

**Kuwait Emirates Holding Company K.S.C.P and its subsidiaries
State of Kuwait**

**Interim Condensed Consolidated Financial Information (Unaudited)
With Auditor's Review**

For the Three-Month Period Ended 31 March 2026

Kuwait Emirates Holding Company K.S.C.P and its subsidiaries
State of Kuwait

Interim Condensed Consolidated Financial Information (Unaudited) and Auditors
Review
For the Three Month Period Ended 31 March 2026

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Report on Review of Interim Condensed Consolidated Financial Information

To / Board of Directors
Kuwait Emirates Holding Company K.S.C.P and its subsidiaries
State of Kuwait

Introduction

We have reviewed the accompanying interim condensed consolidated financial information of Kuwait Emirates Holding Company K.S.C.P. (the "Parent Company") and its subsidiaries (together referred to as the "Group") - which comprise the interim condensed consolidated statement of financial position as at 31 March 2026 and the interim condensed consolidated statements of profit or loss, other comprehensive income, changes in equity and cash flows for the three-month period then ended. The Company's Management is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard (34) "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim condensed consolidated financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing ("ISAs") and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information has not been prepared, in all material respects, in accordance with International Accounting Standard No. (34) "Interim Financial Reporting".

Emphasis of matter

Without qualifying our conclusion, the Group's total assets from subsidiaries within the Syrian Arab Republic as of 31 March 2026 amounted to KD 12,530,869, representing 72% of the Group's total assets (31 December 2025: KD 13,589,274, representing 74% of the Group's total assets and 31 March 2025: KD 10,993,565, representing 70% of the Group's total assets), as the Group has estimated that future political events and economic changes in the Syrian Arab Republic are unlikely to have an impact on the book values of those assets, except for the impact of currency translation

Report on other legal and regulatory requirements

Furthermore, and based on our review, the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company, nothing has come to our attention indicating any violations of the Companies' Law No. 1 of 2016, as amended by law No.15 of 2017 and its Executive Regulations, as amended, or Law No. 7 of 2010 concerning the establishment of Capital Markets Authority and organization of securities activity and its Executive Regulations, and article of association and incorporation and its amendments during the three-months period ended 31 March 2026 that would materially affect the Group's activities or its interim condensed consolidated financial position.



Nayer Awadh Nazar
Authorized Public Auditor No. 43-Grade A.
Nazar and Partners
Member of Nexia
Registration No. in the Capital Market Authority
EA/2020/49

State of Kuwait: May 14, 2026.

(1)

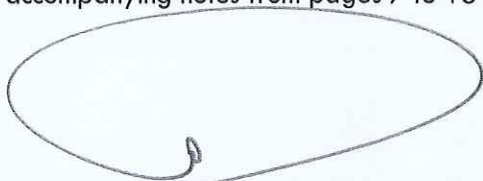


Kuwait Emirates Holding Company K.S.C.P and its subsidiaries
State of Kuwait

Interim Condensed Consolidated Financial Position (Unaudited)
As at 31 March 2026

	Notes	31 March 2026	31 December 2025 (Audited)	31 March 2025
		KD	KD	KD
Assets				
Non-Current assets				
Investment properties	4	8,670,866	9,010,110	8,313,327
Financial assets at fair value through statement of other comprehensive income	5	4,088,844	4,837,074	2,906,424
		<u>12,759,710</u>	<u>13,847,184</u>	<u>11,219,751</u>
Currents assets				
Properties held for trading	6	3,950,750	3,950,750	3,950,750
Account receivable and other debit balances		123,942	122,850	93,127
Cash and cash equivalent	7	556,468	534,710	473,184
		<u>4,631,160</u>	<u>4,608,310</u>	<u>4,517,061</u>
Total assets		<u>17,390,870</u>	<u>18,455,494</u>	<u>15,736,812</u>
Equity and liabilities				
Equity				
Capital		17,627,690	17,627,690	17,627,690
Statutory reserve		139,253	139,253	139,253
Change in fair value reserve		2,325,965	3,074,195	1,143,545
Foreign currency translation reserve		(6,811,474)	(6,537,017)	(6,863,267)
Accumulated losses		(550,832)	(572,771)	(799,560)
Total equity attributable to the shareholders of the Parent Company		<u>12,730,602</u>	<u>13,731,350</u>	<u>11,247,661</u>
Non-controlling interest		4,367,445	4,433,118	4,181,279
Total equity		<u>17,098,047</u>	<u>18,164,468</u>	<u>15,428,940</u>
Liabilities				
Non-Current liabilities				
Provision for end of service indemnity		13,659	13,450	12,823
		<u>13,659</u>	<u>13,450</u>	<u>12,823</u>
Current liabilities				
Account payable and other credit balances	8	279,164	277,576	295,049
		<u>279,164</u>	<u>277,576</u>	<u>295,049</u>
Total liabilities		<u>292,823</u>	<u>291,026</u>	<u>307,872</u>
Total equity and liabilities		<u>17,390,870</u>	<u>18,455,494</u>	<u>15,736,812</u>

