

Bahrain Car Parks Company (Amakin) B.S.C.



ANNUAL REPORT 2021



amakin.bh

REGISTERED OFFICE

128 Government Avenue,
Amakin Building, 2nd Floor
Office 209
P.O. Box 5298, Manama
Kingdom of Bahrain

EXTERNAL AUDITORS

BDO
17th Floor, Diplomat
Commercial Offices Tower
P.O. Box 787,
Manama,
Kingdom of Bahrain

INTERNAL AUDITORS

Protiviti Bahrain
P.O. Box 10231,
Manama,
Kingdom of Bahrain

BANKERS

Ahli United Bank
National Bank of Bahrain
Bank of Bahrain and Kuwait
Al Salam Bank
National Bank of Kuwait
Ithmaar Bank
Kuwait Finance House
Arab Bank

SHARE REGISTRARS

Kfin Technologies (Bahrain) W.L.L.
P.O. Box 514,
Manama,
Kingdom of Bahrain

Bahrain Clear B.S.C. (C)
P.O. Box 3203,
Manama,
Kingdom of Bahrain

COMMERCIAL REGISTRATION NUMBER

11455 obtained on 31 October 1981



His Majesty
King Hamad bin Isa
Al Khalifa
The King of the Kingdom
of Bahrain



His Royal Highness
Prince Salman bin Hamad
Al Khalifa
Crown Prince and Prime
Minister of the Kingdom of
Bahrain

Administration & Contact Details

As at 31 December 2021

Commercial Registration Number

11455 obtained on 31 October 1981

Board of Directors

Amin Ahmed Alarrayed
Chairman
(appointed on 18 July 2019)

Abdulla Ahmed Kamal
Vice Chairman
(appointed on 18 July 2019)

Yaser Abduljalil AlSharifi
(appointed on 22 March 2017)

Areej Abdulla Abdulghaffar
(appointed on 18 July 2019)

Bader Kassim Buallay
(appointed on 18 July 2019)

Fahad Abdulrahman AlSaad
(appointed on 18 July 2019)

Wael Ezzeldeen Arafa
(appointed on 21 July 2019)

Adnan Habib Hashim
(elected on 18 July 2019)

Ali Ghulam Murtaza
(elected on 18 July 2019)

Mohamed Rasheed AIMaraj
(elected on 18 July 2019)

Executive Committee Members

Abdulla Ahmed Kamal
Chairman

Bader Kassim Buallay

Ali Eajaz Murtaza

Mohamed Rasheed AIMaraj

Audit Committee Members

Yaser Abduljalil AlSharifi
Chairman

Adnan Habib Hashim

Areej Abdulla Abdulghaffar

NRCG Committee Members

Amin Ahmed Alarrayed
Chairman

Fahad Abdulrahman AlSaad

Wael Ezzeldeen Arafa

Chief Executive Officer

Tariq Ali Aljowder

Business Development Director

Abdulla Isa Qudrat

Operations Director

Aqeel Hasan Abdulrahim

HR Manager & Compliance Officer

Sajeda Abdulla AIShehabi

Finance Director

Hassan Ali AIShoala

Facilities Manager

Looai Hasan Ali

IT Director

Ehsan Ali Al-Kooheji

Board Secretary

Fatima Habib Altajir

Introduction

Making

parki

again



Our mission is to provide services that encompass solutions aimed at enhancing the way people are transported while staying true to our heritage in parking.

ng

simple

Who we are

Bahrain Car Parks Company (Amakin) B.S.C. is a Bahraini public shareholding company established in 1981 and specialized in parking management, premium add-on services, and property leasing. The company is listed on Bahrain Bourse and traded under (CPARK).

Year of establishment

1981

Authorized capital (BD)

12.5m

Total parking spaces

3,490

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VISION

To be the preferred mobility integrator in the region

MISSION

To create a seamless parking ecosystem



What we do

Providing world class personalised mobility experiences to each customer.

Amakin currently owns and manages a vast portfolio of assets across the Kingdom comprising of Amakin Building, The Terminal, Autospace, Salmaniya Car Park Complex, Diplomatic Area Car Park, Bab Al Bahrain 1 & 2 Car Park, Manama Center Car Park with a total number of 3,490 parking lots.

Amakin evolved from a traditional brick and mortar car park management company to a mobility integrator which offers products and systems driven by innovative solutions and aims to lead a seamless customer experience and become the preferred mobility partner in the region.



Car Park Management



Specialized in the niche segment of car park management since 1981. We currently manage seven locations across Bahrain with over 3,490 parking spaces.



Parking Management Systems & Solutions



Collaborating with a leader in innovative parking solutions, we are the exclusive agent for Scheidt & Bachmann in Bahrain, which offers the most advanced and innovative, state-of-the-art parking solutions and fare collection.



Property Leasing



With two strategically located properties in our portfolio and several decades of experience in property management, we are focused on quality service and committed to providing competitive rates.

Financial Highlights

Net Profit

BD Thousand



Total Equity

BD Million



Operating Profit

BD Thousand

BD707,749

2021

BD707,749

2020

BD529,258

Total assets

BD Million

BD20,411,363m

2021

BD20,411,363m

2020

BD20,169,243m

Board of Directors



1. Amin Ahmed Alarrayed
Chairman

Non-Executive
Non-Independent

Amin Ahmed Alarrayed is the Chief Executive Officer of Bahrain Real Estate Investment Company (Edamah). Mr. Alarrayed has over two decades of experience in banking, real estate investment, and real estate development. Prior to joining Edamah, he worked at First Bahrain Real Estate Development Company as the Chief Executive Officer. Additionally, he is the Managing Director of both Sa'ada Real Estate Investment Company and Bilaj Al Jazayer Real Estate Investment Company, both wholly owned subsidiaries of Edamah. His board positions include Durrat Khaleej Al Bahrain B.S.C, Durrat Resort Management Company W.L.L., South City and National Bank of Bahrain.

As a leader in the real estate industry, his successful career includes valuable experience across several industries having held key leadership roles including Head of Retail and Placement as a Founding Member of Reef Real Estate Finance, and Regional Head of Retail Banking at Bank of Bahrain and Kuwait.

He also worked at the Central Bank of Bahrain and gaining international experience whilst working at the International Monetary Fund in Washington DC, USA.

Mr. Alarrayed holds a Master of Business Administration Degree (MBA) with Distinction from Kellstadt Graduate School of Business at DePaul University, Chicago, USA, and a Bachelor's Degree in Economics from the University of Redlands, California, USA.

2. Abdulla Ahmed Kamal
Vice Chairman

Non-Executive
Non-Independent

Abdulla Ahmed Kamal is the Chief Operating Officer at Osool Asset Management. Mr. Kamal has 19 years of experience in designing, implementing, and overseeing business operations in Asset Management Companies. Abdulla also has vast experience in audit, assurance services and business risk consultancy including external audit, internal audit, corporate governance, risk and control assessment, operational risk and compliance programs. Prior to joining Osool, he worked at Ernst & Young as a Senior Manager. He is currently a board member at SICO Bank and Amlak Social Insurance Organization Development Company.

Mr. Kamal holds a Bachelor's Degree in Accounting from the University of Bahrain, and is a member of the Association of Chartered Certified Accountants (ACCA), a member of the Institution of Internal Auditors (IIA), and is a Certified Associate Professional Risk Manager (APRM).

3. Yaser Abduljalil Alsharifi
Director

Non-Executive
Non-Independent

Yaser Abduljalil Alsharifi is the Group Chief Strategy Officer at the National Bank of Bahrain. Mr. Alsharifi has over 25 years of experience in investment management and corporate finance across the GCC, Europe, and the US. He previously worked in various leadership roles, including Al Rajhi Holdings and Ernst & Young. He also serves as the Chairman of the Bahrain Institute for Pearls & Gemstones (Danat).

He is a Board Director of Bahrain Islamic Bank BSC, Bahrain Real Estate Investment Company (Edamah), Bahrain Bourse and Bahrain Clear, and a member of the Limited Partners Advisory Committee for the Al Waha Fund of Funds.

Mr. Alsharifi holds a Bachelor's Degree in Business Administration from the University of Massachusetts, Amherst, USA, and is an active member of the Young Presidents Organization (YPO).

4. Areej Abdulla Abdulghaffar
Director

Non-Executive
Non-Independent

Areej Abdulla Abdulghaffar is a Senior Investment Manager – Private Investments at Osool Asset Management. Mrs. Abdulghaffar has 11 years of experience in investment management and auditing and was involved in many projects including the establishment of Aegila Capital Management, a real estate subsidiary of Osool (a joint venture between Osool and Bank of Bahrain and Kuwait). Prior to joining Osool, Mrs. Abdulghaffar worked as an Engagement Auditor at Ernst & Young.

Mrs. Abdulghaffar holds a BSc Degree in Accounting and Finance from the University of Leeds and holds a MSc in Finance and Investment from the same university.

Board of Directors (continued)

5. **Bader Kassim Buallay** Director

Non-Executive
Non-Independent

Bader Kassim Buallay is a Senior Investment Strategist - Asset Allocation at Osool Asset Management. Mr. Buallay has 14 years of experience in investment analysis and management and has previously worked at Sage Capital Management Group. He currently serves as a Board Director of Khareiji Showroom Company and is also a part-time lecturer at BIBF.

Mr. Buallay holds a Bachelor's Degree (Hons) in Computing and Accounting & Finance from University of Kent, UK. He is a CFA Charterholder and a CAIA Charterholder.

6. **Fahad Abdulrahman AlSaad** Director

Non-Executive
Non-Independent

Dr. Fahad Abdulrahman AlSaad is the Head of Business Development at Bahrain Real Estate Investment Company (Edamah). Dr. AlSaad has 18 years of experience in investment banking, real estate investment and development and projects management. Prior to joining Edamah, he was a Principal in the Investment Placement at GFH Financial Group and formerly worked in Bahrain Defence Force as an Officer in the directorate of Finance. He previously served as a Board Director of Southern Area Development Company and Southern Tourism Company.

Dr. AlSaad holds a Doctorate Degree in Business Administration from Liverpool Johns Moores University, UK, a Master of Business Administration from the University of DePaul, USA, and a Bachelor's Degree in Industrial Accounting from King Fahd University of Petroleum and Minerals, KSA.

7. **Wael Ezzeldeen Arafa** Director

Non-Executive
Non-Independent

Wael Ezzeldeen Arafa is the Managing Partner at UHY Pillars & Partners in Kuwait. Mr. Arafa has 20 years of experience in financial accounting, business evaluation, preparation of financial and administrative systems, financial analysis, corporate structuring and internal control policies and procedures.

Mr. Arafa has worked in several positions in the management and economic consulting sectors, where he has provided numerous studies and consultations for various companies and institutions inside and outside of Kuwait. In addition to being the Managing Partner at UHY Pillars, Mr. Arafa also serves as a Board Director of several Companies within and outside of Kuwait.

Mr. Arafa holds a Master's Degree in Finance (MSc) with Distinction from George Washington University USA, a Bachelor's Degree in Commerce and Business Administration and is an International Certified Valuation Specialist (ICVS). Currently Mr. Arafa is a PhD candidate in Islamic Banking and finance (IIBF) from International Islamic University Malaysia.

8. Adnan Habib Hashim

Director

Independent

Adnan Hashim has over 25 years of experience in the banking and finance industry. Mr. Hashim is the current Chief Financial Officer of Gulf Air, the national carrier of the Kingdom of Bahrain. Previously, he was the Chief Financial Officer of Aluminium Bahrain (ALBA), and prior to that, he was the Chief Financial Officer of SNB Capital, the region's leading investment firm and Saudi Arabia's largest asset manager. Additionally, he was the Founder and Managing Partner of Istishara, a Bahrain based consulting firm serving the MENA region. He sat on numerous Boards, Executive Committees, Audit Committees and Compensation and Governance Committees of various financial institutions and has served as the Chairman of ACCA Members' Advisory Committee, Bahrain.

