the proceeds from disposal with its carrying amount and is recognized on a net basis under ‘other income’ or ‘other expenses’ in net income or loss.

Subsequent costs

The cost of replacing a part (significant component) of an item of property, plant and equipment increases the carrying amount of that item if it is highly probable that the Group will receive future economic benefits associated with that part and its cost can be measured reliably. The carrying amount of the replaced part is written off. Expenses for current repairs and maintenance of items of property, plant and equipment are recognized as income and expense when incurred.

Depreciation

Depreciation is charged on a straight-line basis over the estimated useful lives of the assets, except for uninstalled equipment, using the straight-line method. Depreciation of non-installed assets commences when the assets are placed in service.

Expected useful lives of property, plant and equipment:

	Useful life, years
Machinery and equipment	4-6
Vehicles	3-10
Others	3-10

The estimated useful lives, carrying amounts and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis, without restating comparatives.

g) Investment property

Recognition and measurement

Investment property is property held either for rental income or capital appreciation or both, but not for sale in the ordinary course of business, for use in the production or supply of goods or services, or for administrative purposes.

Equipment and furnishings that are an integral part of the building are considered part of the investment property.

Investment properties prior to the date of the combination were measured at cost, including transaction costs. Subsequent to the date of the combination, investment properties after initial recognition are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair value of investment properties are recognized in profit or loss in the period in which they arise, including the related tax effect. Fair value is determined based on an annual valuation performed by an accredited external independent appraiser using a valuation model recommended by the International Valuation Standards Committee.

2 Significant accounting policies (continued)

Investment property is derecognized upon disposal (i.e. on the date on which the transferee obtains control) or when the investment property is withdrawn from use and no future economic benefits are expected from its disposal. Any difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

In determining the amount of consideration from derecognition of an investment property, the Company considers the impact of variable consideration, the existence of a significant financing component, non-cash consideration and consideration payable to the buyer, if any.

Transfers to or from investment property are made when, and only when, there is a change in use of the property. Upon transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the time of the change in use. When an owner-occupied property becomes an investment property, the Company accounts for such property in accordance with the property and equipment accounting policy until the change in use occurs.

Construction in progress represents construction in progress on investment property and is carried at cost. Construction in progress includes the cost of construction, equipment and other direct costs if the criteria for capitalization are met. Construction in progress is not depreciated.

The Company considers the impact of health, safety and environmental legislation when assessing expected useful lives and estimated residual values. In addition, the Company considers the impact of climate change issues, including physical and transition risks. In particular, the Company determines whether laws and regulations relating to climate change issues may affect useful lives or residual values, for example, by prohibiting or restricting the use of the Company's hydrocarbon-fired equipment or imposing additional energy efficiency requirements on Company-owned facilities.

h) Intangible assets

Intangible assets that are acquired separately are measured at cost on initial recognition. Subsequent to initial recognition, intangible assets are carried at cost less any accumulated amortization and any accumulated impairment losses.

Intangible assets with finite useful lives are amortized over the useful life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset change the amortization period or method, respectively, and are accounted for as changes in accounting estimates. Amortization expense on intangible assets with finite lives is recognized in the statement of profit or loss and other comprehensive income in the expense category consistent with the function of the intangible assets.

An intangible asset is derecognized when it is disposed of (i.e. on the date on which the transferee 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 and other comprehensive income.

The Company's intangible assets are represented by software.

Intangible assets are amortized over two to seven years.

i) Impairment of non-financial assets

At each reporting date, the Company assesses the presence of any signs indicating a possible depreciation of the current value of long-term assets. If any such indication is detected, an assessment is made for a possible reduction in the recoverable amount of the assets (if any). If it is not possible to estimate the recoverable amount for an individual asset, the company determines the recoverable amount of the cash generating group of assets to which the asset belongs.

2 Significant accounting policies (continued)

Calculation of the recoverable amount

The recoverable amount of an asset is determined as the highest of its value in use and the fair value of the asset less costs to sell it. When assessing the value of an asset, the expected future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market estimates of the time value of money and the risks specific to the asset.

The recoverable value of assets that do not independently generate cash receipts is determined as part of the recoverable value of the cash-generating unit to which these assets belong.

In assessing value in use, the estimated future cash flows are discounted to 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 the asset's fair value less costs to sell, the appropriate valuation model is used.

The Company determines the amount of impairment based on detailed budgets and forecast calculations that are prepared for the cash-generating unit. These budgets and forecast calculations are typically 7 years in duration. For longer periods, long-term growth rates are calculated and applied to projected future cash flows beyond the fifth year.

Issues related to climate change

The Company continually monitors risks associated with climate change, including physical and transition risks, and takes them into account when determining the recoverable amount. The Company believes that its operations are not currently exposed to any significant physical risks, however, value in use may be affected by various transition risks, such as legislation or regulations related to climate change issues and changes in demand for Company services.

Recovery of impairment losses

A previously recognized impairment loss is reversed if there are changes in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the carrying amount of the asset does not exceed the carrying amount that would have been determined less depreciation or amortization if the impairment loss had not been recognized.

j) Leases

At the time of entering into the agreement, the Company assesses whether the agreement is a lease or whether it contains lease attributes, i.e., the Company determines whether the agreement transfers the right to control the use of the identified asset for a certain period of time in exchange for a refund.

Company as a lessee

The Company applies a uniform approach to the recognition and measurement of all leases, except for short-term leases and leases of low-value assets. The Company recognizes lease liabilities for lease payments and right-of-use assets, which represent the right to use the underlying assets.

Right-of-use assets

The Company recognizes right-of-use assets at the commencement date of the lease (i.e. the date on which the underlying asset becomes available for use). Right-of-use assets are measured at cost less accumulated depreciation and accumulated impairment losses, adjusted for the revaluation of lease liabilities.

The initial cost of right-of-use assets includes the amount of the recognized lease liability, initial direct costs incurred and lease payments made on or before the commencement date, less lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term or the estimated useful life of the assets.

If ownership of the leased asset is transferred to the Company at the end of the lease term or if the initial cost of the asset reflects the exercise of an option to purchase the asset, the asset is depreciated over its estimated useful life.

2 Significant accounting policies (continued)

Right-of-use assets are also subject to impairment testing (description of accounting policy in section (i) Impairment of non-financial assets).

Lease liabilities

At the commencement date, the Company recognizes lease liabilities, which are measured at the present value of the lease payments to be made over the lease term. Lease payments include fixed payments less any lease incentives receivable, variable lease payments that depend on an index or rate and amounts expected to be paid under residual value guarantees.

Lease payments also include the exercise price of a purchase option if it is reasonably certain that the Company will exercise the option and termination penalties if the lease term reflects the Company's potential exercise of the termination option. Variable lease payments that do not depend on an index or rate are recognized as an expense in the period in which the event or condition that triggers the payments occurs.

The Company uses the incremental borrowing rate at the commencement date to calculate the present value of the lease payments as the interest rate implicit in the lease is not readily determinable. Subsequent to the commencement date, the lease liability is increased to reflect the accrual of interest and decreased to reflect the lease payments made. In addition, the Company reassesses the carrying amount of the lease liability in the event of a modification, a change in the lease term, a change in lease payments (e.g., a change in future payments resulting from a change in an index or rate used to determine such payments) or a change in the valuation of an option to purchase the underlying asset.

Company as a lessor

Leases where the Company retains substantially all the risks and rewards of ownership of the asset are classified as operating leases. Lease income arising is recognized on a straight-line basis over the lease term and included in revenue in the statement of profit or loss and other comprehensive income due to its operating nature. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rentals are recognized as revenue in the period in which they are earned.

k) Financial instruments - initial recognition and subsequent measurement

The Company's financial assets are represented by accounts receivable, loans receivable and cash and cash equivalents.

Financial assets

Initial recognition and measurement

Financial assets at initial recognition are classified as subsequently measured at amortised cost, at fair value through other comprehensive income, and at fair value through profit or loss. The classification of financial assets at initial recognition depends on the characteristics of the contractual cash flows of the financial asset and the business model used by the Company to manage these assets.

Accounts receivable

Accounts receivable are amounts due from customers for goods sold or services rendered in the ordinary course of business. They are generally due within 12 months and are therefore all classified as current accounts receivable.

Accounts receivable are initially recognized at their recoverable amount, which is unconditional, unless they contain significant financial components, when they are recognized at fair value. The Company holds receivables to collect contractual cash flows and therefore subsequently measures them at amortized cost using the effective interest method. Receivables that do not contain a significant financing component or for which the Company has applied practical expedient are measured at the transaction price determined in accordance with IFRS 15.

2 Significant accounting policies (continued)

In order for a financial asset to be classified and measured at amortized cost or at fair value through other comprehensive income, it is necessary for the contractual terms of the asset to generate cash flows that are “solely payments of principal and interest” on the principal outstanding.

This assessment is referred to as the SPPI test and is performed on an instrument-by-instrument basis. The business model used by the Company for managing its financial assets describes the manner in which the Company manages its financial assets to generate cash flows. The business model determines whether the cash flows will result from the receipt of contractual cash flows, the sale of financial assets, or both. Financial assets classified as measured at amortized cost are held within a business model whose objective is to hold financial assets to collect the contractual cash flows, while financial assets classified as at fair value through other comprehensive income are held within a business model whose objective is achieved either by collecting the contractual cash flows or by selling the financial assets. All 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 recognized on the trade date, which is the date that the Company commits to purchase or sell the asset.

Loans receivable

Loans receivable at fair value through profit or loss are initially recognized at fair value. All other categories of loans receivable are initially recognized at fair value, including transaction costs. The best evidence of fair value at initial recognition is the transaction price. A gain or loss on initial recognition is only recognized if there is a difference between fair value and transaction price which can be evidenced by other observable current market transactions in the same instrument or by a valuation model whose inputs include only data from observable markets. Subsequent to initial recognition, a valuation allowance is recognized against expected credit losses on loans issued measured at amortized cost, resulting in an accounting loss recognized immediately upon initial recognition of the asset.

The Company uses valuation models such as discounted cash flow models to determine the fair value of loans to related parties that are not traded in an active market. It is possible that differences may arise between the fair value at initial recognition, which is assumed to be the transaction price, and the amount determined at initial recognition using a valuation model that uses Level 3 inputs. If any differences arise after calibrating the inputs to the valuation models, such differences are initially recognized in other assets or other liabilities and subsequently amortized on a straight-line basis over the life of the related party loans. When Level 1 or Level 2 inputs are used, the resulting differences are recognized immediately in profit or loss.