The accompanying notes from pages 7 to 13 an integral part of the interim condensed consolidated financial information



Abdulaziz Mahmoud Abdulwahed Alhadhoud
Chairman



Abdul Muhsen Sulaiman Al-Meshan
Chief Executive Officer

Kuwait Emirates Holding Company K.S.C.P and its subsidiaries
State of Kuwait

Interim Condensed Consolidated Statement of profit or loss (Unaudited)
For the three-month period ended 31 March 2026

	Notes	Three months ended	
		31 March	
		2026	2025
		KD	KD
Income			
Real estate revenue		73,087	64,959
Foreign exchange gain / (loss)	9	27,392	(57,418)
Other income		452	509
		<u>100,931</u>	<u>8,050</u>
Expenses and other charges			
Staff cost		(13,159)	(13,435)
General and administrative expenses		(36,828)	(23,647)
Total expenses and other charges		<u>(49,987)</u>	<u>(37,082)</u>
Net profit / (loss) for the period		<u>50,944</u>	<u>(29,032)</u>
Attributable to:			
Shareholders of the parent company		21,939	(37,237)
Non-controlling interest		29,005	8,205
Profit / (loss) for the period		<u>50,944</u>	<u>(29,032)</u>
Basic and diluted earnings / (losses) per share attributable to shareholders of the Parent Company (fils)	10	<u>0.12</u>	<u>(0.21)</u>

The accompanying notes from pages 7 to 13 an integral part of the interim condensed consolidated financial information

Interim Condensed Consolidated Statement of Other Comprehensive Income (Unaudited)
For the three-month period ended 31 March 2026

	Three months ended	
	31 March	
	2026	2025
	KD	KD
Net profit / (loss) for the period	50,944	(29,032)
Other comprehensive loss:		
Items that may be reclassified subsequently to the interim condensed consolidated statement profit or loss:		
Foreign currency translation differences	(369,135)	(223,249)
Items that will not be reclassified subsequently to the interim condensed consolidated statement of profit or loss:		
Change in fair value	(748,230)	(8,350)
Other comprehensive loss for the period	(1,117,365)	(231,599)
Total comprehensive loss for the period	(1,066,421)	(260,631)
Attributable to:		
shareholders of the parent company	(1,000,748)	(229,088)
Non-controlling interest	(65,673)	(31,543)
	(1,066,421)	(260,631)

The accompanying notes from pages 7 to 13 an integral part of the interim condensed consolidated financial information

Kuwait Emirates Holding Company K.S.C.P and its subsidiaries
State of Kuwait

Interim Condensed Consolidated Statement of Changes in Equity (Unaudited)
For the three-month period ended 31 March 2026