Mr. Hashim holds a Master of Business Administration (MBA) with Distinction from the University of Strathclyde, Scotland, and is a Fellow of the Chartered Association of Certified Accountants.

9. Ali Ghulam Murtaza

Director

Independent

Ali Ghulam Murtaza is the Business Development Executive Director heading the Co-Investment Opportunities team at the Bahrain EDB. Mr. Murtaza has 18 years of experience in investments, business development, real estate, management and retail banking. Prior to joining Bahrain EDB, he worked at Oman Investment Fund as an Investment Manager for Real Estate, Tourism & Leisure. He also has extensive experience working in the GCC including KSA, Oman and Bahrain in the fields of real estate and tourism development.

Mr. Murtaza holds a Master of Business Administration (MBA) from the University of Strathclyde, UK and a Bachelor's Degree in Finance and DMIS from George Mason University, USA.

10. Mohamed Rasheed Almaraj

Director

Independent

Mohamed Rasheed Almaraj joined Bank ABC in 2015 as Vice President of Group Strategy and is currently the Chief Executive Officer at ila Bank Bahrain, Bank ABC's Digital Retail Bank. Mr. Almaraj has 10 years of experience in corporate finance, investments, restructuring and digital transformation. Previously, he worked at Perella Weinberg Partners, New York, as a Senior Associate for 5 years, with a focus on mergers and acquisitions transactions and corporate restructurings in the technology, media, telecom and financial services sectors. He also serves as a Board Director of Arab Financial Services (AFS) and King Fahad Causeway Authority.

Mr. Almaraj holds a Bachelor's Degree in Finance and Accounting from the Wharton School of Business, University of Pennsylvania, USA.

Executive Management



1. Tariq Ali Aljowder Chief Executive Officer

Tariq Ali Aljowder is the Chief Executive Officer of Bahrain Car Parks Company (Amakin) B.S.C. Mr. Aljowder has over 31 years of experience in real estate property development and management, hospitality and leisure, government, military logistics management and development and other industries. After having worked with the Bahrain Defense Force leading a number of executive responsibilities for over 22 years, Mr. Aljowder entered the private sector and held a number of executive positions. Throughout his career in the real estate management and development industry, Mr. Aljowder conducted business with companies across the GCC, USA and Europe. Prior to joining the company, he was the Chief Executive Officer of Al Areen Holding Company BSC and the Chairman of its subsidiary, Al Areen Leisure and Tourism Company. He also served as a Board Director of Bahrain Property Development Association and Takamul Capital BSC.

Mr. Aljowder holds a Master Degree in Business Administration from the American University, Washington DC, USA, and a Bachelor's degree in Aerospace Technology Engineering from Northrop University, Los Angeles, USA.

2. Aqeel Hasan Abdulrahim Operations Director

Aqeel Hasan Abdulrahim is the Operations Director at Amakin. Mr. Abdulrahim has 20 years of experience in facilities management, project management, utilities and infrastructure services, and petrochemicals. Prior to joining the company, he worked as an Operations Manager at MAF Dalkia / ENOVA facilities and energy management, Projects & Utilities at BAPCO, Plant Operation at GPIC.

Mr. Abdulrahim holds a Bachelor's Degree in Mechanical Engineering, and is Project Management Professional (PMP) certified and Facilities Management Professional (FMP) certified.

3. Hassan Ali AlShoala Finance Director

Hassan Ali AlShoala is the Finance Director at Amakin. Mr. AlShoala's 18 year working career spans management consulting working with clients in the private and public sector on large scale projects across several economic sectors including banking, mobility, urban planning, entertainment and healthcare. He has closely worked with GCC clients, including leading branches and subsidiaries of multinational companies on strategic and performance improvement projects.

Prior to joining the company, he worked at PwC as a Consulting Director, where he helped establish the regional practice and expand the consulting team across the Middle East.

Mr. AlShoala holds a Master's Degree in Business Administration (MBA) from the University of Cambridge and a Bachelor of Science (BSc) degree with first class honours in Accounting from the University of Bahrain. He is also a fellow member of Association of Chartered Certified Accountants, UK.

4. Ehsan Ali Al-Kooheji IT Director

Ehsan Ali Al-Kooheji is the IT Director at Amakin. Mr. Al-Kooheji has 20 years of experience in technology, creative, real estate development and telecom industries. Prior to joining the company, he worked as a General Manager in several companies including Kooheji Systems, Unisono, and Cirrus Developments, and as a Project Manager at Batelco. He also serves as a Board Member of The Bahrain Foundation for Dialogue.

Mr. Al-Kooheji holds a Master of Business Administration in Management from the New York Institute of Technology, and a B.Sc. in Computer Science from the American University of Sharjah. His certifications include CCNA, PRINCE2, MCP, CSE, and CIM.

Executive Management (continued)

5. Abdulla Isa Qudrat
Business Development Director

Abdulla Isa Qudrat is the Business Development Director at Amakin. Mr. Qudrat has 12 years of experience in management roles within banking, Real Estate and Telecom industries. Prior to joining the company, Abdulla has worked with Bahrain Development Bank, Seef Properties, Ministry of Transportation and Zain Bahrain.

Mr. Qudrat holds a Bachelor of Science in Finance & Accounting from Kingdom University, Also he hold professional certificates CMI level 5 (Certificate in Management Coaching and Mentoring) and Certification in Property Management.

6. Sajeda Abdulla AlShehabi
HR Manager & Compliance Officer

Sajeda Abdulla AlShehabi is the Human Resources Manager and Compliance Officer at Amakin. Ms. AlShehabi has 17 years of experience in Human Resources, Compliance, Operations and Corporate fields in the Banking Sector. Prior to joining the company, Sajeda worked as an Associate with Ithmaar Bank.

Ms. AlShehabi holds a Bachelor's Degree in Business Information System from University of Bahrain and holds an Advance Diploma in Islamic Banking from Bahrain Institute of Banking and Finance, she also has various professional certificates including Certificate for Documentary Credit Specialist (CDCS) and Diploma in Human Resource Management (CIPD Level 5).

7. Looai Hassan Ali
Facilities Manager

Looai Hassan Ali Ahmed is the Facilities Manager at Amakin. Mr. Looai has 16 years of experience in facilities management and maintenance. Prior to joining the company, he worked as an Assistant Operations Manager at MAF Dalkia/Enova, Sr. Maintenance supervisor at Gulf hotel & Maintenance Manager at The Ritz Carlton Hotel.

Mr. Looai holds a Bachelor's Degree in mechatronics engineering from AMA International University and Diploma in Electrical engineering from University of Bahrain.

8. Fatima Habib Altajir
Board Secretary

Fatima Habib Altajir is the Board Secretary at Amakin. Ms. Fatima has diverse experience in finance, internal audit and corporate services. She has background in performing liquidation and due diligence assignments for multinational clients based in Bahrain and overseas.

Prior to joining the company, she worked at RSM Bahrain as an Internal Auditor and before that in the Finance and Consulting service lines where she assisted clients with strategic and operational projects. Ms. Fatima holds a B.Sc. in Accounting from the University of Bahrain.

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AMAKIN.

Chairman's Report

Dear Shareholders,

It was another challenging year for us, as it has been for mobility related businesses across the world. We continued to focus on our key strategic initiatives throughout 2021 and it is my pleasure to inform you that your Company's performance continued to show resilience in the face of the pandemic.

We witnessed another wave of COVID19 disruption, but despite that, we adhered closely to our strategic model implementing a number of calculated initiatives, including the introduction of value-added services in multiple locations, the launch of the largest LED advertisement screen in the Kingdom, to realize additional income streams, and engaging government clients in several strategic alliances.

The mobility sector is evolving rapidly, and this has provided Amakin with opportunities to continue leading the market with the introduction of cutting-edge technologies in response to clients expectations in an increasingly digital environment.

In late 2021, we added two new locations to our operating portfolio, and we continue to research opportunities to expand further. The Company has achieved a net profit of BD775,778 for the year ended 31 December 2021 compared to a net profit of BD658,292 for the year ended 31 December 2020. This represents an increase in net profit of BD117,486, in a year where the effect of COVID19 continues to have influence and impact on our operating and investment activities, details of which are set out in Note 5.

In light of the achieved results along with retained earnings from the previous years, the total amount available for appropriation for the year ended 31 December 2021 aggregated to BD4,351,202 from which the board of directors proposes the following implementations:

1. Transfer of BD77,578 to statutory reserves, being 10% of the net profit for the year.
2. A dividend of BD655,816 which represents 6% of the share capital at 6 fils per share.
3. Directors' remuneration at BD36,750.
4. Transfer of BD40,000 to charity reserve.
5. Balance of BD3,541,058 remains in retained earnings.

Directors' remuneration of BD36,750 for the year 2021 will be paid to the Board of Directors during 2022 subject to the approval of the Ministry of Industry, Commerce and Tourism, in addition to the approval of the shareholders in the Annual General Meeting.

Board of directors' remuneration details

Name	Fixed remunerations					Variable remunerations					End-of-service award	Aggregate amount (Does not include expense allowance)	Expenses Allowance
	Remunerations of the chairman and BOD	Total allowance for attending Board and committee meetings	Salaries	Others	Total	Remunerations of the chairman and BOD	Bonus	Incentive plans	Others	Total			
First: Independent Directors:													
1- Mohamed Rasheed Mohamed Almaraj	-	5,500	-	-	5,500	2,407	-	-	-	2,407	-	7,907	-
2- Ali Eajaz Ahmed Murtaza	-	4,000	-	-	4,000	2,407	-	-	-	2,407	-	6,407	-
3- Adnan Habeeb Maki Hashim	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
Second: Non-Executive Directors:													
1- Amin Ahmed Salem Alarrayed	-	5,750	-	-	5,750	3,609	-	-	-	3,609	-	9,359	-
2- Abdulla Ahmed Abdulla Kamal ^(a)	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
3- Yaser Abduljalil Ali Alsharifi	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
4- Fahad Abdulrahman Mohammed AlSaad	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
5- Areej Abdulla Abdulghaffar Abdulla ^(a)	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
6- Bader Kassim Mohamed Buallay ^(a)	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
7- Wael Ezzeldeen Mohamed Arafa	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
Total	-	46,750	-	-	46,750	25,272	-	-	-	25,272	-	72,022	-

^(a) Variable remuneration is paid to Social Insurance Organization, represented by the above-mentioned Board Member. Fixed remunerations is paid to the above mentioned Board Member.

Executive management remuneration details

Executive management	Total paid salaries and allowances	Total paid remuneration (Bonus)	Any other cash/ in kind remuneration for 2021	Aggregate Amount
Top 6 remunerations for executives, including CEO and Senior Financial Officer	293,530	41,165	4,653	339,348

On behalf of the Board of Directors and I, we extend our thanks to shareholders for their ongoing trust and confidence in Amakin. I also would like to express gratitude and appreciation to His Majesty, King Hamad Bin Isa Al Khalifa, and to his Government under the leadership of His Royal Highness Prince Salman Bin Hamad Al Khalifa - the Crown Prince and Prime Minister for their unwavering support.

My thanks must also include the remarkable team of Amakin for their hard work and commitment during another difficult year.

Our outlook for 2022 is positive. The emphasis will be on maintaining our strong financial position and preparing for any new challenges, the better to assure our strategic growth.

Amin Ahmed Alarrayed
Chairman



...the current year has seen an increase of 18% in profits ...”

18%

Supplementary Report to the Chairman's Report

Dear Shareholders,

We are issuing this report to supplement the published Chairman's report for the year ended 31 December 2021, based on the request of the Ministry of Industry, Commerce and Tourism.