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 3 months or less, which are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

Subsequent measurement

For subsequent valuation purposes, financial assets are classified into four categories:

- financial assets measured at amortised cost (debt instruments);
- financial assets at fair value through other comprehensive income with subsequent reclassification of accumulated gains and losses (debt instruments);
- financial assets classified at the entity’s discretion as measured at fair value through other comprehensive income without subsequent reclassification of accumulated gains and losses upon derecognition (equity instruments);
- financial assets at fair value through profit or loss.

Financial assets measured at amortised cost (debt instruments)

Financial assets measured at amortized cost are subsequently measured using the effective interest method and impairment requirements are applied. Gains or losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

2 Significant accounting policies (continued)

The Company considers cash and cash equivalents, accounts receivable and loans receivable to be financial assets measured at amortized cost.

Financial assets at fair value through other comprehensive income (debt instruments)

In the case of debt instruments measured at fair value through other comprehensive income, interest income, foreign exchange gains and losses arising from impairment or reversal of such losses are recognized in the statement of profit or loss and other comprehensive income and are calculated in the same way as for financial assets measured at amortized cost. Any remaining changes in fair value are recognized in other comprehensive income. On derecognition, the cumulative amount of changes in fair value recognized in other comprehensive income is reclassified to profit or loss.

The Company does not have debt instruments measured at fair value through other comprehensive income.

Financial assets classified at the Company's discretion as measured at fair value through other comprehensive income (equity instruments)

At initial recognition, the Company may elect, at its sole discretion, to designate an equity investment as at fair value through other comprehensive income if it meets the definition of equity under IAS 32 Financial Assets: Presentation and is not held for trading. The decision on such classification is made on an instrument-by-instrument basis.

Profits and losses on such financial assets are never reclassified to profit or loss. Dividends are recognized as other income in the statement of profit or loss and other comprehensive income when the right to receive dividends is established, except when the Company receives the benefit of such proceeds as consideration for a portion of the cost of the financial asset.

In this case, such gains are recognized in other comprehensive income. Equity instruments classified at the Company's discretion as at fair value through other comprehensive income are not assessed for impairment.

At the reporting date, the Company does not have any financial assets (equity instruments) measured at fair value through other comprehensive income.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognized in the statement of profit or loss and other comprehensive income.

This category may include derivative instruments and investments in quoted equity instruments that the Company, at its discretion, has not designated, without the right to cancel, as measured at fair value through other comprehensive income. Dividends on quoted equity instruments are recognized as other income in the statement of profit or loss and other comprehensive income when the right to receive dividends is established.

A derivative embedded in a hybrid contract that includes a host contract that is a financial liability or a non-financial instrument is separated from the host contract and accounted for as a separate derivative if: its inherent economic characteristics and risks are not closely related to those of the host contract; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not assessed for impairment.

Embedded derivatives are measured at fair value with changes in fair value recognized in profit or loss. A reassessment of accounting treatment occurs either when there is a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or when the financial asset is reclassified and transferred out of the fair value through profit or loss category.

2 Significant accounting policies (continued)

Derecognition

Финансовый актив (или – где применимо – часть финансового актива или часть группы аналогичных финансовых активов) прекращает признаваться (т. е. исключается из отчета Компании о финансовом положении), если:

A financial asset (or, where applicable, part of a financial asset or part of a group of similar financial assets) ceases to be recognized (i.e., is excluded from the Company's statement of financial position) if:

- the rights to receive cash flows from the asset have expired;
- the Company transferred its rights to receive cash flows from the asset or undertook to pay the received cash flows to a third party in full and without significant delay under the 'transit' agreement; and or (a) the Company transferred practically all the risks and benefits of the asset, or (b) the Company did not transfer, but does not retain practically all the risks and benefits of the asset, but transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it assesses whether and to what extent it has retained the risks and rewards of ownership. If the Company has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of its continuing involvement in the asset. In this case, the Company also recognizes a corresponding liability.

The transferred asset and the corresponding liability are measured on a basis that reflects the rights and liabilities retained by the Company.

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 recognizes an estimated allowance for expected credit losses (ECL) for all debt instruments that are not measured at fair value through profit or loss. The ECL is calculated based on the difference between the cash flows due under the contract and all the cash flows that the Company expects to receive, discounted using the original effective interest rate or its approximate value. Expected cash flows include cash flows from the sale of held collateral or from other credit quality improvement mechanisms that are an integral part of the contractual terms.

The ECL is recognized in two stages. In the case of financial instruments for which the credit risk has not increased significantly since their initial recognition, an estimated loss reserve is created for credit losses that may arise as a result of defaults that are possible within the next 12 months (12-month expected credit losses). For financial instruments for which the credit risk has increased significantly since the initial recognition, an estimated loss reserve is created for credit losses expected during the remaining term of this financial instrument, regardless of the timing of default (expected credit losses for the entire term).

For receivables and contract assets, the Company applies a simplified approach to calculate expected credit losses. Consequently, the Company does not monitor changes in credit risk, but instead recognizes a valuation allowance for losses at each reporting date in an amount equal to the expected credit losses for the entire term. The Company utilized a valuation allowance matrix based on its past credit loss experience, adjusted for borrower-specific forward-looking factors and general economic conditions.

For non-interest bearing loans, the Company determines the rating of counterparties by expert judgment and calculates the expected credit losses that may result from defaults within 12 months.

2 Significant accounting policies (continued)

The Company considers that there has been a significant increase in credit risk if contractual payments are overdue by more than 30 days. A financial asset is also considered to be in default if contractual payments are overdue by 90 days. However, in certain cases, the Company may conclude that a financial asset is in default if internal or external information indicates that it is unlikely that the Company will receive the full amount of the remaining contractual payments without taking into account credit enhancement mechanisms held by the Company.

For debt instruments measured at fair value through other comprehensive income, the Company applies the low credit risk simplification. The Company assesses at each reporting date whether a debt instrument is a low credit risk instrument using all reasonable and supportable information available without undue cost or effort. In making this assessment, the Company revises the internal credit rating of the debt instrument. In addition, the Company considers that there has been a significant increase in credit risk if contractual payments are overdue by more than thirty (30) days.

The Company considers a financial asset to be in default if contractual payments are overdue by 90 (ninety) days. However, in certain cases the Company may also conclude that a financial asset is in default if internal or external information indicates that it is unlikely that the Company will receive, without taking into account credit enhancement mechanisms held by the Company, the full amount of the remaining contractual payments. A financial asset is derecognized when the Company has no reasonable expectation of recovering the contractual cash flows.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified upon initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, accounts payable or derivatives designated at the Company's discretion as hedging instruments in an effective hedge, as appropriate.

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

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

Financial liabilities at fair value through profit or loss

The category “financial liabilities at fair value through profit or loss” includes financial liabilities held for trading and financial liabilities designated at the Company's discretion upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments to which the Company is a party to the contract that are not designated at the Company's discretion as hedging instruments in a hedging relationship as defined in IFRS 9. Designated embedded derivatives are also classified as held for trading unless they are designated at the Company's discretion as effective hedging instruments. Profits or losses on liabilities held for trading are recognized in the statement of profit or loss and other comprehensive income.

Financial liabilities classified at the discretion of the Company at initial recognition as measured at fair value through profit or loss, are included in this category at the date of initial recognition and exclusively subject to the criteria of IFRS 9. The Company does not have financial liabilities classified at its discretion as measured at fair value through profit or loss.

2 Significant accounting policies (continued)

Financial liabilities measured at amortized cost

This category is the most significant for the Company. Subsequent to initial recognition, trade payables, interest bearing loans and borrowings are measured at amortized cost using the effective interest method. Profits and losses on such financial liabilities are recognized in profit or loss when they are derecognized and as they are amortized using the effective interest rate method.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortization is included in finance costs in the statement of profit or loss and other comprehensive income.

This category includes trade accounts payable, bank loans.

Derecognition

Recognition of a financial liability is terminated if the obligation is settled, canceled, or has expired. If an existing financial liability is replaced by another obligation to the same creditor on substantially different terms or if the terms of the existing obligation are significantly changed, such a replacement or changes are taken into account as derecognition of the initial obligation and the beginning of recognition of the new obligation, and the difference in their carrying amount is recognized in the statement of comprehensive income.

Offsetting financial instruments

Financial assets and liabilities are offset and only the net balance is reflected in the statement of financial position only if there is a legally established right to offset and there is an intention to realize the asset simultaneously with the settlement of the liability.

l) Cash and cash equivalents

Cash in the statement of financial position comprises cash at banks, short-term bank deposits and cash on hand.

Cash and cash equivalents are carried at amortized cost because (i) they are held to collect contractual cash flows, which are solely payments of principal and interest, and (ii) they are not designated as at fair value through profit or loss.

Restricted cash balances are excluded from cash and cash equivalents for the purposes of the statement of cash flows. Balances restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date are included in other non-current assets.

Cash equivalents are held to meet short-term cash commitments. An investment, to be considered a cash equivalent, must be readily convertible to a specific amount of cash and not be subject to a significant risk of changes in value.

m) Advance and prepayments

Advances or prepayments are carried at cost less provision for impairment. Advances are classified as non-current when the goods or services relating to the advances are expected to be obtained after one year, or when the advances relate to assets that will be classified as non-current upon initial recognition. Advances for the acquisition of assets are included in the carrying amount of the assets when the Company obtains control over the assets and it is probable that future economic benefits associated with the assets will flow to the Company. Other advances are written off when the goods or services relating to the advances are received. If there is an indication that the assets, goods or services relating to advances will not be received, the carrying amount of the advances is written down and a corresponding impairment loss is recognized in profit or loss for the year.