	Share capital	Statutory	Change in	Foreign	Accumulated	Sub-total	Non-	Total equity
	KD	reserve	fair value	currency	losses	KD	controlling	KD
		KD	reserve	translation	KD	KD	interest	KD
Balance as at 1 January 2025	17,627,690	139,253	1,151,895	(6,679,766)	(762,323)	11,476,749	4,212,822	15,689,571
Net (loss) / profit for the period	-	-	-	-	(37,237)	(37,237)	8,205	(29,032)
Other comprehensive loss for the period	-	-	(8,350)	(183,501)	-	(191,851)	(39,748)	(231,599)
Total other comprehensive loss for the period	-	-	(8,350)	(183,501)	(37,237)	(229,088)	(31,543)	(260,631)
Balance as of 31 March 2025	17,627,690	139,253	1,143,545	(6,863,267)	(799,560)	11,247,661	4,181,279	15,428,940
Balance as of 1 January 2026	17,627,690	139,253	3,074,195	(6,537,017)	(572,771)	13,731,350	4,433,118	18,164,468
Net profit for the period	-	-	-	-	21,939	21,939	29,005	50,944
Other comprehensive loss for the period	-	-	(748,230)	(274,457)	-	(1,022,687)	(94,678)	(1,117,365)
Total other comprehensive (loss) / income for the period	-	-	(748,230)	(274,457)	21,939	(1,000,748)	(65,673)	(1,066,421)
Balance as of 31 March 2026	17,627,690	139,253	2,325,965	(6,811,474)	(550,832)	12,730,602	4,367,445	17,098,047

The accompanying notes from pages 7 to 13 an integral part of the interim condensed consolidated financial information

Kuwait Emirates Holding Company K.S.C.P and its subsidiaries
State of Kuwait

Interim Condensed Consolidated Statement of Cash Flows (Unaudited)
For the three-month period ended 31 March 2026

	Three-month ended	
	31 March	
	2026	2025
	KD	KD
Cash flows from operating activities		
Profit / (loss) for the period before deductions	50,944	(29,032)
<i>Adjustments:</i>		
Interest income	(452)	(509)
Provision for end of service Indemnity	209	209
	<u>50,701</u>	<u>(29,332)</u>
<i>Changes in working capital:</i>		
Account receivable and other debit balances	(991)	15,950
Account payable and other credit balances	1,588	162
Net cash generated / (used in) from operating activities	<u>51,298</u>	<u>(13,220)</u>
Cash flows from investing activities		
Interest income received	351	375
Net cash generated from investing activities	<u>351</u>	<u>375</u>
Net increase / (decrease) in cash and cash equivalent	51,649	(12,845)
Foreign currency translation reserve	(29,891)	57,117
Cash and cash equivalent at beginning of the period	534,710	428,912
Cash and cash equivalent at end of the period	<u>556,468</u>	<u>473,184</u>

The accompanying notes from pages 7 to 13 an integral part of the interim condensed consolidated financial information

Notes to the interim condensed consolidated interim financial information (Unaudited)
For the three-month period ended 31 March 2026

1. Incorporation and objectives

The Kuwait Emirates Holding Company K.S.C.P and its subsidiaries "the Parent Company" and its subsidiaries - the State of Kuwait - was established according to the memorandum of association of a Kuwaiti public shareholding company on 28 July 2002 and its subsequent amendments in accordance with the provisions in the State of Kuwait and under the memorandum of association and its amendments, and in accordance with the Kuwaiti Commercial Companies Law No. 15 of 1960 and its amendments. The last entry in the commercial registry is on 17 November 2022. The company is listed on Kuwait Stock Exchange.

The principal activities of the parent Company are:

- Owning stocks in Kuwaiti or Non-Kuwaiti shareholding companies and shares in Kuwaiti or non-Kuwaiti limited liability companies and participating in the establishment, lending and managing of these companies and acting as a guarantor for these companies.
- Lending money to companies in which it owns shares, guaranteeing them with other parties where the holding company owns 20% or more of the capital of the borrowing company.
- Owning industrial rights such as patents, industrial trademarks, royalties, or any other related rights, and leasing to other companies to use it inside and outside state of Kuwait.
- Owning properties and moveable property to conduct its operations within the limits as stipulated by law.
- Utilizing the company's available surplus funds in financial portfolio managed by specialized entities.

The head office of the parent company is located in Al Khaleejia Tower, Floor 3, Sharq, Kuwait.