Directors' remuneration of BD36,750 for the year 2021 will be paid to the Board of Directors during 2022 subject to the approval of the shareholders in the Annual General Meeting. The details of the proposed Directors' remuneration which is considered as a variable remuneration is as follows:

Board of directors' remuneration details

Name	Fixed remunerations ^(b)					Variable remunerations ^(c)					End-of-service award	Aggregate amount (Does not include expense allowance)	Expenses Allowance
	Remunerations of the chairman and BOD	Allowance for attending Board and committee meetings	Salaries	Others	Total	Remunerations of the chairman and BOD	Bonus	Incentive plans	Others	Total			
First: Independent Directors:													
1- Mohamed Rasheed Mohamed Almaraj	-	5,500	-	-	5,500	3,500	-	-	-	3,500	-	9,000	-
2- Ali Eajaz Ahmed Murtaza	-	4,000	-	-	4,000	3,500	-	-	-	3,500	-	7,500	-
3- Adnan Habeeb Maki Hashim	-	4,500	-	-	4,500	3,500	-	-	-	3,500	-	8,000	-
Second: Non-Executive Directors:													
1- Amin Ahmed Salem Alarrayed	-	5,750	-	-	5,750	5,250	-	-	-	5,250	-	11,000	-
2- Abdulla Ahmed Abdulla Kamal ^(a)	-	4,500	-	-	4,500	3,500	-	-	-	3,500	-	8,000	-
3- Yaser Abduljalil Ali Alsharifi	-	4,500	-	-	4,500	3,500	-	-	-	3,500	-	8,000	-
4- Fahad Abdulrahman Mohammed AlSaad	-	4,500	-	-	4,500	3,500	-	-	-	3,500	-	8,000	-
5- Areej Abdulla Abdulghaffar Abdulla ^(a)	-	4,500	-	-	4,500	3,500	-	-	-	3,500	-	8,000	-
6- Bader Kassim Mohamed Buallay ^(a)	-	4,500	-	-	4,500	3,500	-	-	-	3,500	-	8,000	-
7- Wael Ezzeldeen Mohamed Arafa	-	4,500	-	-	4,500	3,500	-	-	-	3,500	-	8,000	-
Total	-	46,750	-	-	46,750	36,750	-	-	-	36,750	-	83,500	-

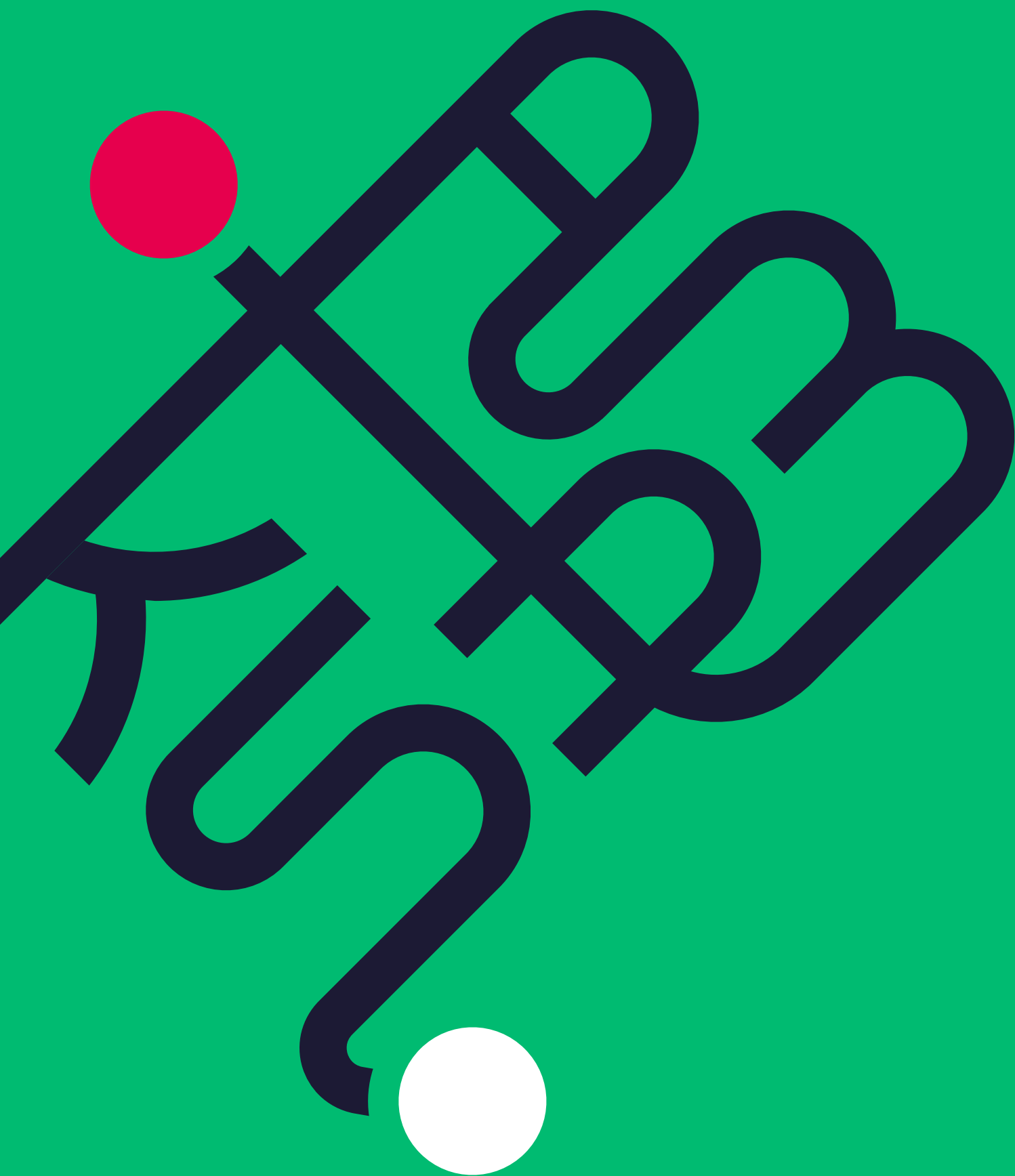
^(a) Variable remuneration is paid to Social Insurance Organisation, represented by the above-mentioned Board members. Fixed remunerations is paid to the above-mentioned Board members.

^(b) Fixed remunerations for the year ended 31 December 2021 relating to allowances for attending Board and committee meetings were paid during the year.

^(c) The proposed variable remuneration for the year ended 31 December 2021 will be paid during 2022 subject to the approval of the shareholders in the Annual General Meeting.

Amin Ahmed Alarrayed

Chairman



Chairman's Message



Amin Ahmed Alarrayed
Chairman

The year 2021 was another exceptional period of change and transition. Despite several obstacles, we have shown resilience and agility in realizing our potential to make a lasting impact in our communities. The year required leadership and maturity to demonstrate the accessibility of growth potential and opportunity.

The past few years have been a testing time for all of us, but we weren't deterred by the turbulent economic climate, which has brought many challenges in terms of operations and more stringent regulation. Nonetheless, we did not lose sight of our vision and emerged more focused and better positioned to be the preferred mobility integrator in the region.

In 2021, we unveiled our new brand identity, "Amakin", to reflect the company's strategic direction, paving the way for next generation mobility. Our new brand builds upon our 40 year old pioneering legacy, in line with its 5-year strategy to drive economic growth.

The future of mobility will be driven by technology, and by establishing solid partnerships with compatible organizations significantly helps to scale success, allowing for enduring influence in the region.

A key milestone last year included our partnership with The Benefit Company, Bahrain's foremost organization in electronic financial transactions, to digitize payment services in line with our digital transformation strategy to leverage the best technology to provide secure solutions and create a seamless parking experience for all.

Amakin has remained steadfast in our commitment to redefine the mobility journey for residents and visitors, by creating new, in-demand experiences in parking spaces. We introduced several value-added premium services such as car wash, valet parking and started leasing advertising spaces, providing corporations multiple opportunities to strategically position their key messaging. These initiatives help to drive our customers' success by providing new experiences in the market, and support in diversifying our revenue stream.

Our operations are closely integrated with the Kingdom of Bahrain's 'Vision 2030', and Amakin's ambition reflects that. Consequently, expansion of operations regionally and internationally is prescribed, replicating local success across many countries.

Our commitment is unwavering, and we will continue to shape the future of the parking industry in the region and unlock new opportunities through the use of leading-edge technologies and strategic alliances that will guide our sustainability ambitions, underline our commitment to the environment, re-affirm our community responsibilities whilst always being mindful of the robust governance that shapes our industry.

I would like to thank the country's leadership and foresight for the Kingdom, including the support that empowers us to play our part in the Kingdom's economic transformation Vision 2030.

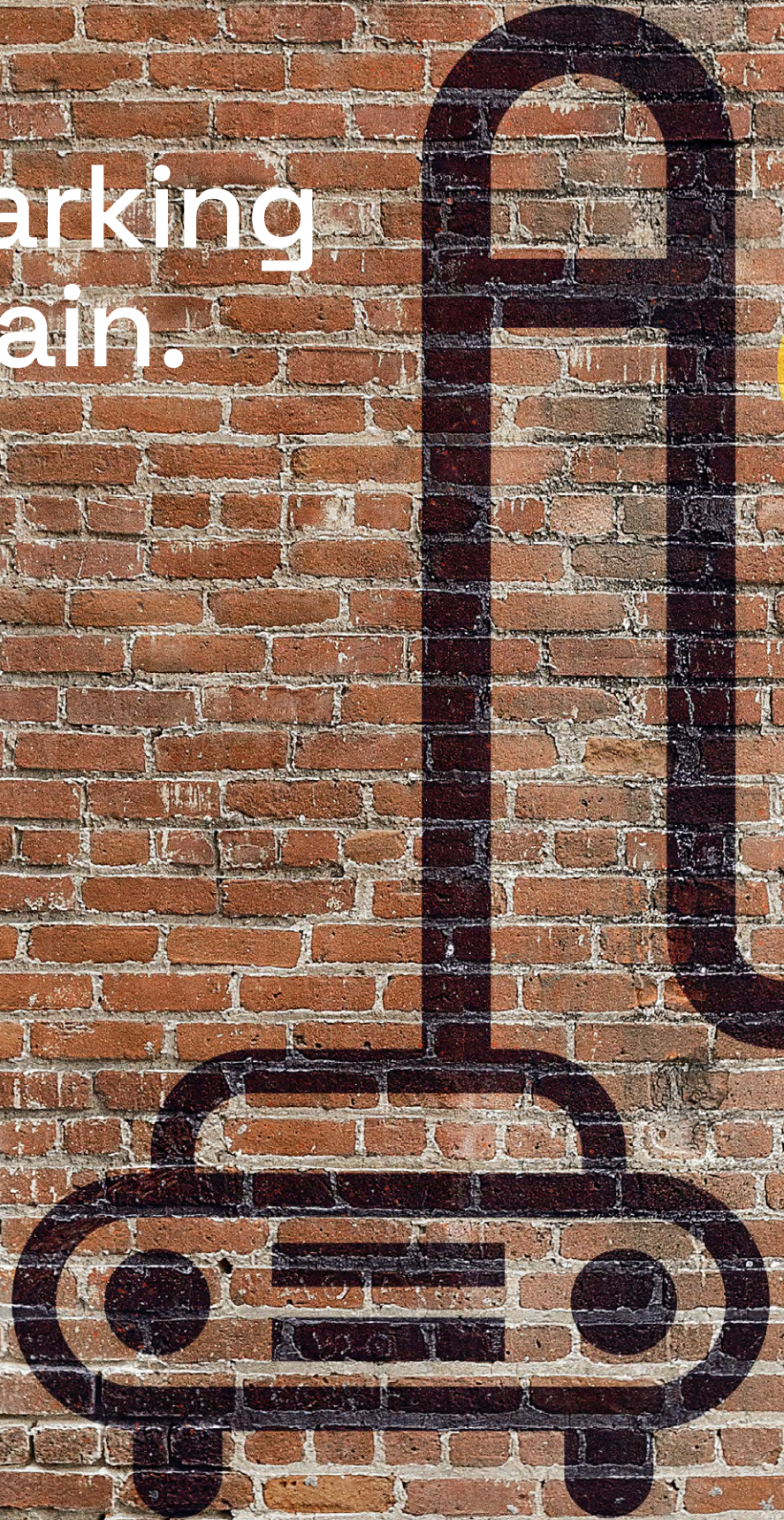
We would not be entering 2022 so robustly if it weren't for the immense contributions of our key partners, shareholders and our indefatigable team of dedicated professionals.