2 Significant accounting policies (continued)

n) Labor costs and related contributions

Labor costs, pension, social insurance contributions, paid annual leave and sick leave, bonuses and non-monetary benefits are accrued in the year in which the associated services are rendered by the employees of the Company. In accordance with the requirements of the legislation of the Republic of Kazakhstan, the Company withholds pension contributions on behalf of its employees. Upon retirement of employees, the Company's financial liabilities cease and all payments are made by the unified state accumulative pension fund.

o) Inventories

Inventories are stated at the lower of cost or net realizable value. The cost of inventories is determined on the weighted average basis and includes expenditure incurred in acquiring the inventories, production or conversion costs and expenditure incurred in bringing them to their existing location and condition. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

p) Government subsidies

Government grants allocated for cost recovery are recognized in profit or loss in finance costs over the period corresponding to the time of occurrence of the costs to be recovered.

q) Guarantee payments made by lessees

Guarantee payments made by lessees represent amounts paid by lessees as security for liabilities under operating leases. At the end of the lease term, the guarantee payments made by the lessees are used by the lessees to repay the final lease payments and, accordingly, are recognized in the Company's financial statements as prepaid lease liabilities.

r) Estimated liabilities and provisions

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

If the effect of the time value of money is material, estimated liabilities are discounted at a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. If discounting is used, the increase in the estimated liability due to the passage of time is recognized as a finance cost in the statement of profit or loss and other comprehensive income.

s) Income tax

Income tax expense represents the sum of current income tax payable and deferred income tax payable.

Current income tax

Current income tax payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of comprehensive loss because it excludes amounts of income and expense that are taxable or deductible in other reporting periods and it further excludes amounts that will never be recognized as taxable or deductible. The Company's liability for current income tax is calculated using the tax rate enacted or substantively enacted at the statement of financial position date.

2 Significant accounting policies (continued)

Deferred tax

Deferred tax is recognized on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding amounts recognized for taxable profit purposes and is computed using the liability method. Deferred income tax liabilities are generally recognized for all taxable temporary differences. Deferred income tax assets are recognized to the extent that it is probable that taxable profit will be available against which the temporary deductible temporary differences can be utilized.

Such assets and liabilities are not recognized if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither taxable profit nor accounting profit.

The carrying amount of deferred tax assets is assessed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available against which all or part of the asset can be recovered. Deferred income tax assets or liabilities are recognized at the rates that are expected to apply in the period in which the assets are disposed of or the liabilities are settled.

Deferred income tax assets and liabilities are offset when:

- The Company has a legally enforceable right to set off current tax assets against current tax liabilities;
- Liabilities relate to income tax levied by the same tax authority;
- The Company expects to recover its tax assets and settle its tax liabilities on a net basis.

Current and deferred income tax are recognized in profit or loss, except when they relate to items of other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or equity.

t) Capital

Dividends

Dividends are recognized as a liability and deducted from equity at the reporting date only if they are declared before or on the reporting date. Dividends are disclosed when they are proposed before the reporting date or proposed or declared after the reporting date but before the financial statements are authorized for issue.

u) Rental income / Revenue from contracts with customers

Revenue recognition from management consulting services is determined by means of signed contracts. No significant estimates or judgments are required in recognizing revenue. Prices are set by the Company. Services are billed on a regular and predictable basis: monthly and in the same amounts.

Recognition of rental income is determined through signed contracts. Prices are set by the Company. Invoices are issued both on a prepayment basis and based on the previous month's performance (percentage of turnover). Revenue for fixed fees is accrued based on rate and area, while revenue for variable fees (percentage of turnover) is recognized upon receipt of supporting documents (by the 15th of the following month).

Recognition of other income is determined through signed contracts. Prices are set internally within the Company. Billing is both prepaid and based on the previous month's performance (maintenance fees, utilities, advertising revenue, parking revenue, other revenue). Revenue is recognized when the receipt of economic benefits by the Company is considered probable and when the revenue can be reliably measured, regardless of the timing of the payment. Revenue is measured at the fair value of the consideration received or receivable, taking into account the contractually defined terms of payment and net of taxes or duties. The Company analyzes its revenue arrangements in accordance with certain criteria to determine whether it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue contracts because, in all cases, it is the primary party assuming

2 Significant accounting policies (continued)

the contractual obligations, has pricing discretion and is also exposed to inventory impairment and credit risk.

Significant component of financing

The Company typically receives short-term advance payments from customers. As a result of the practical expedient in IFRS 15, the Company does not adjust the promised consideration for the impact of a significant financing component if, at contract inception, it expects the period between the transfer of the promised good or service to the customer and the customer's payment for that good or service to be one year or less.

Contract liabilities

A contract liability is recognized when payment from the customer is received or becomes due and payable (whichever is earlier) before the Company transfers the related goods or services. A contract liability is recognized as revenue when the Company satisfies its contractual obligations (i.e., transfers control of the related goods or services to the customer).

v) Interest income

For all financial instruments measured at amortized cost, interest income or expense is recognized using the effective interest method, which exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability. Interest income is included in the statement of profit or loss and other comprehensive income within finance income.

w) Recognition of expenses

Expenses are recognized as incurred and are charged to the statement of profit or loss and other comprehensive income in the period to which they relate on an accrual basis.

x) Subsequent events

Subsequent events that provide evidence of conditions that existed at the reporting date (adjusting events) are recorded in the financial statements. Non-adjusting subsequent events are disclosed in the notes to the financial statements if they are material.

y) Changes in accounting policies

The accounting policies adopted in the preparation of these financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended December 31, 2024.

The following amendments to standards and interpretations became effective for the Company beginning January 1, 2024, but did not have a material impact on the Company's financial statements for year ended December 31, 2024.

Amendments to IAS 1 Presentation of Financial Statements − Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants

In January 2020 and October 2022, the International Accounting Standards Board (IASB) issued amendments to IAS 1 Presentation of Financial Statements to clarify the requirements for classifying liabilities as current or non-current, including non-current liabilities with covenants. The amendments clarify that:

- Where a right to defer settlement of a liability arising from a loan arrangement for at least twelve months is subject to compliance with covenants in future periods (future covenants), this right exists even if such future covenants are not complied with at the reporting date.

2 Significant accounting policies (continued)

- Management expectations of the likelihood of using the deferral do not affect the existence of the right. A liability is classified as non-current at the reporting date even if settlement of the liability has occurred in the period after the reporting date but before the issue of financial statements.
- Terms of a liability that could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instruments do not affect its classification as current or non-current if the option is classified as an equity instrument and recognized separately from the liability as an equity component of a compound financial instrument in accordance with IAS 32 *Financial Instruments: Presentation*.

In addition, the amendments introduce the requirement to disclose additional information about liabilities arising from loan arrangements if the entity classifies such liabilities as non-current and its right to defer settlement of these liabilities is subject to its compliance with covenants within twelve months after the reporting date.

These amendments did not have any impact on the Company's financial statements as there are no such commitments.

Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures − Supplier Finance Arrangements

In May 2023, the IASB issued amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures that clarify the characteristics of supplier finance arrangements and require additional disclosures for such arrangements. The disclosure requirements in the amendments aim to assist users of financial statements in understanding the impact of supplier finance arrangements on an entity's liabilities, cash flows and exposure to liquidity risk.

Transitional provisions in the amendments state that entities do not have to disclose certain comparative information for any reporting periods presented before the beginning of the annual reporting period in which the entity first applies those amendments, and certain information as of the beginning of the year otherwise required to be disclosed as of the beginning of the annual reporting period in which the entity first applies those amendments.

These amendments did not have any impact on the Company's financial statements due to the fact that the Company does not have any supply financing arrangements.

Amendments to IFRS 16 Leases − Lease Liability in a Sale and Leaseback

In September 2022, the IASB issued amendments to IFRS 16 Leases that clarify the requirements that a seller-lessee shall use in measuring the lease liability arising in a sale and leaseback transaction with fully variable lease payments, so that the seller-lessee does not recognize any gain or loss that relates to the right of use it retains in the asset.

The amendments had no impact on the Company's consolidated financial statements, as the Company did not enter into such transactions in the current or previous reporting periods.

z) Standards issued but not yet effective

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

(in thousands of KZT)

2 Significant accounting policies (continued)

Standards not effective for the reporting period ended 31 December 2024	**Effective for annual reporting periods beginning on or after**
Amendments to IAS 21 − *Lack of Exchangeability*	1 January 2025
Amendments to IFRS 9 and IFRS 7 − *Amendments to the Classification and Measurement of Financial Instruments*	1 January 2026
Annual Improvements to IFRS Accounting Standards − Volume 11: *Cost method* (Amendments to IAS 7) *Derecognition of lease liabilities* (Amendments to IFRS 9) *Determination of a 'de facto agent'* (Amendments to IFRS 10) *Disclosure of deferred difference between fair value and transaction price* (Amendments to *Guidance on Implementing IFRS 7*) *Gain or loss on derecognition* (Amendments to IFRS 7) *Hedge accounting by a first-time adopter* (Amendments to IFRS 1) *Introduction* (Amendments to *Guidance on implementing IFRS 7*) *Credit risk disclosures* (Amendments to *Guidance on Implementing IFRS 7*) Transaction price (Amendments to IFRS 9)	1 January 2026
IFRS 18 *Presentation and Disclosure in Financial Statements*	1 January 2027
IFRS 19 *Subsidiaries without Public Accountability: Disclosures*	1 January 2027

The Company is currently evaluating the impact of these new standards and amendments.

In April 2024, the IASB issued a new standard, IFRS 18 Presentation and Disclosure in Financial Statements, which will replace IAS 1 Presentation of Financial Statements. IFRS 18 introduces new requirements, the most important of which are:

1. On the classification of income and expenses in the statement of profit or loss into three defined categories corresponding to operating, investing and financing activities. It also requires all entities to provide new defined subtotals, such as:

- Operating profit or loss, and
- Profit or loss before financing and income taxes

2. On the disclosure of information on management-defined performance measures in the financial statements, including reconciliation of those measures to the closest total or subtotal presented in the statement of profit or loss

3. On the presentation of aggregated and disaggregated financial information in the primary financial statements and in the notes

IFRS 18 has also introduced limited changes to the statement of cash flows and certain other changes. Entities shall apply IFRS 18 for annual reporting periods beginning on or after 1 January 2027. Earlier application is permitted. If an entity applies this standard for an earlier period, it shall disclose that fact.

3 Significant Accounting Judgments and Estimates

In preparing these financial statements in conformity with IFRS, the Company's management has made judgments, assumptions and estimates that are relevant to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities. Actual results could differ from those estimates. The assumptions and estimates underlying them are reviewed on an ongoing basis to determine whether changes are necessary. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected by such revisions.