This interim condensed consolidated financial information includes the financial information of the parent company and its subsidiaries as shown in Note No. (3) collectively referred to as the "Group".

This interim condensed consolidated financial information was approved for issue by the Board of Directors on May 14, 2026.

2. Basis of preparation

The interim condensed financial information has been prepared in accordance with the International Accounting Standard No. 34 "Interim Financial Reporting". The interim condensed financial information does not include all the information and disclosures required for complete financial statements prepared in accordance with International Financial Reporting Standards (IFRSs). In the opinion of the management all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included in the interim condensed consolidated financial information.

The interim condensed consolidated financial information is presented in Kuwaiti Dinars, which is the Group's functional and presentation currency.

Operating results for the three-month period ended 31 March 2026 are not necessarily indicative of the results that may be expected for the year ended 31 December 2026. For further information, refer to the consolidated financial statements and notes thereto for the financial year ended 31 December 2025.

Notes to the interim condensed consolidated interim financial information (Unaudited)
For the three-month period ended 31 March 2026

2. Basis of preparation (continued)

Standards, interpretation and amendments issued and adopted by the Group

The Group has not early adopted any standards, interpretations or amendments that have been issued but are not yet effective.

The new standards and amendments are effective for annual reporting periods beginning on or after 1 January 2026, did not have material impact on the consolidated financial position or the performance of the Group.

3. Basis of consolidation

The interim condensed consolidated financial information has been consolidated on the basis of financial information prepared by management for the three-month period ending on 31 March 2026. The interim condensed consolidated financial information the "Parent Company" and its subsidiaries is as follows:

Company name	Main activities	Country of incorporation	Ownership percentage (direct and indirect) (%)		
			31 March 2026	31 December 2025 (Audited)	31 March 2025
Kuwait Syrian Real Estate Company – W.L.L.	Real Estate Trading and services	Kuwait	100%	100%	100%
Syrian Kuwait Limited Company – W.L.L.	Tourism	Syria	82.65%	82.65%	82.65%
Al-Naser Gardens Holding Company – K.S.C Holding	Holding	Kuwait	60.9%	60.9%	60.9%
Al-Naser Gardens Holding Company – K.S.C Holding					
1. Al-Naser Gardens Real Estate Company – W.L.L.	Real Estate	Kuwait	99%	99%	99%
2. Al-Naser Garden Syrian Company – Shareholding	General Trading	Syria	97.9%	97.9%	97.9%

The subsidiaries total assets amounted to KD 13,197,876 as of 31 March 2026 (KD 13,489,789 as of 31 December 2025, KD 12,762,592 as of 31 March 2025) and its profits amounted to KD 94,164 for the period ended 31 March 2026 (KD 3,222 for the period ended 31 March 2025).

Notes to the interim condensed consolidated interim financial information (Unaudited)
For the three-month period ended 31 March 2026

4. Investment properties

	31 March 2026	31 December 2025 (Audited)	31 March 2025
	KD	KD	KD
Balance at beginning of the period/year	9,010,110	8,593,693	8,593,693
Change in fair value	-	566,364	-
Foreign currency translation differences	(339,244)	(149,947)	(280,366)
Balance at end of the period/year	<u>8,670,866</u>	<u>9,010,110</u>	<u>8,313,327</u>

Investment properties of the group are located in the Arab Syrian Republic.

5. Financial assets at fair value through statement of other comprehensive income

	31 March 2026	31 December 2025 (Audited)	31 March 2025
	KD	KD	KD
Foreign quoted shares	3,246,073	3,964,566	2,073,225
Local unquoted shares	198,177	227,914	188,605
Foreign unquoted shares	644,594	644,594	644,594
	<u>4,088,844</u>	<u>4,837,074</u>	<u>2,906,424</u>

The movement on financial assets at fair value through the statement of other comprehensive income during the period/year is as follows:

	31 March 2026	31 December 2025 (Audited)	31 March 2025
	KD	KD	KD
Balance at beginning of the period/year	4,837,074	2,914,774	2,914,774
Change in fair value	(748,230)	1,922,300	(8,350)
Balance at end of the period/year	<u>4,088,844</u>	<u>4,837,074</u>	<u>2,906,424</u>

The fair value of the financial assets at fair value through the statement of other comprehensive income was reached in accordance with the evaluation principles as shown in Note No. (14).