Amin Ahmed Alarrayed
Chairman



We will continue to shape the future of the parking industry in the region and unlock new opportunities through the use of leading-edge technologies and strategic alliances that will guide our sustainability ambitions.

Making parking
simple again.





CEO's Message

I am pleased to present Amakin's Annual Report for the year 2021. As we all know, the year 2021 was defined by a turbulent economic environment that provided a multitude of obstacles — not just for us at Amakin, but for other businesses in Bahrain, the region, and throughout the globe. Despite this, we recognize that the industry is embracing a period of transition, motivated by a desire for seamless experiences and sustainable solutions, and we are determined to be a key player and enabler in the region to deliver our community with exactly that.

Amakin strives to be in the forefront of innovative and efficient parking solutions. We want to foster best practices and continuous quality improvement within the service and the parking industry as a whole. Despite last year's hardships arising from the COVID-19 pandemic, the market is shifting in our favor, and there is tremendous value in the operating aspect of our parking firm. Building on this, we demonstrated resilience in the face of adversity, as presented by our 23% rise in operating income. This reinforces our view that we are making sensible decisions with our customer-focused strategy and have set the right priorities for continued success.



We strive for our brand to become a key player within the region in creating a new and transformative ecosystem for mobility.

We strive for our brand to become a key player within the region in creating a new and transformative ecosystem for mobility. However, our operational strength is determined by local expertise. We want to enhance the parking experience at every customer interaction, and we plan to do so by integrating our competencies more extensively.

We have also been dedicated to establishing key partnerships to provide consumers with a remarkable experience. For instance, the launch of our mobile payments portal with BenefitPay has allowed us to establish ourselves as ecosystem enablers in the delivery of safe and diversified payment technologies, as well as refine our consumers' experiences into a seamless journey. This has been a significant milestone for us, as well as an important undertaking in keeping with our five-year digital transformation strategy.

Parking experiences are the next feature of modern living, and it is our responsibility to optimize the mobility ecosystem in order to build seamless, user-friendly, and cost-effective parking experiences for the local community. The year 2021 has revealed that we are on the right trajectory, as reflected by our new brand "Amakin", which continues to revolutionize the way people move and interact.

We are headed in the right direction, and envision a progressive scenario dedicated to creating value for all of our shareholders. We have forged relationships throughout the mobility chain, and it is critical to us that our stakeholders see us as a trustworthy partner.

We have established an exceptional reputation and position, and we fully intend on expanding our brand in accordance with our value creation approach, with rigorous portfolio management centered on consistent cash flow and a solid brand footprint.

We are looking forward to our sustained success in the year 2022 and the years ahead, where we will establish a greater imprint defined by our innovative initiatives and add more value to Bahrain's future and prosperity and the GCC as a whole.

Finally, I would like to take this opportunity to extend my sincere gratitude to His Majesty King Hamad bin Isa Al Khalifa, the King of the Kingdom of Bahrain, and to His Royal Highness Prince Salman bin Hamad Al Khalifa, the Crown Prince and Prime Minister.

I would also like to extend my gratitude to our Shareholders for their continued support and trust, our Board Members for their strong vision and guidance, as well as our dedicated and hardworking team for their great contribution to our success.

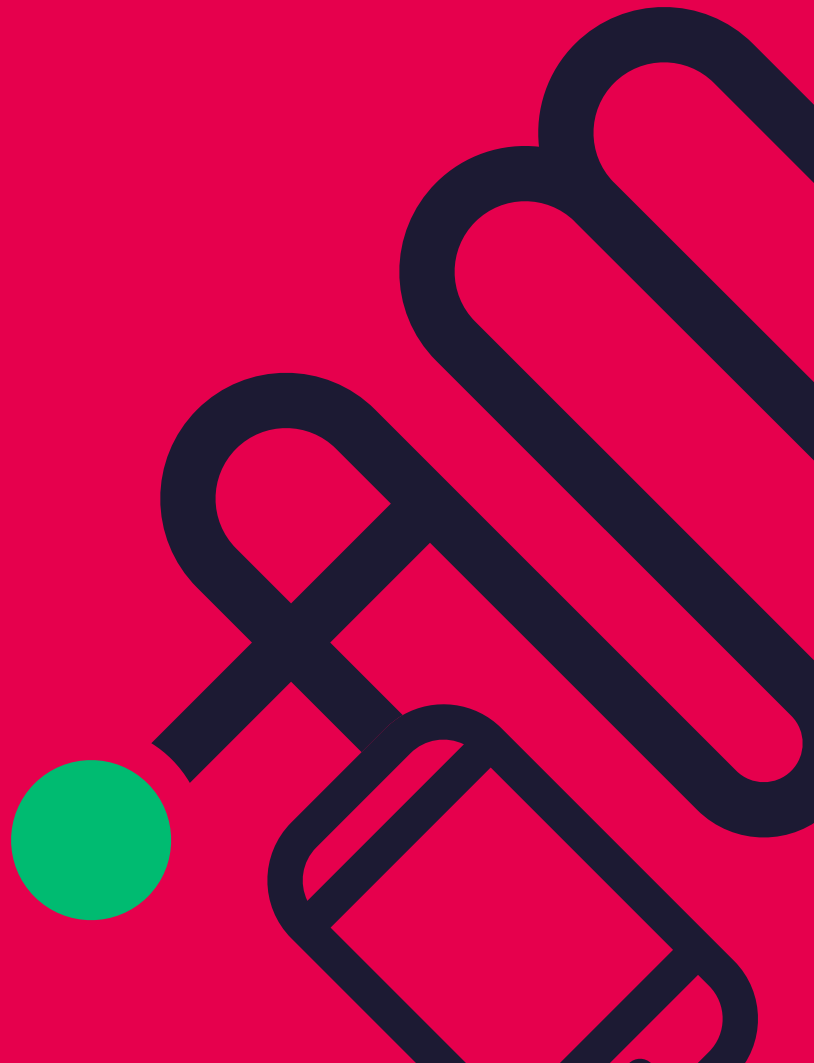
Tariq Ali Aljowder
Chief Executive Officer



Tariq Ali Aljowder
Chief Executive Officer

Corporate Governance Report

FOR THE YEAR 2021



Corporate Governance Report

FOR THE YEAR 2021

Corporate Governance is about promoting corporate fairness, transparency and accountability. It is a continuous process which aims at transforming corporations into more democratic entities with a view to enhance responsible corporate management geared towards long term value creation. Bahrain Car Parks Company (Amakin) is committed to continuously reviewing and enhancing its corporate governance practices.

Shareholders

Ownership Structure as at 31 December 2021

	Shareholder name	No. of shares	Shareholding	Category
1	Bahrain Real Estate Investment (Edamah)	40,000,000	36.26%	Local Company
2	Social Insurance Organization	37,033,490	33.57%	Local Government
3	Kuwait Commercial Real Estate Centre	15,000,000	13.60%	Arab Company
4	Public	18,283,740	16.57%	Local and Arab Individuals and Companies

Shareholding Distribution 2021

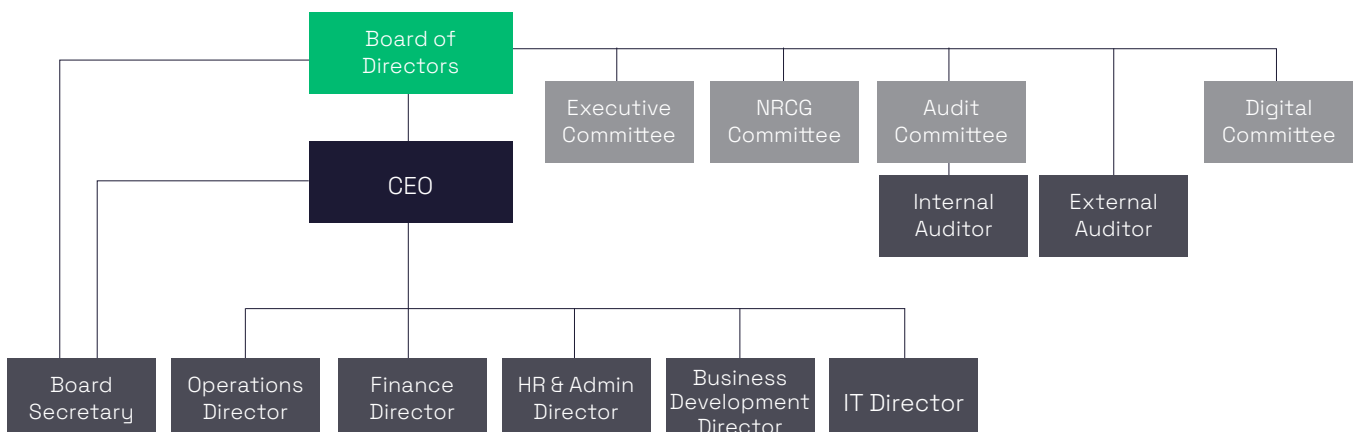
Category (shares)	No. of shares	No. of shareholders	Shareholding
Less than 50,000	3,216,343	1,265	2.92%
50,000 to 500,0000	5,400,440	41	4.89%
500,000 to 5,000,000	24,716,957	11	22.41%
Above 5,000,000	76,983,490	3	69.78%
Total	110,317,230	1,320	100%

Governance Structure

31 December 2021

The organizational and governance structure is reviewed by the board on an annual basis.

Board of Directors



Corporate Governance Report (continued)

FOR THE YEAR 2021

Board Charters

During 2021, the board reviewed and approved the amendments to the company's Corporate Governance Charters in line with the Corporate Governance Code of the Ministry of Industry, Commerce and Tourism (MOICT) and Volume 6 of the Central Bank of Bahrain's Rulebook on Capital Markets to ensure compliance and completeness of the governance framework. The Corporate Governance Charters clearly define the terms of reference of the board and committees.

Board Composition

The existing board of directors was appointed in July 2019 and consists of 10 members, none of which is executive and 3 of which are independent. Section 4.1.1 of the company's Corporate Governance Charters states that the size of the board must be 10 directors at a minimum at all times. The board members of Amakin come from diverse disciplines, hence forming an excellent mix which is essential to effective governance. Collectively, the board members demonstrated independent and objective judgement throughout the year. The status of each director was reviewed in terms of independence and number of directorships for the year 2021 with no exceptions noted.

Board Responsibilities

The primary role of the board is to provide entrepreneurial leadership to achieve the company's goals through the implementation of strategic initiatives and ultimately maximizing the value of shareholders. The Corporate Governance Charters define the responsibilities of the board which mainly fall under: 1) vision and strategy, 2) management oversight, 3) financial and investment matters, 4) governance, risk and compliance management, 5) communication with stakeholders, and 6) delegation.

Independence of Directors

An independent director, as defined in the Corporate Governance Code, is a non-executive director who is fully independent in his position and decisions, and none of the independence invalidity cases mentioned in paragraph (3) of Annex 1 of the Corporate Governance Code is applicable. The directors have disclosed their interests for the year ended 31 December 2021; the independence has also been reviewed for independent members who met all the independence requirements.