Assessment of control over Dostyk Plaza LLP and Shymkent Plaza LLP

Business combinations are accounted for in these financial statements of the Company on the assumption that they occurred at the beginning of the earliest period presented in these financial statements or, if later, at the date when the combining entities were first brought under common control. The assets and liabilities of entities under common control are recognized at the carrying amounts recorded in the financial statements of the predecessor entity.

Analysing the existence of control

In analysing the existence of control, management considered the following:

- relevant activities,
- management authority.

In assessing control over these entities, management considered the existence and effect of existing rights, including existing potential voting rights, and concluded that a right is present because it has the practical ability to exercise that right when deciding how to direct the relevant activities of the acquired entities. Management considered the power over the investees and the fact that the Company holds 100% of the voting rights in these companies.

Related activities

The Company's management has determined that setting operating policies, making investment decisions and appointing key management personnel are within its competence in these companies.

Management authority

In assessing the power to govern, management assessed whether it has the power to govern the acquired subsidiaries, i.e. the current ability to direct the relevant activities, i.e. the power to vote, appoint key management personnel and make decisions.

These companies are included in these financial statements from the date of the earliest period beginning January 1, 2022.

Information about the carrying amounts of identifiable assets and liabilities as of April 30, 2024, and the results of operations for the period from January 1, 2024 through April 30, 2024 are reflected in Note 4.

3 Significant Accounting Judgments and Estimates (continued)

Estimated provision for expected credit losses

For trade receivables, the Company applies a simplified approach to calculating expected credit losses. Consequently, the Company does not monitor changes in credit risk, but instead recognizes an provision for expected credit losses at each reporting date in an amount equal to the expected credit losses over the entire term. The Company utilized a valuation provision matrix based on existing credit loss experience, adjusted for debtor-specific projected factors and general economic conditions (Note 29).

For loans receivable, the Company applies a simplified approach to calculate expected credit losses. Consequently, the Company does not monitor changes in credit risk, but instead recognizes at each reporting date a valuation provision for losses in an amount equal to expected credit losses for the entire term.

The Company considers a financial asset to be in default if contractual payments are 90 days overdue. However, in certain cases, the Company may also conclude that a financial asset is in default if internal or external information indicates that it is unlikely that the Company will receive, without taking into account credit enhancements held by the Company, the full amount of the remaining contractual payments. A financial asset is derecognized when the Company has no reasonable expectation of recovering the contractual cash flows.

Revaluation of investment properties

The Company carries its investment properties at fair value, with changes in fair value being recognised in the statement of profit or loss. For investment properties, a valuation methodology based on a discounted cash flow (DCF) model was used, as there is a lack of comparable market data because of the nature of the properties.

The Company engaged an independent valuation specialist to estimate the fair value of investment properties as of April 30, 2024, the date the merger was completed and the accounting policies were adopted, and as at 31 December 2024.

The key assumptions used to determine the fair value of the properties and sensitivity analyses:

The Company has a system of internal controls over fair value measurements. This system includes the engagement of an independent appraisal by a certified appraiser who reports directly to the Chief Executive Officer and who is responsible for independently confirming the results of sales and investment transactions and significant fair value measurements. Specific controls include:

- confirmation of observed pricing;
- review and approval process for new models and model changes;
- review of significant unobservable inputs, valuation adjustments and significant changes in the fair value measurement of Level 3 instruments, compared to the prior period.

Fair value of the properties was determined as a result of generalization of different valuation approaches and methods outcomes. The valuations have been performed by the valuer and are based on DCF models and proprietary databases of prices of transactions for properties of similar nature, location and condition. As at the revaluation dates, the fair value of the properties as at 31 December, 2024 based on appraisals performed by Anderson Qazaqstan LLP, accredited independent appraisers who have experience in valuing similar office properties in Kazakhstan. A net gain on revaluation of investment property in the amount of KZT 53,929,688 thousand was recognised in the statement of profit or loss and comprehensive income for the year ended 31 December, 2024.

(in thousands of KZT)

3 Significant Accounting Judgments and Estimates (continued)

Fair value hierarchy disclosures for investment properties as at 31 December, 2024:

			Fair value measurement using		
	Date of valuation	**Total**	**Quoted prices in active markets (Level 1)**	**Significant observable inputs (Level 2)**	**Significant unobservable inputs (Level 3)**
Dostyk Plaza	31 December 2024	60,309,842	-	-	60,309,842
Shymkent Plaza	31 December, 2024	16,876,219	-	-	16,876,219

Under the discounted cash flow method, fair value is estimated using assumptions regarding the benefits and liabilities associated with ownership over the life of the asset, including exit or terminal value. This method involves projecting cash flows attributable to the interest in the property.

A discount rate based on market data is applied to these projected cash flows, resulting in the present value of the income stream associated with the asset. The yield associated with the exit of an investment is generally determined separately and differs from the discount rate. The duration of cash flows and the specific timing of cash inflows and outflows are determined by events such as rent reviews, lease renewals and related re-letting, redevelopment or refurbishment. The appropriate duration of cash flow receipts is usually conditioned by market behavior, which is a characteristic of the property class. Recurring cash flows are generally estimated as gross income less vacant space losses, unrecoverable expenses, losses on uncollectible receivables, lease incentives provided to the tenant, maintenance and upkeep costs, commissions paid to agents, and other operating and management expenses. The estimated recurring net operating income, together with an estimate of the terminal value expected to be realized at the end of the forecast period, is then discounted.

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

	Valuation technique	**Significant unobservable inputs**	**Range (weighted average)**
Retail properties	DCF method	Estimated rental value per sqm per month	8,572
		Rent growth p.a.	7%
		Long-term vacant areas	2%
		Discount rate	15%

Significant increase (decrease) in estimated rents and annualized rent growth rate, without regard to correlations with other factors, would result in a significant increase (decrease) in the fair value of investment properties. A significant increase (decrease) in the percentage of long-term vacant space and discount rate (as well as the yield associated with exiting the investment), without regard to the relationship with other factors, would result in a significant decrease (increase) in fair value.

Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum and discount rate (and exit yield), and an opposite change in the long-term vacancy rate.

Deferred tax assets and liabilities

Deferred tax assets are recognized for all unused tax losses to the extent that it is probable that the taxable temporary differences and the commercial nature of such expenses will be justified. Significant management judgment is required to determine the amount of deferred tax assets that can be recognized in the consolidated financial statements based on the probable timing and amount of future taxable profit, as well as future tax planning strategies.

3 Significant Accounting Judgments and Estimates (continued)

The Company recognises tax liabilities based on an assessment of the possibility of additional taxes being incurred. In cases where the final amounts of withheld taxes differ from the amounts initially recognized, such differences will affect the deferred tax expense of the period when such tax expenses were incurred.

Taxation

In assessing tax risks, management considers known areas of tax positions that the Company would not be able to challenge, or does not believe it could successfully challenge, if assessed by the tax authorities. Such determinations involve significant judgment and are subject to change as a result of changes in tax laws and regulations, the determination of expected tax revenue and the outcome of tax audits by tax authorities. More detailed information on tax risks is provided in Note 28.

Factors related to climate change

The Company considers factors related to climate change in its estimates and assumptions where appropriate. In doing so, consideration is given to the many possible impacts on the Company related to both physical and transition risks. Whilst the Company believes that its business model and products will remain competitive following the transition to a low carbon economy, climate change related factors increase the uncertainty around the estimates and assumptions underlying certain items in the financial statements. Whilst climate-related risks may not currently have a significant impact on estimates, the Company is closely monitoring relevant changes and developments, such as the adoption of new climate change legislation. The following are some of the aspects that are most directly affected by climate change related factors:

- Impairment of non-financial assets. Value in use may be affected by various factors, in particular transition risk, such as legislation and regulations in relation to climate change issues and changes in demand for the Company's retail space. Further details are provided in Note 2 i.
- The investment properties are classified as Category III based on the decision of the Department of Ecology for the city of Almaty and the Department of Ecology for the city of Shymkent of the Committee for Environmental Regulation and Control of the Ministry of Ecology, Geology and Natural Resources. Due to the fact that the investment properties have insignificant minimal negative environmental impact, the Company has not accrued any environmental remediation obligations in these financial statements as there is currently no reasonable method of calculation for these types of assets and the Company has received confirmation from the state authorities that there are no environmental remediation obligations.
- Emission Rights - The Company pays an annual statutory environmental pollution fee.

(in thousands of KZT)

4 Merger

On January 16, 2024 the sole participant of Dostyk Plaza LLP and Shymkent Plaza LLP made a decision on their reorganization in the form of a merger with Commercial Properties Private Company. On April 26, 2024 the Court of MFCA “Astana” sanctioned the reorganization of Commercial Properties Private Company by means of merger of Dostyk Plaza LLP and Shymkent Plaza LLP. On April 30, 2024 a merger agreement was signed. The carrying amounts of identifiable assets and liabilities of Dostyk Plaza LLP and Shymkent Plaza LLP, as well as statements of profit or loss and other comprehensive income as at the date of the merger and for the period from January 1, 2024 to the date of the merger are as follows:

	As at the date of merger	
	Dostyk Plaza LLP	**Shymkent Plaza LLP**
Assets		
Non-current assets		
Property, plant and equipment	677,858	141,094
Intangible assets	12,831	-
Investment property	13,853,403	8,589,897
Advances paid for the acquisition of non-current assets	51,836	-
Loans issued to related parties	4,901,472	-
Total non-current assets	**19,497,400**	**8,730,991**
Current assets		
Accounts receivable	363,673	209,041
Receivables from Shymkent Plaza LLP	231,040	-
Advances paid and other current assets	436,181	20,297
Loans issued to related parties	2,787,468	-
Prepayment of current income tax expense	3,242	-
Cash and cash equivalents	120,704	450,891
Total current assets	**3,942,308**	**680,229**
Total assets	**23,439,708**	**9,411,220**
Capital		
Charter capital	5,174,025	4,987,560
Other components of equity	(850,492)	95,887
Retained earnings (Uncovered loss)	(9,183,097)	450,304
Total equity	**(4,859,564)**	**5,533,751**
Non-current liabilities		
Financial liabilities	17,413,095	1,258,104
Other non-current liabilities	1,036,445	350,326
Deferred tax liabilities	57,758	308,537
Total non-current liabilities	**18,507,298**	**1,916,967**
Current liabilities		
Financial liabilities	7,478,294	1,312,384
Trade payables	925,706	88,267
Accounts payable to Dostyk Plaza LLP	-	231,040
Other current liabilities	1,387,974	328,811
Total current liabilities	**9,791,974**	**1,960,502**
Total equity and liabilities	**23,439,708**	**9,411,220**