6. Properties held for trading

This note represents the cost of purchasing investment properties for the purpose of resale. The properties are managed by a real estate company, and the net rents of those properties are included in the interim condensed consolidated statement of profit or loss.

7. Cash and cash equivalent

	31 March 2026	31 December 2025 (Audited)	31 March 2025
	KD	KD	KD
Term deposits	58,603	58,155	58,178
Cash at banks	493,794	473,966	411,456
Cash on hand	4,071	2,589	3,550
	<u>556,468</u>	<u>534,710</u>	<u>473,184</u>

Notes to the interim condensed consolidated interim financial information (Unaudited)
For the three-month period ended 31 March 2026

8. Account payable and other credit balances

	31 March 2026	31 December 2025 (Audited)	31 March 2025
	KD	KD	KD
Trade payables	224,013	224,013	224,013
Accrued dividends	16,490	16,490	19,465
National Labour Support Tax	17,020	17,020	24,364
Zakat	5,193	5,193	5,023
Other credit balances	16,448	14,860	22,184
	<u>279,164</u>	<u>277,576</u>	<u>295,049</u>

9. Foreign exchange gain / (loss)

This item represents the results of revaluation of amounts in Syrian pound for one of the group's subsidiaries, "Syrian Kuwait Limited Company", as a result of the changes in the exchange rates of the Syrian pound against foreign currencies.

10. Basic and diluted earnings / (losses) per share attributable to shareholders of the Parent Company

Earnings / (losses) per share has been calculated by dividing the net profit / (loss) for the period attributable to the shareholders of the Parent Company by the weighted average number of shares outstanding during the period as follows:

	Three months ended 31 March	
	2026	2025
Net profit / (loss) for the period attributable to the shareholders of the Parent Company (Kuwaiti Dinars)	<u>21,939</u>	<u>(37,237)</u>
Weighted average number of shares outstanding and paid up (share)	<u>176,276,900</u>	<u>176,276,900</u>
Basic and diluted earnings / (losses) per share attributable to shareholders of the Parent Company (Fils)	<u>0.12</u>	<u>(0.21)</u>

11. Related parties' disclosures

Related parties represent the shareholders of the Group who have representation on the Board of Directors, members of the Board of Directors, senior management personnel, their close family members and companies owned by them. In the normal course of business and with the approval of the Group's management, transactions with those parties during the three months ended on 31 March 2026. The following are the significant transactions and balances with related parties:

	31 March 2026	31 December 2025 (Audited)	31 March 2025
	KD	KD	KD
Balances in statement of financial position			
Key management compensation	7,358	6,278	6,522
		Three months ended 31 March	
		2026	2025
		KD	KD
Transactions in the statement of profit or loss			
Key management compensation		9,629	8,550

These transactions with related parties are subject to the approval of the shareholders in the Annual General Assembly Meeting.

Notes to the interim condensed consolidated interim financial information (Unaudited)
For the three-month period ended 31 March 2026

12. Operating segments

The management has determined the operating segments based on the reports submitted to the Board of Directors for the purpose of making strategic decisions.

The following is a summary of the activity of each of the Group's sectors to be reported:

- Investment: includes the Group's activities related to trading in securities and investment.
- Real estate: includes real estate trading, development and management.