Board Term

All members of the existing board of directors were appointed and elected for a three-year term starting 18 July 2019 and ending 17 July 2022.

Non-executive Board Members

31 December 2021

	Name	Role	Qualification	Shareholding
1	Amin Ahmed Alarrayed	Chairman	MBA and Bachelors Degree in Economics	-
2	Abdulla Ahmed Kamal	Vice Chairman	ACCA, IIA, APRM and Bachelors Degree in Accounting	-
3	Yaser Abduljalil Alsharifi	Board Member	Bachelor's Degree in Business Administration	-
4	Areej Abdulla Abdulghaffar	Board Member	Master's Degree in Finance and Investment and Bachelor's Degree in Accounting and Finance	-
5	Bader Kassim Buallay	Board Member	Bachelor's Degree in Computing and Accounting and Finance, CFA, CAIA	-
6	Fahad Abdulrahman Alsaad	Board Member	Doctorate Degree in Business Administration, MBA and Bachelor's Degree in Industrial Accounting	-
7	Wael Ezzeldeen Arafa	Board Member	Master's Degree in Finance and Bachelor's Degree in Commerce and Business Administration	-

Corporate Governance Report (continued)

FOR THE YEAR 2021

Board of Directors (continued)

Independent Board Members

31 December 2021

	Name	Role	Qualification	Shareholding
1	Adnan Habib Hashim	Board Member	MBA, FCCA	-
2	Ali Eajaz Murtaza	Board Member	MBA, Bachelor's Degree in Finance and DMIS	-
3	Mohamed Rasheed Almaraj	Board Member	Bachelor's Degree in Finance and Accounting	-

Where the Corporate Governance Code requires that the chairpersons of the board, the audit committee and the nomination, remuneration, and corporate governance committees should be independent, the board of Amakin elected to have non-independent members to assume these roles based on the expertise and skills required for effective leadership. More information on this is available under the compliance section of this report.

Board Performance Evaluation

The board completed the annual self-evaluation for the year 2021. It was focused on evaluating the performance of the 1) board as a whole, 2) individual board committees, and 3) individual board members.

The results of the evaluation, which were satisfactory, were reviewed by the nomination, remuneration and corporate governance committee. A summary will be presented to the shareholders at the upcoming Annual General Meeting.

Board Meetings and Attendance

According to section 4.1.6 of the company's Corporate Governance Charters, 1) individual board members can only be absolved from their actions in a given financial year if they attend 75% of the board meetings, which was the case during the year 2021, 2) the board may convene using any means of teleconferencing, 3) a quorum of at least 50% is required for the meeting to be valid, 4) resolutions shall be passed by a simple majority of present members, 5) circular resolutions, except for the approval of the financial statements, may be adopted and shall only be valid with a unanimous vote.

Board Attendance 2021

	Name	Role	Feb 24	May 9	Aug 3	Nov 9	Dec 9
1	Amin Ahmed Alarrayed	Chairman	√	√	√	√	√
2	Abdulla Ahmed Kamal	Vice Chairman	√	√	√	√	√
3	Yaser Abduljalil Alsharifi	Board Member	√	√	√	√	√
4	Adnan Habib Hashim	Board Member	√	√	√	√	√
5	Ali Eajaz Murtaza	Board Member	√	√	√	√	X
6	Areej Abdulla Abdulghaffar	Board Member	√	√	√	√	√
7	Bader Kassim Buallay	Board Member	√	√	√	√	√
8	Fahad Abdulrahman Alsaad	Board Member	√	√	√	√	√
9	Mohamed Rasheed Almaraj	Board Member	√	√	√	√	√
10	Wael Ezzeldeen Arafa	Board Member	√	√	√	√	√

All meetings were held virtually

Corporate Governance Report (continued)

FOR THE YEAR 2021

Board of Directors (continued)

Board Compensation

In addition to the sitting fees paid to the board members for attending the board and committee meetings, directors' remuneration is paid in accordance with Article 188 of Bahrain Commercial Companies Law and is subject to the shareholders' approval at the Annual General Meeting. Details of these amounts for the year 2021 are outlined in the table below:

Name	Fixed remunerations					Variable remunerations					End-of-service award	Total (without expense allowance)	Expenses Allowance
	Chairperson and board members remuneration	Total sitting fees for board and committee meetings	Salaries	Others	Total	Chairperson and board members remuneration	Bonus	Incentive plans	Others	Total			
Independent Directors													
1 Adnan Habib Hashim	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
2 Ali Eajaz Murtaza	-	4,000	-	-	4,000	2,407	-	-	-	2,407	-	6,407	-
3 Mohamed Rasheed Almaraj	-	5,500	-	-	5,500	2,407	-	-	-	2,407	-	7,907	-
Non-executive / Non-independent directors													
1 Amin Ahmed Alarrayed	-	5,750	-	-	5,750	3,609	-	-	-	3,609	-	9,359	-
2 Abdulla Ahmed Kamal*	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
3 Yaser Abduljalil Alsharifi	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
4 Areej Abdulla Abdulghaffar*	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
5 Bader Kassim Buallay*	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
6 Fahad Abdulrah-man Alsaad	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-
7 Wael Ezzeldeen Arafa	-	4,500	-	-	4,500	2,407	-	-	-	2,407	-	6,907	-

* Board members representing the Social Insurance Organization receive the fixed remuneration only, the variable remuneration is paid to SIO.

Corporate Governance Report (continued)

FOR THE YEAR 2021

Board Committees

Consistent with MOICT's Corporate Governance Code and best practice, Amakin's board has four committees with clear terms of reference set out in separate charters in the company's approved Corporate Governance Charters. The main role of the committees is to assist the board in looking at specific matters that require specialized areas of expertise and accordingly provide recommendations to the board for approval. The general rules, according to the Corporate Governance Charters, 1) committees must consist of a minimum of three directors, 2) committees shall have four meetings at a minimum during the financial year, 3) participation in committee meetings via virtual means of communication is allowed.

Executive Committee

The role of the Executive Committee is to implement the board's strategic and progressive plans, policies, and decisions consistent with the organization's vision, mission and values. During 2021, the Executive Committee had four official meetings in addition to a number of progress meetings held to ensure implementation of key strategic initiatives.

Executive Committee Attendance 2021

	Name	Role	Feb 1	Apr 21	Jul 15	Oct 13
1	Abdulla Ahmed Kamal	Chairman	√	√	√	√
2	Bader Kassim Buallay	Committee Member	√	√	√	√
3	Ali Eajaz Murtaza	Committee Member	√	√	√	√
4	Mohamed Rasheed Almaraj	Committee Member	√	√	√	√

All meetings were held virtually except for the last meeting which was held in person

Audit Committee

The role of the Audit Committee is focused on the financial reporting process, the system of internal controls, the external and internal audit processes, and the monitoring of compliance with the company's policies, code of conduct and the applicable laws and regulations.

Audit Committee Attendance 2021

	Name	Role	Feb 16	May 3	Jul 26	Nov 1
1	Yaser Abduljalil Alsharifi	Chairman	√	√	√	√
2	Adnan Habib Hashim	Committee Member	√	√	√	√
3	Areej Abdulla Abdulghaffar	Committee Member	√	√	√	√

All meetings were held virtually

Nomination, Remuneration and Corporate Governance Committee

The role of the Nomination, Remuneration and Corporate Governance Committee is to develop and recommend the framework for the nomination of board membership and selection of executive directors, periodically review the board size and composition and the organizational structure, review the board induction and evaluation processes, develop and review the remuneration policies of the board and senior management, and improve and monitor the implementation of the corporate governance framework.

NRCG Committee Attendance 2021

	Name	Role	Feb 10	Apr 27	Jul 13	Oct 17
01	Amin Ahmed Alarrayed	Chairman	√	√	√	√
02	Fahad Abdulrahman Alsaad	Committee Member	√	√	√	√
03	Wael Ezzeldeen Arafa	Committee Member	√	√	√	√

All meetings were held virtually

Corporate Governance Report (continued)

FOR THE YEAR 2021

Board Committees (continued)

Digital Committee

The Digital Committee was formed as an advisory committee to the board and its role is to advise the board on the digital strategy that supports the business objectives of the company and to identify and execute digital opportunities to help grow the business.

Digital Committee Attendance 2021

	Name	Role	Aug 5	Sep 30
1	Mohamed Rasheed Almaraj	Chairman	√	√
2	Tariq Ali Aljowder ⁽¹⁾	Committee Member	√	√
3	Ehsan Ali Al-Kooheji ⁽¹⁾	Committee Member	√	√

All meetings were held in person

(1) Executive members have no voting powers and are not paid for their membership

Executive Management

The Chief Executive Officer of Amakin with the senior management team lead the day-to-day operations and collaborate with the rest of the team to achieve the objectives set out by the board.

	Name	Role	Joining Date
1	Tariq Ali Aljowder	Chief Executive Officer	20 December 2016
2	Aqeel Hasan Abdulrahim	Operations Director	10 September 2018
3	Hassan Ali AlShoala	Finance Director	10 December 2020
4	Ehsan Ali Al-Kooheji	IT Director	28 February 2021
5	Abdulla Isa Qudrat	Business Development Director	25 April 2021
6	Sajeda Abdulla AlShehabi	Human Resources Manager	8 December 2019

Management Compensation

Remuneration of the top 6 executives, including CEO and Finance Director:

Total salaries and allowances	Total bonus	Any other cash/in-kind compensation	Total compensation paid
293,530	41,165	4,653	339,348

Internal Controls, Policies and Procedures

Conflict of Interest and Related Party Transactions

With regards to conflict of interest, directors should notify the board in writing as soon as they become aware of any potential conflict of interest. Also, they are given the opportunity at each board meeting to disclose new or amended conflicts of interest.

Details of approved transactions are included in note 29 of the financial statements for the year ended 31 December 2021, which will be reported to the shareholders at the Annual General Meeting.

Corporate Governance Report (continued)

FOR THE YEAR 2021

Internal Controls, Policies and Procedures (continued)

Related Party Transactions

31 December 2021

Transaction	Nature of relation-ship	Name of related party	Amount (BHD)
1 Other car park income	Shareholder	Bahrain Real Estate Investment (Edamah) B.S.C. (C)	111,490
2 Lease rent	Shareholder	Bahrain Real Estate Investment (Edamah) B.S.C. (C)	80,387
3 Directors' remuneration	Board members	Board members	25,272
4 Directors' sitting fees	Board members	Board members	46,750
5 Salaries and bonuses of executive management	Executive management	Senior management	334,695
6 Long-term benefits of executive management	Executive management	Senior management	4,653

Code of Conduct

This code sets out the minimum standards of behavior that are expected across the company from all employees and senior management. It covers areas related to ethical decision making, confidentiality and insider trading, conduct with competitors and suppliers, public communications, financial crime, data protection and relationship with different stakeholders.

Whistleblowing Policy

The purpose of this policy is to encourage a culture where misconduct is not tolerated and the Code of Conduct and the company's policies are respected and adhered to.

In the event where employees are faced with or become aware of any actions or behaviors that would qualify as misconduct, they are encouraged to report these incidents to the Chairman of the Audit Committee or in exceptional circumstances, the Chairman of the board.

Corporate Governance Officer

The Corporate Governance Officer is responsible for carrying out the tasks related to ensuring and verifying the company's compliance with the corporate governance laws, regulations and resolutions issued by the regulatory bodies. Ms. Fatima Altajir was appointed as the company's Corporate Governance Officer in October 2020.

Ms. Altajir holds a B.Sc. in Accounting.

Annual General Meeting

It is the responsibility of the board to report to the shareholders on the following matters for their approval during the Annual General Meeting:

- Board of Directors' report of the company's business and activities
- Audited financial statements
- Board's recommendation in relation to the allocation of net profit
- Board's recommended remuneration
- Company's Corporate Governance Report
- Related party transactions

Appointment and Remuneration of the External Auditor

The appointment of the external auditor is recommended by the Audit Committee to the board which then requests the shareholders' approval at the Annual General Meeting.