(in thousands of KZT)

4 Merger (continued)

	For the period from January 01 to April 30, 2024	
	Dostyk Plaza LLP	**Shymkent Plaza LLP**
Rental income	3,842,523	1,312,485
Revenue from contracts with customers	807,468	426,567
Cost of sales	(2,417,988)	(804,679)
Gross income	**2,232,003**	**934,373**
General and administrative expenses	(290,491)	(42,287)
Net income on foreign exchange operations	661,172	54,336
Other expenses, net	(72,513)	38,403
Operating income	**2,530,171**	**984,825**
Financial income	1,095,582	76,761
Financial expenses	(1,016,730)	(104,201)
Income before income tax	**2,609,023**	**957,385**
Income tax expense	(32,226)	-
Income for the period	**2,576,797**	**957,385**
Other comprehensive income	-	-
Total comprehensive income for the period	**2,576,797**	**958,385**

(in thousands of KZT)

5 Property, plant and equipment

	Machinery and equipment	Vehicles	Other	Total
Historical cost				
As at January 1, 2023	**38,763**	**20,105**	**780,655**	**839,523**
Acquired	21,400	11,900	114,235	147,535
Transferred from investment property	116,360	-	652,148	768,508
Transferred to investment property	(14,093)	-	(17,716)	(31,809)
Transferred from inventories	14,921	-	2,636	17,557
Disposal	(681)	-	(31,613)	(32,294)
As at 31 December 2023	**176,670**	**32,005**	**1,500,345**	**1,709,020**
Acquired	10,457	-	134,676	145,133
Transferred from investment property	1,277	-	2,651	3,928
Transferred from inventories	830	-	15,801	16,631
Disposal	-	(32,005)	(1,999)	(34,004)
Transferred to investment property	(189,234)	-	(1,651,474)	(1,840,708)
As at 31 December, 2024	**-**	**-**	**-**	**-**
Accumulated depreciation and impairment				
As at January 1, 2023	**(27,621)**	**(13,058)**	**(456,613)**	**(497,292)**
Accrued	(8,074)	(2,632)	(118,538)	(129,244)
Transferred from investment property	(14,784)	-	(317,387)	(332,171)
Disposal	681	-	18,399	19,080
As at 31 December 2023	**(49,798)**	**(15,690)**	**(874,139)**	**(939,627)**
Accrued	(10,348)	(675)	(78,828)	(89,851)
Disposal	-	16,365	1,544	17,909
Transferred to investment property	60,146	-	951,423	1,011,569
As at 31 December, 2024	**-**	**-**	**-**	**-**
***Carrying value*:**				
As at January 1, 2023	11,142	7,047	324,042	342,231
As at 31 December 2023	126,872	16,315	626,206	769,393
As at 31 December, 2024	**-**	**-**	**-**	**-**

(in thousands of KZT)

5 Property, plant and equipment (continued)

Depreciation costs are reflected in the following items:

	2024	2023
Cost of sales (Note 19)	80,527	62,787
General and administrative expenses (Note 20)	10,773	28,721
Total depreciation and amortisation	**91,300**	**91,508**
Less: amortisation of intangible assets	(1,449)	(2,345)
Total accrued depreciation	**89,851**	**89,163**

As at 31 December 2023, the Company has fully depreciated property, plant and equipment with an initial cost of KZT 402,365 thousand.

As at December 31, 2023 property, plant and equipment with a carrying value of KZT 17,951 thousand were pledged as collateral for bank loans.

(in thousands of KZT)

6 Investment Property

	Land	Buildings and structures	Other	Construction in progress and uninstalled equipment	Total
Historical cost					
As at January 1, 2023	**496,220**	**31,340,602**	**5,992,739**	**44,779**	**37,874,340**
Acquired	-	-	348,772	472,530	821,302
Commissioned	-	576,140	136,979	(713,119)	-
Transferred from inventories	-	-	47,129	247,926	295,055
Transferred from PPE	-	-	31,809	-	31,809
Transferred to PPE	-	-	(766,880)	(1,628)	(768,508)
Purchased as a result of stocktaking	-	-	2,917	-	2,917
Disposal	(55,000)	-	(15,052)	-	(70,052)
As at 31 December 2023	**441,220**	**31,916,742**	**5,778,413**	**50,488**	**38,186,863**
Acquired	25,000	-	179,976	198,781	403,757
Commissioned	-	209,874	31,090	(240,964)	-
Transferred from inventories	-	-	-	36,244	36,244
Transferred to PPE	-	-	(2,651)	(1,277)	(3,928)
Transferred from PPE	-	-	807,843	-	807,843
Disposal	-	-	(248,995)	(7,035)	(256,030)
Adjustment of accrued depreciation on revaluation	-	(12,943,111)	(2,939,028)	-	(15,882,139)
Revaluation	40,642,768	11,658,723	1,628,197	-	53,929,688
As at 31 December, 2024	**41,108,988**	**30,842,228**	**5,234,845**	**36,237**	**77,222,298**

(in thousands of KZT)

6 Investment property (continued)

	Land	Buildings and structures	Other	Construction in progress and uninstalled equipment	Total
Accumulated depreciation and impairment					
As at January 1, 2023	**-**	**(11,560,423)**	**(2,738,526)**	**-**	**(14,298,949)**
Accrued	-	(1,039,013)	(435,687)	-	(1,474,700)
Transferred to PPE	-	-	330,486	-	330,486
Disposal	-	-	8,395	-	8,395
As at 31 December 2023	**-**	**(12,599,436)**	**(2,835,332)**	**-**	**(15,434,768)**
Accrued	-	(356,536)	(124,911)	-	(481,447)
Transferred to PPE	-	-	5	-	5
Transferred from PPE	-	-	(332)	-	(332)
Disposal	-	-	34,403	-	34,403
Adjustment of accrued depreciation on revaluation	-	12,955,972	2,926,167	-	15,882,139
As at 31 December, 2024	**-**	**-**	**-**	**-**	**-**
***Carrying value*:**					
As at January 1, 2023	496,220	19,780,179	3,254,213	44,779	23,575,391
As at 31 December 2023	441,220	19,317,306	2,943,081	50,488	22,752,095
As at 31 December, 2024	**41,108,988**	**30,842,228**	**5,234,845**	**36,237**	**77,222,298**

In 2023, the Company sold 4 land plots not involved in operating activities.

As at 31 December, 2024, investment property with carrying amount of KZT 77,186,061 thousand is pledged as collateral for bank loans (December 31, 2023: KZT 22,701,607 thousand) (Note 14).

As at 31 December 2023, the Company has fully depreciated investment properties with an original cost of KZT 8,244 thousand.

Depreciation expense on investment property is recognized in cost of sales (Note 19).

Income in construction in progress includes capital expenditures, including repairs and maintenance, related to investment properties that generated rental income during the first nine months of 2024 and in 2023.

(in thousands of KZT)

6 Investment property (continued)

Income and expenses from investment property are recognised in income and cost of sales:

	2024	2023
Rental income from investment property	21,471,736	18,464,130
Direct operating expenses that generated rental income	(2,967,396)	(4,366,256)
Profit from operating lease	**18,504,340**	**14,097,874**

Fair value measurement of properties

Fair value hierarchy

As at 31 December 2024 all of the Company's completed investment properties are carried at fair values measured at Level 3 valuations (Note 3).

The valuations were carried out by Anderson Qazaqstan LLP, an independent professional property valuer. The Company's Chief Financial Officer and the Board of Directors have discussion with the surveyors on the valuation assumptions and valuation results when the valuation is performed at each reporting dates. Fair value adjustment of investment properties is recognised in the line item "net valuation gains on investment properties" on the face of the consolidated statement of profit or loss. All the gains recognised in profit or loss for the Relevant Periods arise from the properties held at the end of each of the reporting period. Investment real estate objects are collateral items under bank loan agreements (Note 14).

7 Prepayments for the supply of non-current assets

	31 December 2024	31 December 2023
Prepayments for the supply of non-current assets to related parties	425,032	484,581
Prepayments for the supply of non-current assets	30,655	184,745
Less: provision for impairment of prepayments	(446,782)	(475,741)
Total prepayments for the supply of non-current assets	**8,905**	**193,585**

The movement of the provision for impairment of prepayments for the supply of non-current assets is presented as follows:

	2024	2023
Provision at the beginning	(475,741)	(461,427)
Recovered / (Accrued)	28,959	(14,314)
Provision at the end	**(446,782)**	**(475,741)**

8 Loans issued to related parties

	31 December 2024	31 December 2023
Loans issued to related parties	5,571,623	10,211,718
Recognized discount	(1,251,198)	(2,840,615)
Total loans issued to related parties	**4,320,425**	**7,371,103**
Long-term part of loans to related parties	4,320,425	4,701,346
Current part of loans to related parties	-	2,669,757

(in thousands of KZT)

8 Loans receivable to related parties (continued)

Movements in the recognized discount were as follows:

	2024	2023
Discount at the beginning	(2,840,615)	(322,658)
Discount at initial recognition	(394,731)	(3,086,832)
Amortization of recognized discount	1,984,148	568,875
Discount at the end	**(1,251,198)**	**(2,840,615)**

Tolbasy Serik Karabekuly

The loan was issued on September 21, 2022 with a maturity date of September 21, 2023 and no interest is payable. The Company's management recognized the loan at fair value based on the market rate of 10.12% at the date of the agreement. The difference between the nominal amount and the fair value calculated at the date of the agreement is recognized in finance costs, amortization of the discount is recognized in finance income.

On September 19, 2023, an additional agreement to the agreement dated September 21, 2022 was signed changing the maturity date to December 31, 2026. The Company's management recognized the loan at fair value based on the market rate of 13.2% at the date of the agreement. The difference between the nominal amount and the fair value calculated at the date of the agreement is recognized directly in equity in the amount of KZT 1,761,532 thousand.

On October 9, 2023, the Company signed a non-interest-bearing loan agreement in the amount of KZT 2,942,717 thousand for a period of 12 months from the date of loan repayment. The Company's management recognized the loan at fair value based on the market rate of 13.9% at the date of the agreement. The difference between the nominal amount and the fair value calculated at the date of the agreement is recognized directly in equity in the amount of KZT 359,120 thousand.