	Three months ended 31 March 2026		
	Investment	Real estate	Total
	KD	KD	KD
Sector revenue	27,844	73,087	100,931
Sector expenses	(43,250)	(6,737)	(49,987)
Sector results	<u>(15,406)</u>	<u>66,350</u>	<u>50,944</u>
Sector assets	4,147,447	13,243,423	17,390,870
Sector liabilities	<u>285,302</u>	<u>7,521</u>	<u>292,823</u>

	Three months ended 31 March 2025		
	Investment	Real estate	Total
	KD	KD	KD
Sector revenue	(56,909)	64,959	8,050
Sector expenses	(32,266)	(4,816)	(37,082)
Sector results	<u>(89,175)</u>	<u>60,143</u>	<u>(29,032)</u>
Sector assets	2,964,602	12,772,210	15,736,812
Sector liabilities	<u>296,494</u>	<u>11,378</u>	<u>307,872</u>

The following is the geographical distribution of assets and liabilities:

	31 March 2026		
	Kuwait	Syria	Total
	KD	KD	KD
Assets	4,860,001	12,530,869	17,390,870
Liabilities	<u>292,823</u>	<u>-</u>	<u>292,823</u>

	31 December 2025 (Audited)		
	Kuwait	Syria	Total
	KD	KD	KD
Assets	4,866,220	13,589,274	18,455,494
Liabilities	<u>291,026</u>	<u>-</u>	<u>291,026</u>

	31 March 2025		
	Kuwait	Syria	Total
	KD	KD	KD
Assets	4,743,247	10,993,565	15,736,812
Liabilities	<u>307,825</u>	<u>47</u>	<u>307,872</u>

12. Operating segments (continued)

The Group's assets amounting to KD 12,530,869 as of 31 March 2026 which represent approximately 72% from the Group's Assets is in Syria (KD 13,589,274 as of 31 December 2025 which represent approximately 74% from the Group's Assets and KD 10,993,565 as of 31 March 2025 which represents approximately 70% from the Group's Assets).

The Group's management has assessed that future economic and political events are unlikely to have a significant impact on the carrying values of these assets, except for the current impact of currency translation, given that these assets are recorded approximately at fair value, with the exception of the Group's investments in foreign quoted shares. In addition, there are no restrictions on the disposal of these assets.

The Group's management believes that the application of IAS 29 "Financial Reporting in Hyperinflationary Economies" has no material impact on the financial statements of the subsidiaries in the Syrian Arab Republic taking into consideration the above, in addition, most of the long-term assets have been transferred and registered in these companies, so as to reflect the effect of changes in currency rates.

13. The General Assembly of the Shareholders of the Parent Company

As on 30 April 2026, the general ordinary assembly meeting of the shareholders of the Parent Company approved the consolidated financial statements for the financial year ended on 31 December 2025 and approved the Board of Directors' recommendation not to distribute dividends and not to pay Board of Directors remunerations for the financial year ended on 31 December 2025.

14. Fair value measurement

The Group measures financial assets as financial assets at fair value through statement of other comprehensive income at the end of the reporting period.

Fair value represents the price that would be received to sell an asset or paid to settle a liability in an arm's length transaction between market participants at the measurement date. The fair value measurement is based on the assumption that the transaction to sell the asset or settle the liability will occur in one of the following ways:

- In the principal market for the asset or liability.
- In the most advantageous market for the asset or liability, if there is no principal market.

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

- Level 1: inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access at the measurement date.
- Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly (for example, price inputs).
- Level 3: Inputs derived from valuation techniques that include inputs for assets or liabilities that are not based on market data and are supported by identifiable sources (inputs not supported by identifiable sources).

Notes to the interim condensed consolidated interim financial information (Unaudited)
For the three-month period ended 31 March 2026

14. Fair value measurement (continued)

The following table shows an analysis of items recorded at fair value, according to the level of the fair value hierarchy:

	Fair value as at			fair value level	Valuation technique(s) and Key input(s)
	31 March 2026	31 December 2025 (Audited)	31 March 2025		
Financial assets					
Financial assets at fair value through statement of other comprehensive income:					
Foreign quoted shares	3,246,073	3,964,566	2,073,225	Level 1	Closing price
Local unquoted shares	198,177	227,914	188,605	Level 2	Comparative market price
Foreign unquoted shares	550,642	550,642	550,642	Level 3	Discounted cash flows
Foreign unquoted shares	93,952	93,952	93,952	Level 3	Adjusted book value
Total	4,088,844	4,837,074	2,906,424		
Non-financial assets					
Investment properties	8,670,866	9,010,110	8,313,327	Level 2	Comparative market price