According to article 23 of the regulation issued in August 2021 concerning the external auditors, public companies may appoint an external auditor for one financial year, renewable for the same period and not exceeding 5 consecutive financial years; the partner responsible for auditing the company's financials should be rotated after 3 financial years.

Based on this regulation, which is consistent with MOICT's Corporate Governance Code, the board of directors recommended the re-appointment of BDO Public Accountants as the company's external auditor for the year 2021, subject to the shareholders' approval at the AGM. Details of the audit fees can be provided upon request.

Corporate Governance Report (continued)

FOR THE YEAR 2021

COMPLIANCE

Through the Comply or Explain Approach

The company has been continuously improving its governance charters, policies and practices to achieve full compliance with the Corporate Governance Code. The implementation of the code is based on the comply or explain approach, where the company in the case on non-compliance should provide a valid justification.

Compliance with the Principles of the Corporate Governance Code

Principles of the Corporate Governance Code	Non-compliant	Partially compliant	Fully compliant	Explanation
Principle 1: The company shall be headed by an effective, collegial and expert board		√		See note 1 in the next page
Principle 2: The directors and executive management shall have full loyalty to the company			√	
Principle 3: The board shall have rigorous controls for financial audit and reporting, internal control, and compliance with the law		√		See note 2 in the next page
Principle 4: The company shall have effective procedures for appointment, training, and evaluation of the directors		√		See note 3 in the next page
Principle 5: The company shall remunerate directors and senior officers fairly and responsibly		√		See note 4 in the next page
Principle 6: The board shall establish a clear and efficient management structure for the company and define the job titles, powers, roles and responsibilities			√	
Principle 7: The company shall communicate with shareholders, encourage their participation, and respect their rights			√	
Principle 8: The company shall disclose its corporate governance		√		See note 5 in the next page
Principle 9: Companies which offer Islamic services shall adhere to the principles of Islamic Shari'a			N/A	
Principle 10: The board shall ensure the integrity of the financial statements submitted to shareholders through appointment of external auditors			√	
Principle 11: The company shall seek through social responsibility to exercise its role as a good citizen	√			See note 6 in the next page

COMPLIANCE (CONTINUED)

Explanation of Non-Compliance Items

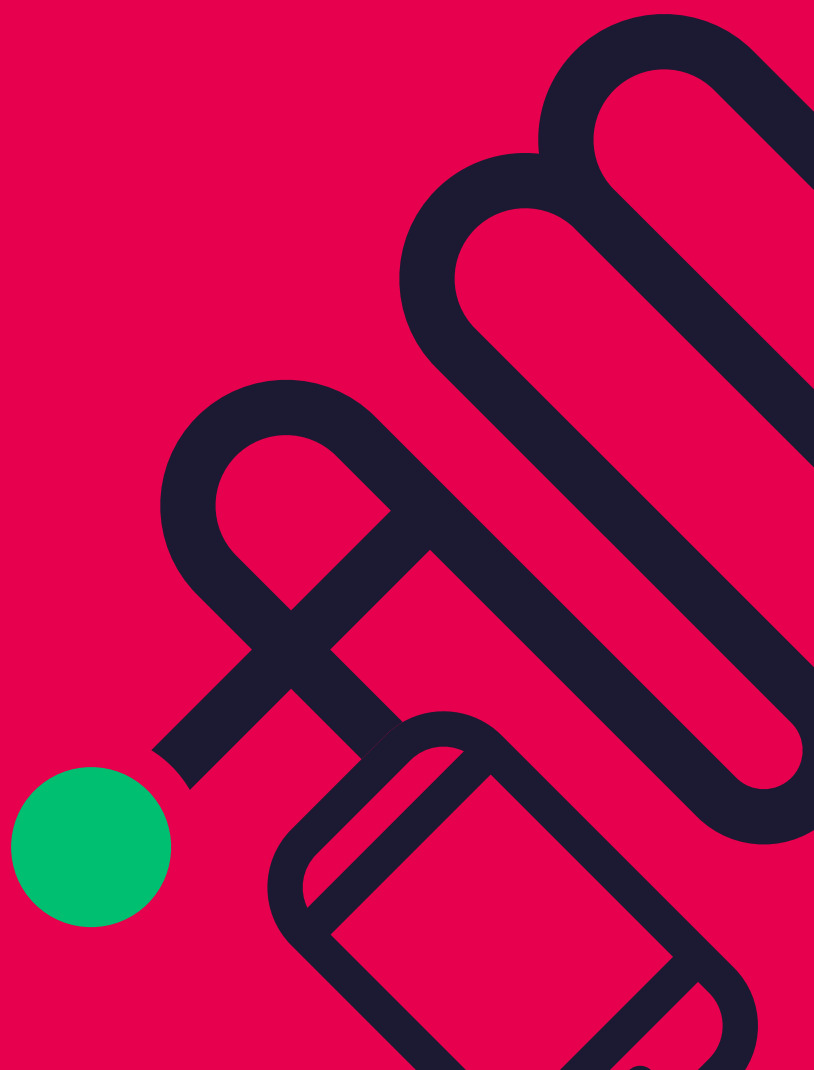
Note 1	Principle 1	The Chairman of the board shall be an independent director	Considering the new strategic direction set forth by the board, the Chairman, who is non-independent, was elected based on the expertise and skills required for effective leadership and governance.
Note 2	Principle 3	Majority of the Audit Committee members and the Chairman of the committee shall be independent	The Audit Committee consists of two non-executive members and one independent member with the Chairman being non-independent. Considering the nature of the board's composition, appointed vs. independent, the board decided to elect the committee members and Chairman who have the expertise and skills required to fulfill the committee's duties.
Note 3	Principle 4	Majority of the Nomination Committee members and the Chairman of the committee shall be independent	The NRCG Committee consists of non-executive members; all are non-independent. Considering the nature of the board's composition, appointed vs. independent, the board decided to elect the committee members and Chairman who have the expertise and skills required to fulfill the committee's duties.
Note 3	Principle 4	New directors shall receive a formal induction to introduce the company and the senior management team	There were no additional appointments of board directors in 2021. Board members are presented with all the information they need to make well-rounded decisions and have access to the senior management through the Chairman of the Audit Committee.
Note 4	Principle 5	Majority of the Remuneration Committee members and the Chairman of the committee shall be independent	The NRCG Committee consists of non-executive members; all are non-independent. Considering the nature of the board's composition, appointed vs. independent, the board decided to elect the committee members and Chairman who have the expertise and skills required to fulfill the committee's duties.
Note 5	Principle 8	All Corporate Governance Committee members shall be independent	The NRCG Committee consists of non-executive members; all are non-independent. Considering the nature of the board's composition, appointed vs. independent, the board decided to elect the committee members and Chairman who have the expertise and skills required to fulfill the committee's duties.
Note 6	Principle 11	The company shall seek through social responsibility to exercise its role as a good citizen	Although the company has not yet designed a strategy for social responsibility, it is considered one of the pioneers in supporting people with special needs in the Kingdom. Additionally, during 2021, the company provided 24/7 free parking to the Bahrain Response Team at the hotline 444, and supported the national awareness campaign on Covid-19 by allocating slots on the company's LED ads display for awareness messages.

Financial statements

For the year ended 31 December 2021

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Administration and contact details

as at 31 December 2021

Commercial registration number	11455 obtained on 31 October 1981	
Board of Directors	Amin Ahmed Salem Alarrayed Abdulla Ahmed Abdulla Abdulrahman Kamal Yaser Abduljalil Ali AlSharifi Adnan Sayed Habib Maki Hashim Ali Eajaz Ahmed Mohammad Ghulam Murtaza Areej Abdulla Abdulghaffar Abdulla Bader Kassim Mohamed Buallay Fahad Abdulrahman Mohammed Abdulrahman AlSaad Mohamed Rasheed Mohamed Khamis AlMaraj Wael Ezzeldeen Mohamed Hassan Arafa	- Chairman - Vice chairman
Executive Committee members	Abdulla Ahmed Abdulla Abdulrahman Kamal Bader Kassim Mohamed Buallay Mohamed Rasheed Mohamed Khamis AlMaraj Ali Eajaz Ahmed Mohammad Ghulam Murtaza	- Chairman
Audit Committee members	Yaser Abduljalil Ali AlSharifi Areej Abdulla Abdulghaffar Abdulla Adnan Sayed Habib Maki Hashim	- Chairman
NRCG Committee members	Amin Ahmed Salem Alarrayed Fahad Abdulrahman Mohammed Abdulrahman AlSaad Wael Ezzeldeen Mohamed Hassan Arafa	- Chairman
Chief Executive Officer	Tariq Ali Husain Aljowder	
Director of Finance	Hassan Ali AlShoala	
Registered office	Office No. 209, Building No.128, Road No. 383, Block No. 316 2 nd Floor, Car Parks & Commercial Centre Government Avenue P.O. Box 5298 Manama Kingdom of Bahrain	
Bankers	Ahli United Bank National Bank of Bahrain Bank of Bahrain and Kuwait Al Salam Bank National Bank of Kuwait Ithmaar Bank Kuwait Finance House Arab Bank	
External auditors	BDO 17 th Floor Diplomat Commercial Offices Tower P.O. Box 787 Manama Kingdom of Bahrain	
Internal auditors	Protiviti – Bahrain P.O. Box 10231 Manama Kingdom of Bahrain	
Share Registrars	KFin Technologies (Bahrain) W.L.L. P.O. Box 514, Manama Kingdom of Bahrain Bahrain Clear B.S.C. (c) P.O. Box 3203, Manama Kingdom of Bahrain	

Independent auditor's report

to the shareholders of Bahrain Car Parks Company (Amakin) B.S.C.

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Bahrain Car Parks Company (Amakin) B.S.C. ("the Company"), which comprise the statement of financial position as at 31 December 2021, the statement of profit or loss, the statement of other comprehensive income, the statement of changes in shareholders' equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies. In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2021, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in accordance with the Code of Ethics for Professional Accountants ("IESBA Code") issued by International Ethics Standards Board for Accountants, and we have fulfilled our other ethical responsibilities in accordance with its requirements. 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 for the year ended 31 December 2021. 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 a separate opinion on these matters. The key audit matters include:

Revenue recognition

The operating income as reported in Note 21 of the financial statements includes rental income from car parks, service charges in respect of investment properties, main building car park and other related income. The Company focuses on revenue as a key performance measure and by default, this area has a fraud risk element and is therefore always considered as a significant risk.

Our audit procedures included, considering the appropriateness of the Company's revenue recognition policies and assessing compliance with the policies in light of the applicable accounting standards. We have tested the effectiveness of internal controls implemented by the Company over the revenue cycle and have also performed analytical procedures over the revenue streams. We also tested the relevant supporting documents on a sample basis to confirm their reasonableness and accuracy.

Financial assets at fair value through other comprehensive income

The Company has quoted and unquoted investments as disclosed in Note 10 of the financial statements, which are classified as financial assets at fair value through other comprehensive income and form a significant balance in the financial statements. The fair value changes in these instruments could have a material impact on the Company's total comprehensive income and may result in assets being misstated.

Our audit procedures included testing of investments acquired and sold during the year on a sample basis; testing ownership and classification; and testing of the reasonableness of the fair values of the quoted investments with the Bahrain Bourse and other stock markets. The unquoted investments fair values were based on other techniques adopted by the management. We critically evaluate the valuation techniques used by the management for determining fair values.