On November 30, 2023, the Company signed an agreement for a non-interest-bearing loan in the amount of KZT 2,000,000 thousand for a period of 60 (sixty) months from the date of repayment of the loan. The Company's management recognized the loan at fair value based on the market rate of 14.1% at the date of the agreement. The difference between the nominal amount and the fair value calculated at the date of the agreement is recognized directly in equity in the amount of KZT 966,180 thousand.

On October 10, 2024 an additional agreement was signed between the Company and Mr. Tolbasy Serik Karabekuly to extend the maturity of the loan in the amount of KZT 2,942,717 thousand to October 9, 2027. The Company's management recognized the loan at fair value based on the market rate of 12.7% at the date of the agreement. The difference between the nominal amount and the fair value calculated at the date of the agreement is recognized directly in equity in the amount of KZT 394,731 thousand.

During the year ended December 31, 2024, loans issued to related party were repaid before maturity in the amount of KZT 4,640,095 thousand.

The movements in loans receivable to related parties were as follows:

	2024	2023
Loans at the beginning	7,371,103	4,946,342
Issued (Paid)	(4,640,095)	4,942,718
Recognition of discount	(394,731)	(3,086,832)
Amortization of recognized discount	1,984,148	568,875
Loans at the end	**4,320,425**	**7,371,103**

(in thousands of KZT)

9 Inventories

	31 December 2024	31 December 2023
Construction materials	-	123,055
Other materials and instruments	-	226,647
Less: provision for impairment	-	(112,923)
Total inventories	**-**	**236,779**

The movement of inventories is presented as follows:

	2024	2023
Provision at the beginning	(112,923)	(150,815)
Used	-	28,353
Recovered / (Accrued)	112,923	9,539
Provision at the end	**-**	**(112,923)**

10 Prepayments and other current assets

	31 December 2024	31 December 2023
Prepayments for the supply of inventory and the provision of services	39,452	280,823
Prepayments for the supply of inventory and the provision of services to related parties	67,066	78,616
Prepaid expenses	45,842	19,705
Prepaid taxes	28,762	44,173
VAT recoverable	-	2,332
Other	11	1,206
Less: provision for impairment of prepayments and other current assets	(16,941)	(28,021)
Total prepayments and other current assets	**164,192**	**398,834**

The movement of the provision for impairment of prepayments and other current assets is presented as follows:

	2024	2023
Provision at the beginning	(28,021)	(25,537)
Used	-	1
Recovered / (Accrued)	11,080	(2,485)
Provision at the end	**(16,941)**	**(28,021)**

(in thousands of KZT)

11 Accounts receivable

	31 December 2024	31 December 2023
Accounts receivable from lessees	674,560	807,958
Accounts receivable from related parties	804,760	123,233
Less: provision for expected credit losses	(329,483)	(270,627)
Total accounts receivable	**1,149,837**	**660,554**

Movements in the provision for expected credit losses are as follows:

	2024	2023
Provision at the beginning	(270,627)	(415,166)
Recovered / (Accrued)	(58,856)	144,539
Provision at the end	**(329,483)**	**(270,627)**

The Company's exposure to credit risk in relation to trade receivables is disclosed in Note 29.

12 Cash and cash equivalents

	31 December 2024	31 December 2023
Short-term deposits	2,648,126	930,599
Cash on bank	10,686	32,503
Cash on hand	-	3,421
Less: provision for expected credit losses	(251)	(71)
Total cash and cash equivalents	**2,658,561**	**966,452**

As at December 31, 2024 cash on deposit accounts is placed in local currency for the period from December 29 2024 to January 3, 2025, interest rate 14.25%. Interest income amounted to KZT 204,290 thousand and is recognized in finance income (2023: KZT 123,644 thousand) (Note 22).

As at December 31, 2023, cash on deposit accounts is placed in local currency for the period from December 29, 2023 to January 3, 2024, interest rate 14.25%.

The movement of the provision for expected credit losses on cash and cash equivalents is presented as follows:

	2024	2023
Provision at the beginning	(71)	-
Accrued	(180)	(71)
Provision at the end	**(251)**	**(71)**

The Company's exposure to credit and foreign exchange risk arising from cash is disclosed in Note 29.

(in thousands of KZT)

13 Equity

The value of the authorized capital upon completion of the merger procedure amounted to KZT 10,161,585 thousand.

On May 14, 2024, pursuant to special resolution No. 3, the sole shareholder approved the conversion of 1,000,000 common shares with a par value of KZT 10,162.58 per share into 1,000,000 shares of the Company's Class B investors and the conversion of 1 Class B common share with a par value of KZT 4,890 into 1 share of Class C investors, approved the issuance of 1 Class A common share with a par value of KZT 10,162 in favor of Provident Fiduciary Ltd. As a result, the authorized share capital amounted to KZT 10,162,595 thousand. Paid-in capital amounted to KZT 10,162,585 thousand.

Information on participants and ultimate controlling party is disclosed in Note 1.

Dividends

On July 10, 2024 the General Meeting of Shareholders decided to distribute net income based on the results of the Company's activity for June, in the amount of KZT 1,433,521 thousand.

On August 12, 2024 the general meeting of shareholders decided to distribute net income based on the results of the Company's activity for July, in the amount of KZT 956,241 thousand.

On October 15, 2024 the general meeting of shareholders made a decision on distribution of net income based on the results of the Company's activity for September, in the amount of KZT 1,640,092 thousand.

On November 13, 2024 the general meeting of shareholders decided to distribute net income based on the results of the Company's activity for October in the amount of KZT 3,000,003 thousand.

On December 9, 2024 the general meeting of shareholders decided to distribute net income based on the results of the Company's operations for November in the amount of KZT 1,342,001 thousand.

The Company paid dividends in full in the amount of KZT 8,371,858 thousand.

14 Borrowings

	31 December 2024	31 December 2023
Halyk Bank of Kazakhstan JSC	23,065,633	31,510,357
Accrued interest	79,572	863,997
Total borrowings from banks	**23,145,205**	**32,374,354**
Non-current portion	-	22,249,950
Current portion	23,145,205	10,124,404

As at December 31, 2024, borrowings represented by the following:

	Currency	Maturity	Interest rate, %	Nominal amount	Carrying amount
Halyk Bank of Kazakhstan JSC	USD	2025	6%-8.42%	20,732,300	20,787,657
Halyk Bank of Kazakhstan JSC	KZT	2025	14%	2,333,333	2,357,548
As at 31 December 2024				**23,065,633**	**23,145,205**

(in thousands of KZT)

14 Borrowings (continued)

As at 31 December 2023, borrowings represented by the following:

	Currency	Maturity	Interest rate, %	Nominal amount	Carrying amount
Halyk Bank of Kazakhstan JSC	USD	2024-2026	5%-8.42%	25,433,305	26,248,997
Halyk Bank of Kazakhstan JSC	KZT	2024-2026	14%-14.25%	6,077,052	6,125,357
As at 31 December 2023				**31,510,357**	**32,374,354**

Bank borrowings are secured by investment property with a carrying amount of KZT 77,186,061 thousand (31.12.2023: KZT 22,701,607 thousand) (Note 6).

Exposure to liquidity and currency risks related to borrowings is disclosed in Note 29.

During 2024, the Company, at the decision of the participants, early repaid some bank loans with a revised repayment schedule.

15 Other non-current liabilities

Other non-current liabilities include payments from lessees received as security for contractual performance. These payments are recorded at fair value at the date of initial recognition using a market discount rate determined at the date of receipt of payment, 9-20%.

	31 December 2024	31 December 2023
Security contributions from lessees	2,608,841	2,099,189
Recognized discount	(1,217,802)	(792,257)
Total other non-current liabilities	**1,391,039**	**1,306,932**

The movement of the discount was as follows:

	2024	2023
Discount at the beginning	(792,257)	(614,473)
Discount on initial recognition	(1,082,242)	(441,138)
Amortization of recognized discount	656,697	263,354
Discount at the end	**(1,217,802)**	**(792,257)**

16 Trade payables

	31 December 2024	31 December 2023
Trade payables	188,631	318,773
Trade payables to related parties	51,745	40,151
Total trade payables	**240,376**	**358,924**

Information on the Company's exposure to liquidity risk and currency risk in relation to trade payables is disclosed in Note 29.

(in thousands of KZT)

17 Other current liabilities

	31 December 2024	31 December 2023
Advances received from lessees	2,634,359	778,540
Value added tax payable	738,159	386,030
Security contributions from lessees	308,980	554,197
Provisions for audit and evaluation expenses	30,000	-
Provision for unused vacation	4,248	16,198
Tax liabilities	5,351	124,297
Other	69,115	192
Total other current liabilities	**3,790,212**	**1,859,454**

18 Rental income / Revenue from contracts with customers

	2024	2023
Rental income		
Rental income	21,471,736	15,512,320
Total rental income	**21,471,736**	**15,512,320**
Revenue from contracts with customers		
Utilities and operating payments	2,073,282	3,532,575
Advertising revenue	304,645	229,986
Revenue from marketing services	132,970	639,840
Other income	179,824	118,454
Total revenue from contracts with customers	**2,690,721**	**4,520,855**
Terms of revenue recognition:		
Services are provided over a period of time	23,982,633	19,914,721
Inventories are transferred at specific time	179,824	118,454
Total revenue	**24,162,457**	**20,033,175**

19 Cost of sales

	2024	2023
Management costs	3,137,379	1,297,225
Utilities	1,686,475	1,479,033
Depreciation and amortisation (Note 5,6)	583,595	1,568,978
Taxes and payments to the budget	445,915	354,533
Marketing services	187,913	133,718
Security costs	111,234	342,666
Materials	91,659	191,132
Insurance	62,093	70,731
Repair and maintenance	51,107	170,284
Wages and related taxes	13,506	84,916
Other supplier services	-	70,750
Other	12,746	81,026
Total cost of sales	**6,383,622**	**5,844,992**

(in thousands of KZT)

20 General and administrative expenses

	2024	2023
Professional services	294,297	214,210
Materials	259,153	25,039
Wages and related taxes	142,176	364,455
Provisions for audit and evaluation	30,000	-
Depreciation and amortisation (Note 5)	13,671	38,480
Insurance	4,031	8,654
Other	44,437	71,574
Total general and administrative expenses	**787,765**	**722,412**

21 Other income (expenses), net

	2024	2023
Income on disposal of property, plant and equipment and investment property	56,973	5,576,686
Disposal of property, plant and equipment, investment property and intangible assets	(237,722)	(75,254)
Recovery (Recognition) for expected credit losses on accounts receivable (Note 11)	(58,856)	144,539
Income on release of liabilities	11,078	20,693
Income from fines and damages	56,491	16,230
Recovery (Recognition) of provision for impairment of inventories (Note 9)	112,923	9,539
Provision for expected credit losses on cash (Note 12)	(180)	(71)
Recovery (Recognition) of provision for impairment of advances paid (Note 7,10)	40,039	(16,799)
Write-off of receivables and advances paid	(5,840)	(202,125)
Charity	(100,000)	(93,994)
Other income (expense), net	(84,725)	(37,228)
Total other income (expenses), net	**(209,819)**	**5,342,216**

22 Finance income

	2024	2023
Unwinding of discount on loans to related parties (Note 8)	1,984,148	568,875
Initial discount upon receipt contributions from lessees (Note 15)	1,082,242	441,138
Interest on bank deposits (Note 12)	204,290	123,644
Income on REPO transactions	1,332	25,068
Total finance income	**3,272,012**	**1,158,725**

(in thousands of KZT)

23 Finance expense

	2024	2023
Interest on bank borrowings (Note 14)	(2,021,292)	(2,749,994)
Subsidization of interest rate	110,312	629,828
Unwinding discount upon receipt contributions from lessees (Note 15)	(656,697)	(263,353)
Other	(227)	(1,300)
Total finance expense	**(2,567,904)**	**(2,384,819)**

24 Savings (Expense) on income tax

	2024	2023
Current income tax	(32,226)	-
Deferred income tax	711,469	(797,007)
Total savings (expense) on income tax	**679,241**	**(797,007)**

Reconciliation between the corporate income tax expense reported in the Company's financial statements and accounting profit before income tax multiplied by the income tax rate is as follows:

	2024	2023
Profit before tax	68,262,075	18,261,721
The established income tax rate, 20%	(13,652,415)	(3,652,344)
Non-taxable rental income[1]	16,606,658	-
Non-deductible costs[1]	(12,600,725)	-
Revaluation of investment property	10,785,938	-
Derecognition of previously recognized deferred tax assets	(803,447)	-
Adjustments for income and expenses that do not change the tax base	(27,095)	(221,806)
Use of unrecognized tax assets	370,327	3,077,143
Total savings (expense) on income tax	**679,241**	**(797,007)**

[1]In accordance with Article 241 of the Tax Code of the Republic of Kazakhstan, investment income received by joint-stock investment funds from investment activities in accordance with the legislation of the Republic of Kazakhstan on investment funds and accounted for by the custodian of the joint-stock investment fund shall be excluded from the total annual income of the Company. Expenses related to receipt of investment income and recorded by the custodian are also not deductible. Consequently, the Company does not recognize deferred tax assets and liabilities arising from investment activities.

(in thousands of KZT)

24 Savings (Expense) on income tax (continued)

Deferred tax assets and liabilities are recognized in respect of the following items:

	31 December 2024	Charged to profit and loss account	31 December 2023
Deferred tax liability	***-***	***1,687,498***	***(1,687,498)***
Investment property, property, plant and equipment and intangible assets	-	1,529,046	(1,529,046)
Security contributions by lessees	-	158,452	(158,452)
Deferred tax assets	***345,172***	***(1,346,356)***	***1,691,528***
Accounts receivable	14,111	(40,097)	54,208
Inventories	-	(22,585)	22,585
Accrued liabilities	1,903	(162,344)	164,247
Loans receivable to related parties	250,240	(317,883)	568,123
Tax losses carried forward	78,918	(803,447)	882,365
Total deferred assets	**345,172**	**341,142**	**4,030**
Unrecognized tax assets	-	370,327	(370,327)
Recognized in the financial statements	**345,172**	**711,469**	**(366,297)**

	31 December 2023	Charged to profit and loss account	Recognized directly in equity	31 December 2022
Deferred tax liability	***(1,687,498)***	***(88,843)***	***-***	***(1,598,655)***
Investment property, property, plant and equipment and intangible assets	(1,529,046)	(53,286)	-	(1,475,760)
Security contributions by lessees	(158,452)	(35,557)	-	(122,895)
Deferred tax assets	***1,691,528***	***(3,785,308)***	***617,366***	***4,859,470***
Accounts receivable	54,208	(28,826)	-	83,034
Inventories	22,585	(7,578)	-	30,163
Accrued liabilities	164,247	(70,230)	-	234,477
Loans receivable to related parties	568,123	(113,775)	617,366	64,532
Tax losses carried forward	882,365	(3,564,899)	-	4,447,264
Total deferred assets	**4,030**	**(3,874,151)**	**617,366**	**3,260,815**
Unrecognized tax assets	(370,327)	3,077,143	-	(3,447,470)
Recognized in the financial statements	**(366,297)**	**(797,008)**	**617,366**	**(186,655)**

(in thousands of KZT)

25 Related party transactions

The parties can be considered as related parties if one of them can control the other, is under common control, or can exercise significant influence or joint control in making financial and operational decisions by the other party. When deciding whether the parties are related, the nature of the relationship between the parties is considered, not just its legal form.

a) Control relationship

Information about the Company's participants and ultimate controlling parties is provided in Note 1.

b) Transactions with key management personnel

The key management staff consists of one person as at December 31, 2024. The total amount of remuneration to key management personnel included in administrative expenses is KZT 34,667 thousand (December 31, 2023: 2 persons, KZT 23,960 thousand).

The remuneration paid to the Board of Directors of 2024 amounted to KZT 119,347 thousand.

c) Transactions with other related parties

Related party transactions include transactions with entities controlled by the ultimate controlling party and participants of the Company.

The outstanding balances as at 31 December 2024 and 31 December 2023 were as follows:

	31 December 2024	31 December 2023
Companies under the control of the ultimate controlling party		
Accounts receivable	804,760	123,223
Provision for expected credit losses on trade receivables	(79,466)	(62,759)
Prepayments for the supply of non-current assets	492,098	484,581
Provision for impairment of prepayments	(425,032)	(425,032)
Prepayments and other current assets	67,066	78,616
Trade payables	(51,745)	(40,151)
Other current liabilities	(10)	-
Ultimate controlling party		
Loans receivable	5,571,623	10,211,718
Discount on loans receivable	(1,251,198)	(2,840,615)

The transactions of 2024 and for 2023 were as follows:

	2024	2023
Companies under the control of the ultimate controlling party		
Revenues	2,534,340	321,258
Cost of sales	(2,991,007)	(1,323,843)
General and administrative expenses	(124,622)	(18,818)
Charity	(100,000)	(93,994)
Other income (expenses)	28,529	-
Acquisition of property, plant and equipment	37,375	-
Ultimate controlling party		
Financial income	1,984,148	568,875
Payment of dividends	(8,371,858)	

The transactions with related parties were made on terms agreed between the parties, which were not necessarily at market rates.

26 Geopolitical situation

As a result of the conflict between the Russian Federation and Ukraine, many countries have imposed and continue to impose new sanctions against certain Russian entities and Russian citizens. Sanctions have also been imposed on the Republic of Belarus.

Volatility in the stock and currency markets, restrictions on imports and exports, and the availability of local resources, materials and services will directly affect companies that are active in, or have significant ties with, the Russian Federation, the Republic of Belarus or Ukraine. However, the consequences of the current situation may directly affect not only companies directly related to the countries involved in the conflict.

In order to manage country risk, the Company monitors transactions with counterparties in order to avoid risks.

27 Inflation and current economic environment

The impact of the macroeconomic and geopolitical environment has exacerbated inflationary pressures in almost all economies around the world. High and rising energy prices have had a negative impact on the cost of other goods and services, resulting in significant increases in consumer prices in many countries.

Inflation has been relatively stable over 2024 and stood at 8.6% in December 2024 (December 2023: 9.8%). Economic growth slowed to 3.8% in 2024 from 5.1% in 2023. Annual inflation accelerated to 9.4% in February after 8.6% in 2024.

Due to rising geopolitical tensions, there continues to be a significant increase in volatility in equity and currency markets.

On 7 March 2025, the Monetary Policy Committee of the National Bank of the Republic of Kazakhstan (the 'NBRK') decided to increase the base rate to 16.5% per annum with a corridor of +/- 1 percentage point (31 December 2024: base rate 14.25%).

The Company continues to assess the effect of these events and changes in economic conditions on its operations.

Current inflationary pressures, macroeconomic and geopolitical uncertainties, including the conflict in Ukraine, affect judgements associated with the valuation of assets and liabilities.

28 Contingent and contractual liabilities

a) Legal issues

The Company is involved in various non-essential litigation related to its operating activities, such as claims for compensation for property damage. The Company does not believe that such pending litigation or potential claims, individually or collectively, could have any material adverse effect on its consolidated financial position or results of operations.

The Company assesses the probability of occurrence of material liabilities and reflects the corresponding provision in the financial statements only when there is a sufficient probability that the events leading to the occurrence of the liability will occur, and the amount of the corresponding liability can be reasonably determined. No provision has been made in these financial statements for any of the contingent liabilities mentioned above.

b) Taxation

Kazakhstan's tax laws and regulations are subject to constant changes and varying interpretations. There are frequent cases of differences of opinion between local, regional and republican tax authorities. The current regime of fines and penalties for identified and confirmed violations of Kazakhstan's tax legislation is characterized by strictness.

(in thousands of KZT)

28 Contingent and contractual liabilities (continued)

Penalties include fines-usually in the amount of 50% of the amount of additionally accrued taxes, and a penalty accrued at the refinancing rate established by the National Bank of Kazakhstan, multiplied by 2.5. As a result, the amount of penalties and penalties may be several times higher than the amount of additional taxes to be assessed.

Tax periods remain open to review by the tax authorities for three calendar years preceding the year of review. Under certain circumstances, inspections may cover longer periods of time.