Right-of-use of assets and lease liabilities

As described in Note 8 and 18 to the financial statements, the carrying values of right-of-use of assets and lease liabilities as at 31 December 2021 amounted to BD5,815,668 and BD153,122 respectively. The useful life of the right-of-use of assets are based on management's estimate of the period that the asset would generate revenue. Similarly, carrying value of lease liabilities are determined on a number of factors including management certainty to exercise the lease options to extend/terminate the lease, variable elements such as future lease payments and incremental borrowing rates. Changes to these assumptions could have a significant impact on either the carrying values or the amount charged to statement of profit or loss or both.

Our audit procedures included, review of reasonableness and consistency of the assumptions used by the management as well as the management process for determining the carrying values. We have further verified the relevant supporting documents on a sample basis to confirm the accuracy of management calculations.

Independent auditor's report (continued)

to the shareholders of Bahrain Car Parks Company (Amakin) B.S.C.

Other information

Management is responsible for the other information. The other information comprises the information included in the Chairman's report and Corporate Governance report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibilities of management and Those Charged With Governance (TCWG) for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Those Charged With Governance are responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise 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 an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of 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 related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the management and TCWG regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide TCWG with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Independent auditor's report (continued)

to the shareholders of Bahrain Car Parks Company (Amakin) B.S.C.

From the matters communicated with TCWG, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

(A) As required by the Bahrain Commercial Companies Law, we report that:

- (1) we have obtained all the information we considered necessary for the purpose of our audit;
- (2) the Company has carried out stock taking in accordance with the recognised procedures, has maintained proper books of account and the financial statements are in agreement therewith; and
- (3) the financial information included in the Chairman's report is consistent with the books of account of the Company.

(B) As required by the Ministry of Industry, Commerce and Tourism in its letter dated 30 January 2020 in respect of the requirements of Article 8 of Section 2 of Chapter 1 of the Corporate Governance Code, we report that:

- (1) the Company has appointed a corporate governance officer; and
- (2) the Company has a Board approved written guidance and procedures for corporate governance.

In addition, we report that, nothing has come to our attention which causes us to believe that the Company has breached any of the applicable provisions of the Bahrain Commercial Companies Law, the Central Bank of Bahrain (CBB) Rule Book (applicable provisions of Volume 6) and CBB directives, regulations and associated resolutions, rules and procedures of the Bahrain Bourse, or of its Memorandum and Articles of Association, which would materially affect its activities, or its financial position as at 31 December 2021.

BDO

Manama, Kingdom of Bahrain

27 February 2022



Statement of financial position

as at 31 December 2021
(Expressed in Bahrain Dinars)

	Notes	31 December 2021	31 December 2020
ASSETS			
Non-current assets			
Intangible assets	7	13,902	18,898
Right-of-use assets	8	5,815,668	5,947,592
Property, plant and equipment	9	3,034,199	2,998,162
Financial assets at fair value through other comprehensive income	10	1,867,165	2,855,074
Investment properties	11	471,598	470,044
		11,202,532	12,289,770
Current assets			
Inventories		19,831	14,668
Investments at amortised cost	12	380,871	380,871
Current portion of term deposits	13	3,658,151	3,214,885
Trade and other receivables	14	763,120	618,226
Cash and cash equivalents	15	4,386,858	3,650,823
		9,208,831	7,879,473
Total assets		20,411,363	20,169,243
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	16	11,031,723	11,031,723
Treasury shares	16	(101,456)	(101,456)
Share premium	16	2,000,000	2,000,000
Statutory reserve	17	3,253,954	3,176,376
Charity reserve	17	22,400	12,400
Investment fair value reserve	17	(687,676)	(250,829)
Retained earnings	17	4,263,624	3,783,259
Total equity		19,782,569	19,651,473
Non-current liabilities			
Non-current portion of lease liabilities	18	141,775	153,122
Employees' terminal benefits	19	22,877	33,559
		164,652	186,681
Current liabilities			
Current portion of lease liabilities	18	11,347	655
Other payables	20	452,795	330,434
		464,142	331,089
Total liabilities		628,794	517,770
Total equity and liabilities		20,411,363	20,169,243

These financial statements were approved, authorised for issue by the Board of Directors and signed on its behalf by:

Amin Ahmed Alarrayed
Chairman

Abdulla Ahmed Kamal
Vice-Chairman

Tariq Ali Aljowder
Chief Executive Officer

Statement of profit or loss

For the year ended 31 December 2021

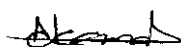
(Expressed in Bahrain Dinars)

	Notes	Year ended 31 December 2021	Year ended 31 December 2020
Operating income	21	2,016,366	1,641,173
Net income from investments	22	283,834	318,422
Operating, general and administrative expenses	24	(1,592,451)	(1,430,337)
Operating profit		707,749	529,258
Other income	23	93,301	154,306
Directors' remuneration	25	(25,272)	(25,272)
Net profit for the year		775,778	658,292
Basic and diluted earnings per share	26	7 fils	6 fils

These financial statements were approved, authorised for issue by the Board of Directors and signed on its behalf by



Amin Ahmed Alarrayed
Chairman



Abdulla Ahmed Kamal
Vice-Chairman



Tariq Ali Aljowder
Chief Executive Officer

Statement of other comprehensive income

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

Note	Year ended 31 December 2021	Year ended 31 December 2020
Net profit for the year	775,778	658,292
Other comprehensive income:		
<i>Items that will not be reclassified to profit or loss:</i>		
Valuation losses on financial assets at fair value through other comprehensive income	10 (98,169)	(53,733)
Other comprehensive loss for the year	(98,169)	(53,733)
Total comprehensive income for the year	677,609	604,559

These financial statements were approved, authorised for issue by the Board of Directors and signed on its behalf by:

Amin Ahmed Alarrayed
Chairman

Abdulla Ahmed Kamal
Vice-Chairman

Tariq Ali Aljowder
Chief Executive Officer

Statement of changes in shareholders' equity

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

	Share capital	Treasury shares	Share premium	Statutory reserve	Charity reserve	Investment fair value reserve	Retained earnings	Total
At 31 December 2019	11,031,723	(101,456)	2,000,000	3,110,547	22,400	(256,380)	3,806,593	19,613,427
Total comprehensive income for the year	-	-	-	-	-	(53,733)	658,292	604,559
Transferred on disposal of financial assets at value through other comprehensive income	-	-	-	-	-	59,284	(59,284)	-
Transferred to statutory reserve (Note 17)	-	-	-	65,829	-	-	(65,829)	-
Dividends paid for 2019 (Note 27)	-	-	-	-	-	-	(546,513)	(546,513)
Charity reserve created during the year (Note 28)	-	-	-	-	10,000	-	(10,000)	-
Charity payments made during the year	-	-	-	-	(20,000)	-	-	(20,000)
At 31 December 2020	11,031,723	(101,456)	2,000,000	3,176,376	12,400	(250,829)	3,783,259	19,651,473
Total comprehensive income for the year	-	-	-	-	-	(98,169)	775,778	677,609
Transferred on disposal of financial assets at value through other comprehensive income	-	-	-	-	-	(338,678)	338,678	-
Transferred to statutory reserve (Note 17)	-	-	-	77,578	-	-	(77,578)	-
Dividends paid for 2020 (Note 27)	-	-	-	-	-	-	(546,513)	(546,513)
Charity reserve created during the year (Note 28)	-	-	-	-	10,000	-	(10,000)	-
At 31 December 2021	11,031,723	(101,456)	2,000,000	3,253,954	22,400	(687,676)	4,263,624	19,782,569

Statement of cash flows

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

	Notes	Year ended 31 December 2021	Year ended 31 December 2020
Operating activities			
Net profit for the year		775,778	658,292
Adjustments for:			
Amortisation of intangible assets	7	4,996	4,997
Amortisation of right-of-use assets	8	131,924	131,921
Depreciation of property, plant and equipment	9	102,154	78,374
Unrealised fair value (gain)/loss on investment properties	11	(1,554)	22,000
Reversal of provision for impaired rents receivable from tenants	14	(27,614)	(4,204)
Interest expenses on lease liabilities	18	9,345	9,385
Dividends income	22	(46,508)	(101,070)
Interest income on investments at amortised cost	22	(21,977)	(23,233)
Interest income on term deposits	22	(198,976)	(206,417)
Interest income on current account balance with a bank	22	(14,819)	(9,702)
Changes in operating assets and liabilities:			
Inventories		(5,163)	(2,334)
Trade and other receivables		(117,280)	42,238
Other payables		122,361	(40,445)
Employees' terminal benefits, net		(10,682)	1,140
Net cash provided by operating activities		701,985	560,942
Investing activities			
Purchase of property, plant and equipment	9	(138,191)	(216,043)
Proceeds from disposal of financial assets at fair value through other comprehensive income		889,740	179,791
Dividends income received	22	46,508	101,070
Interest income received on investments at amortised cost	22	21,977	23,233
Interest income received on term deposits	22	198,976	206,417
Interest income received on current account balance with a bank	22	14,819	9,702
Net movements in term deposits		(443,266)	2,423,788
Net cash provided by investing activities		590,563	2,727,958
Financing activities			
Principal paid on lease liabilities		(655)	(615)
Interest paid on lease liabilities	18	(9,345)	(9,385)
Dividends paid during the year	27	(546,513)	(546,513)
Charity payments		-	(20,000)
Net cash used in financing activities		(556,513)	(576,513)
Net increase in cash and cash equivalents		736,035	2,712,387
Cash and cash equivalents, beginning of the year		3,650,823	938,436
Cash and cash equivalents, end of the year	15	4,386,858	3,650,823

Notes to the financial statements

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

1. Organisation and activities

Bahrain Car Parks Company (Amakin) B.S.C. ("the Company") is a public Bahraini shareholding company registered with the Ministry of Industry, Commerce and Tourism in the Kingdom of Bahrain and operates under commercial registration number 11455 obtained on 31 October 1981.

In accordance with the resolution passed by the Board of Directors in the Extraordinary General Meeting held on 28 July 2021, it has been resolved to amend the commercial name of the Company from Bahrain Car Parks Company B.S.C. to Bahrain Car Parks Company (Amakin) B.S.C. Necessary legal formalities to amend the Memorandum and Articles of Association with the relevant ministries in the Kingdom of Bahrain have been duly completed.

The Company is principally engaged in the following activities:

- sale/trade in other machinery and equipment and parts;
- other marketing/promotion activities;
- operating of car parks;
- electrical installation;
- real estate activities with own or leased property;
- publicity and advertising; and
- general trade.

The registered office of the Company is in the Kingdom of Bahrain.

These financial statements, set out on pages 45 to 76, were approved, authorised for issue and signed by the Board of Directors on 27 February 2022.

2. Basis of preparation

Statement of compliance

The financial statements have been prepared in accordance with the International Financial Reporting Standards ("IFRS") as promulgated by the International Accounting Standards Board ("IASB"), interpretations issued by the International Financial Reporting Interpretations Committee ("IFRIC"), the Central Bank of Bahrain (CBB) Rule Book (applicable provisions of Volume 6), the requirements of the Bahrain Commercial Companies Law, and associated resolutions, rules and procedures of the Bahrain Bourse.

Basis of presentation and functional currency

The financial statements have been prepared using the going concern assumption under the historical cost convention as modified by the fair valuation of investment properties and financial assets through other comprehensive income (OCI). The financial statements have been presented in Bahrain Dinar which is the functional currency of the Company.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgment in the process of applying the Company's accounting policies. The areas requiring exercise of judgment in applying Company's accounting policies are disclosed in Note 4 to the financial statements.

Improvements/amendments to IFRS/IAS

Improvements/amendments to IFRS/IAS contained numerous amendments to IFRS/IAS that the IASB considers non-urgent but necessary. 'Improvements to IFRS' comprise amendments that result in accounting changes to presentation, recognition or measurement purposes, as well as terminology or editorial amendments related to a variety of individual IFRS standards. The amendments are effective for the Company's future accounting period with earlier adoption.