The Company's management believes that its interpretation of the relevant legislation is appropriate and that the Company's tax and currency legislation positions will be successfully defended in the event of any dispute.

c) Insurance

The insurance services market in Kazakhstan is at the stage of formation and many forms of insurance, common in other countries of the world, are not yet available in the Republic of Kazakhstan. As of the reporting date, the Company carries out the following types of insurance:

- compulsory insurance of civil liability of the employer for causing harm to the life and health of an employee in the performance of their work duties;
- compulsory insurance of civil liability of vehicle owners;
- voluntary insurance of the lessee's civil liability to the lessor.

d) Environmental issues

The Company is required to comply with various environmental laws and regulations. Kazakhstan's environmental legislation is constantly changing and subject to ambiguous interpretations. Although management is confident that the Company complies with government environmental regulations, it cannot be assured that contingent liabilities do not exist.

29 Financial risk management

In connection with its operations, the Company is exposed to various financial risks associated with its financial instruments. The Company's principal financial instruments comprise:

	31 December 2024	31 December 2023
Financial assets		
Loans receivable to related parties	4,320,425	7,371,103
Accounts receivable	1,149,837	660,554
Cash and cash equivalents	2,658,561	966,452
Financial liabilities		
Borrowings	(23,145,205)	(32,374,354)
Trade payables	(240,376)	(358,924)

The main risks arising from financial instruments are credit risk, liquidity risk and market risk.

Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The risk arises principally from the Company's receivables, loans receivable, cash and cash equivalents.

Accounts receivable

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. These receivables relate to tenants who pay within 15 days after the reporting date. The Company continuously monitors its accounts receivable to minimize doubtful debts.

(in thousands of KZT)

29 Financial risk management (continued)

The carrying amount of accounts receivable represents the maximum exposure to credit risk.

Cash and cash equivalents

Credit risk relating to cash is monitored and controlled by the Company's management in accordance with the Company's policy. Free cash is placed within established limits with reputable Kazakhstan banks with Standard & Poor's credit ratings as set out in the table below. This policy is aimed at reducing the concentration of credit risk and minimizing potential financial losses in the event of non-performance by banks of their contractual obligations.

Bank	Location	Rating	31 December 2024	31 December 2023
Halyk Bank of Kazakhstan JSC	Kazakhstan	BB+/BB+	2,658,812	959,792
Kaspi Bank JSC	Kazakhstan	Ba1	-	3,279
Forte Bank JSC		BB-	-	31
Total current and deposit accounts			**2,658,812**	**963,102**

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in obtaining funds to settle obligations associated with financial instruments. Liquidity risk may arise from the inability to sell a financial asset quickly at a price close to its fair value.

The Company regularly monitors its liquidity needs and management ensures that sufficient funds are available to meet any commitments that may arise.

The Company's financial liabilities as at 30 September, 2024 and 31 December, 2023 are due to be settled on the following dates:

At 31 December 2024

	From 1 to 3 months	From 3 to 6 months	From 6 to 12 months	Contractual cash flows	Carrying amount
Borrowings	5,568,931	6,474,543	14,778,419	26,821,893	23,145,205
Trade payables	240,376	-	-	240,376	240,376
Total	**5,809,307**	**6,474,543**	**14,778,419**	**27,062,269**	**23,385,581**

At 31 December 2023

	From 1 to 3 months	From 3 to 6 months	From 6 to 12 months	From 1 to 2 years	Contractual cash flows	Carrying amount
Borrowings	1,591,733	2,828,554	6,643,513	24,026,471	35,090,271	32,374,354
Trade payables	358,924	-	-	-	358,924	358,924
Total	**1,950,657**	**2,828,554**	**6,643,513**	**24,026,471**	**35,449,195**	**32,733,278**

Market risk

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: currency risk, interest rate risk and other price risk.

(in thousands of KZT)

29 Financial risk management (continued)

Price risk

The Company enters into contracts with customers without adjusting for changes in the price of services (goods) after they are sold; therefore, it is not exposed to other price risk.

Interest rate risk

The Company does not hold any floating rate financial instruments at the reporting dates and is therefore not exposed to interest rate risk.

Currency risk

The Company is exposed to currency risk through purchases made in currencies other than the Company's functional currency. At the reporting dates, the Company has the following financial instruments denominated in currencies other than its functional currency:

At 31 December 2024	**USD**
Borrowings	(20,787,657)
Net foreign exchange position	**(20,787,657)**

At 31 December 2023	**USD**
Borrowings	(26,248,997)
Net foreign exchange position	**(26,248,997)**

Sensitivity analysis

The table below shows an increase (decrease) in the Company's pre-tax profit due to changes in the fair value of financial instruments in the event of a 10% strengthening of the currency.

	USD
31 December 2024	(1,663,013)
31 December 2023	(2,099,920)

Changes in liabilities arising from financial activities are presented as follows:

For 2024

	As at 1 January	Cash flows - repayment	Other *	As at 31 December
Halyk Bank of Kazakhstan JSC	32,374,354	(11,607,452)	2,378,303	23,145,205
Total	**32,374,354**	**(11,607,452)**	**2,378,303**	**23,145,205**

For 2023

	As at 1 January	Cash flows - receipts	Cash flows - repayment	Other *	As at 31 December
Halyk Bank of Kazakhstan JSC	45,567,408	3,109,795	(14,739,395)	(1,563,454)	32,374,354
Total	**45,567,408**	**3,109,795**	**(14,739,395)**	**(1,563,454)**	**32,374,354**

(in thousands of KZT)

29 Financial risk management (continued)

Fair value

Fair value is defined as the amount at which the instrument could be exchanged in a current transaction between knowledgeable, willing parties in an arm's length transaction, other than in a forced sale or liquidation sale.

Set out below is a comparison by category of the carrying amounts and fair values of the Company's financial instruments that are carried in the statement of financial position:

	Carrying amount		Fair value	
	31 December 2024	31 December 2023	31 December 2024	31 December 2023
Financial assets				
Level 2				
Loans receivable to related parties	4,320,425	7,371,103	4,320,425	7,371,103
Accounts receivable	1,149,837	660,554	1,149,837	660,554
Cash and cash equivalents	2,658,561	996,452	2,658,561	996,452
Financial liabilities				
Level 2				
Borrowings	(23,145,205)	(32,374,354)	(23,145,205)	(32,374,354)
Accounts payable	(240,376)	(358,924)	(240,376)	(358,924)

Estimation techniques and assumptions

The following describes the methodologies and assumptions used in determining the fair value of those financial instruments that are not carried at fair value in these financial statements. The valuation techniques and assumptions used to determine the fair value of investment property are disclosed in Note 3.

Assets and liabilities for which fair value approximates carrying value

For financial assets and financial liabilities that are liquid or having a short-term maturity (less than three months) it is assumed that their fair value approximates their carrying amounts. This assumption is also applied to demand deposits and savings accounts without a specific maturity date.

Financial liabilities carried at amortized cost

The fair value of loans received is estimated by discounting future cash flows using rates currently available for debt with similar terms, credit risk and maturities.

Capital management

The Company's primary objectives with respect to capital management are to safeguard the safety and soundness of the Company's business activities on a going concern basis and to maintain an optimal capital structure to maximize returns for owners and other stakeholders by reducing the Company's cost of capital. The Company's general policy remains unchanged.

(in thousands of KZT)

30 Reconciliation of income before income tax to net cash provided by operating activities

		2024	2023
Income before tax:		**68,262,075**	**18,261,721**
Adjustments for reconciliation of pre-tax income with net cash flows			
Depreciation and amortization	19,20	597,266	1,607,458
Financial income	22	(3,272,012)	(1,158,725)
Finance expenses	23	2,567,904	2,384,819
Recognition (reversal) for impairment of inventories	21	(112,923)	(9,539)
Recognition (reversal) for impairment of advances paid and other current assets	21	(40,039)	16,799
Recognition (reversal) for expected credit losses on trade receivables	21	58,856	(144,539)
Recognition for expected credit losses on cash and cash equivalents	21	180	71
Provision for audit and evaluation costs	17	30,000	-
(Income) from cancellation of liabilities	21	(11,078)	(20,693)
Write-off of receivables and advances paid	21	5,840	202,125
Loss (Income) on disposal of property, plant and equipment and investment property	21	180,749	(5,501,432)
Revaluation of investment property	6	(53,929,688)	-
(Income) on exchange rate difference		3,152,972	(679,828)
Cash flows from operating activities before changes in working capital		**17,490,102**	**14,958,237**
Decrease (increase) in inventories		349,702	(84,843)
Decrease (increase) in advances paid and other current assets		466,560	(206,677)
Decrease (increase) in accounts receivable		(548,139)	513,738
Increase in trade accounts payable		(118,548)	139,752
Decrease (increase) in other current liabilities		1,930,224	(537,416)
Increase in other non-current liabilities		509,840	386,523
Cash from operating activities before payment of income tax		**20,079,741**	**15,169,314**

31 Segment information

Operating segments are components that engage in business activities that may earn revenues or incur expenses, whose operating results are regularly reviewed by the chief operating decision maker and for which discrete financial information is available. The chief operating decision maker is the person or group of persons involved in allocating resources and assessing the performance of the organization. The functions of the chief operating decision maker are performed by the Company's Management Board.

Description of products and services that are a source of revenue for the reportable segment

The Company's operations are organized into one main business segment. The Company is a chain of shopping and entertainment centers in Kazakhstan. The shopping and entertainment centers are areas for boutiques and retail outlets. The Company's operations are conducted only in the Republic of Kazakhstan.

31 Segment information (continued)

Factors used by management to determine the reportable segment

Management only identifies and analyzes the profitability of the operating and financing activities of the shopping and entertainment complexes that the Company manages and the related revenues and expenses, as rental and incidental revenues represent 97% of total revenues and the Company has no other strategic business units. Accordingly, the Company identifies a single segment - leasing space for boutiques and retail outlets in Shopping and Entertainment Centers. The majority of customers are legal entities including ZARA, Armani Exchange, Marc O'Polo, Starbucks, Burger King, KFC, Hardee's, Galmart, etc., among which rental income is evenly distributed.

32 Subsequent events

TS Property Group REIT Umbrella Fund OEIC Ltd. was re-registered on 5 February 2025. The re-registration did not entail any change of the participant of legal entities, any changes in commercial and other types of activities of the Company.

Repayment of loans issued to related party in the amount of KZT 880,000 thousand was made.

Repayment of bank loans in the amount of KZT 583,333 thousand.

The management of the Company believes that there were no other events, favourable or unfavourable, that occurred between the date of the reporting period and the date of authorisation of these financial statements that could have an impact on these financial statements.