Standards, amendments and interpretations effective and adopted in 2021

None of the amendments to standards that were made effective in 2021 had any significant effect on these financial statements.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

2. Basis of preparation (continued)

Standards, amendments and interpretations issued and effective in 2021 but not relevant

The following new amendments to existing standards and interpretations to published standards are mandatory for accounting year beginning on or after 1 January 2021 or subsequent years, but are not relevant to the Company's operations:

Standard or interpretation	Title	Effective for annual periods beginning on or after
IAS 32, IFRS 4,7,9 and 16	Interest Rate Benchmark Reform – IBOR 'phase 2'	1 January 2021
IFRS 16	Covid-19-Related Rent Concessions beyond 30 June 2021	1 January 2021

Standards, amendments and interpretations issued but not yet effective in 2021

The following new/amended accounting standards and interpretations have been issued, but are not mandatory for financial year ended 31 December 2021. They have not been adopted in preparing the financial statements for the year ended 31 December 2021 and will or may have an effect on the Company's future financial statements. In all cases, the Company intends to apply these standards from application date as indicated in the table below:

Standard or interpretation	Title	Effective for annual periods beginning on or after
IFRS 3	Reference to the Conceptual Framework	1 January 2022
IAS 16	Property, Plant and Equipment - Proceeds before intended use	1 January 2022
IAS 37	Onerous Contracts - Cost of Fulfilling a Contract	1 January 2022
IAS 1	Disclosure of Accounting Policies	1 January 2023
IAS 1	Classification of Liabilities as Current or Non-Current	1 January 2023
IAS 8	Definition of Accounting Estimates	1 January 2023
IAS 12	Deferred Tax related to assets and liabilities arising from a single transaction	1 January 2023
IFRS 17	Amendments to IFRS 17	1 January 2023

Early adoption of amendments or standards in 2021

The Company did not early-adopt any new or amended standards in 2021. There would have been no change in the operational results of the Company for the year ended 31 December 2021 had the Company early adopted any of the above standards applicable to the Company.

3. Significant accounting policies

A summary of the significant accounting policies adopted in the preparation of these financial statements is set out below. The policies have been consistently applied to all the years presented, unless stated otherwise.

Intangible asset

Intangible assets consist of software. The intangible assets are capitalised and amortised using the straight-line method over the term of 5 years. The carrying amounts of the intangible assets are reviewed annually and written-down to their recoverable amounts, when it is considered that there is impairment.

Property, plant and equipment

Property, plant and equipment are stated at historical cost less accumulated depreciation and impairment losses. Cost includes all costs directly attributable to bringing the asset to working condition for its intended use.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

3. Significant accounting policies (continued)

Depreciation is calculated so as to write-off the cost of property, plant and equipment less their estimated residual values on a straight-line basis over their expected useful lives. Freehold land is not depreciated as it is deemed to have an infinite useful life. The major classes of depreciable assets with their estimated useful lives are as follows:

Building on leasehold land	30 years or the lease period, whichever is lower
Car park and other equipment	5 years
Office furniture and equipment	4 years

Gains and losses on disposal of property, plant and equipment are determined by reference to their carrying amount and are taken into account in determining net profit.

Repairs and renewals are charged to the statement of profit or loss when they are incurred.

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate the carrying values may not be recoverable. If any such indication exists and where the carrying values exceed the estimated recoverable amounts, the carrying amounts are written-down to their recoverable amounts.

Investment properties

Investment properties representing lands that held to earn long-term rental yields and for capital appreciation. Investment properties are treated as long-term investments and are initially recorded at cost, including all transaction costs. Subsequent expenditure relating to an investment property is added to the carrying value when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company. All other subsequent expenditure is recognised as an expense in the period in which it is incurred.

Subsequent to initial recognition, investment properties are re-measured at fair values, representing open market values determined annually by external property valuers, or by taking into consideration other factors and sources of information such as assumptions about future demand, anticipated market recovery and the appropriate discount rate, and any unrealised fair value gains or losses arising are included in the statement of profit or loss in the year in which they arise. Fair value is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Investment properties are de-recognised when they have either been disposed-off, or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal. Any gains or losses on the de-recognition of an investment property are recognised in the statement of profit or loss in the year of de-recognition.

Financial assets

The Company classifies its financial assets in to one of the categories discussed below, depending on the purpose for which assets was acquired. The Company's accounting policy for each category is as follows:

a) *Financial assets at fair value through other comprehensive income (FVTOCI)*

The Company has a number of investments in listed and unlisted entities which are not accounted for as subsidiaries, associates or jointly controlled entities. For those investments, the Company has made an irrevocable election to classify the investments at fair value through other comprehensive income rather than through profit or loss as the Company considers this measurement to be the most representative of the business model for these assets. They are carried at fair value with changes in fair value recognised in other comprehensive income and accumulated in the investment fair value reserve. Upon disposal any balance within investment fair value reserve is reclassified directly to retained earnings and is not reclassified to profit or loss.

Dividends are recognised in profit or loss, unless the dividend clearly represents a recovery of part of the cost of the investment, in which case the full or partial amount of the dividend is recorded against the associated investments carrying amount.

Purchases and sales of financial assets measured at fair value through other comprehensive income are recognised on settlement date with any change in fair value between trade date and settlement date being recognised in the investment fair value reserve.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

3. Significant accounting policies (continued)

b) *Financial assets at amortised cost*

The Company's financial assets measured at amortised cost comprise trade and other receivables (excluding prepayments), investments at amortised cost, term deposits and cash and cash equivalents in the statement of financial position.

These assets arise principally from the provision of goods and services to customers, but also incorporate other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and the contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Trade and other receivables (excluding prepayments)

Impairment provisions for current and non-current trade and other receivables, if any, are recognised based on the simplified approach within IFRS 9 using a provision matrix in the determination of the lifetime expected credit losses. During this process, the probability of the non-payment of the trade and other receivables is assessed. This probability is then multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade and other receivables. For trade receivables, which are reported net, such provisions are recorded in a separate provision account with the loss being recognised within general and administrative expenses in the statement of profit or loss. On confirmation that the trade and other receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Investments at amortised cost

Investments at amortised cost represents investments in debt instruments. The Company intends to hold these investments to maturity in order to collect contractual cash flows and these cash flows consist solely of payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses), together with foreign exchange gains and losses. If there are any impairment losses, those are presented in the statement of profit or loss.

Term deposits

Term deposits represent the monies placed with financial institutions. They are initially measured at amortised cost and profits are recognised on accrual basis. Term deposits are further classified into short-term, those which are having original maturity periods of more than three months but less than 12 months, and long-term, those which are having original maturity periods of more than one year from the statement of financial position date.

Cash and cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents comprise of short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value. Investments normally only qualify as cash equivalent if they have a short maturity of three months or less from the date of acquisition. Financial instruments can only be included if they are in substance cash equivalents.

Financial liabilities

The financial liabilities of the Company consist of other payables (excluding employee benefits). These financial liabilities are initially recognised at fair value and are subsequently remeasured at amortised cost using the effective interest method.

Other payables (excluding employee benefits)

Other payables (excluding employee benefits) are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

Provisions

Provisions are recognised when the Company has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will be required to settle the obligation in future and the amount of the obligation can be reliably estimated.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

3. Significant accounting policies (continued)

Employee benefits

Short-term benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A provision is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Post-employment benefits

Employee benefits and entitlements to annual leave, holiday, air passage and other short-term benefits are recognised as they accrue to the employees. The Company contributes to the pension scheme for Bahraini nationals administered by the Social Insurance Organisation in the Kingdom of Bahrain. This is a defined contribution pension plan and the Company's contributions are charged to the statement of profit or loss in the year to which they relate. In respect of this plan, the Company has a legal obligation to pay the contributions as they fall due and no obligation exists to pay the future benefits.

The expatriate employees of the Company are paid leaving indemnity in accordance with the provisions of the Bahrain Labour Law. The Company accrues for its liability in this respect on an annual basis.

Share capital

Financial instruments issued by the Company are classified as equity only to the extent that they do not meet the definition of a financial liability or financial asset. The Company's ordinary shares are classified as equity instruments.

Dividends and board remuneration

Dividends and board remuneration are recognised when they become legally payable. In the case of interim dividends to equity shareholders, this is recognised when declared by the directors. In the case of final dividends and board remuneration, this is recognised when approved by the shareholders at the Annual General Meeting.

Treasury shares

Shares of the Company repurchased at the statement of financial position date are designated as treasury shares until they are reissued or cancelled. The nominal value of treasury shares are disclosed as a deduction from reserves, with the difference between the nominal value of the shares and their purchase cost being adjusted against the retained earnings or the share premium account in the statement of changes in shareholders' equity. Gains or losses arising on the sale of treasury shares are recognised in the statement of change in shareholders' equity.

Contribution to charities

Charities are approved by the shareholders at the Annual General Meeting and contributions by the Company are recognised and transferred to the charity reserve in the year in which they are approved.

Leases

The Company accounts for a contract, or a portion of a contract, as a lease when it conveys the right to use an asset for a period of time in exchange for consideration. Leases are those contracts that satisfy the following criteria:

- a) There is an identified asset;
- b) The Company obtains substantially all the economic benefits from use of the asset; and
- c) The Company has the right to direct use of the asset.

The Company considers whether the supplier has substantive substitution rights. If the supplier does have those rights, the contract is not identified as giving rise to a lease. In determining whether the Company obtains substantially all the economic benefits from use of the asset, the Company considers only the economic benefits that arise use of the asset, not those incidental to legal ownership or other potential benefits.

In determining whether the Company has the right to direct use of the asset, the Company considers whether it directs how and for what purpose the asset is used throughout the period of use. If there are no significant decisions to be made because they are pre-determined due to the nature of the asset, the Company considers whether it was involved in the design of the asset in a way that predetermines how and for what purpose the asset will be used throughout the period of use. If the contract or portion of a contract does not satisfy these criteria, the Company applies other applicable IFRSs rather than IFRS 16.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

3. Significant accounting policies (continued)

Leases (continued)

All leases are accounted for by recognising a right-of-use asset and a lease liability except for:

- Leases of low value assets; and
- Leases with a duration of 12 months or less.

Lease liabilities are measured at the present value of the contractual payments due to the lessor over the lease term, with the discount rate determined by reference to the rate inherent in the lease unless (as is typically the case) this is not readily determinable, in which case the Company's incremental borrowing rate on commencement of the lease is used. Variable lease payments are only included in the measurement of the lease liability if they depend on an index or rate. In such cases, the initial measurement of the lease liability assumes the variable element will remain unchanged throughout the lease term. Other variable lease payments are expensed in the period to which they relate.

On initial recognition, the carrying value of the lease liability also includes:

- amounts expected to be payable under any residual value guarantee;
- the exercise price of any purchase option granted in favour of the Company if it is reasonable certain to assess that option; and
- any penalties payable for terminating the lease, if the term of the lease has been estimated on the basis of termination option being exercised.

Right of use assets are initially measured at the amount of the lease liability, reduced for any lease incentives received, and increased for:

- lease payments made at or before commencement of the lease;
- initial direct costs incurred; and
- the amount of any provision recognised where the Company is contractually required to dismantle, remove or restore the leased asset.

Subsequent to initial measurement lease liabilities increase as a result of interest charged at a constant rate on the balance outstanding and are reduced for lease payments made. Right-of-use assets are amortised on a straight-line basis over the remaining term of the lease or over the remaining economic life of the asset if, rarely, this is judged to be shorter than the lease term.

When the Company revises its estimate of the term of any lease, it adjusts the carrying amount of the lease liability to reflect the payments to make over the revised term, which are discounted at the same discount rate that applied on lease commencement. The carrying value of lease liabilities is similarly revised when the variable element of future lease payments dependent on a rate or index is revised. In both cases an equivalent adjustment is made to the carrying value of the right-of-use asset, with the revised carrying amount being amortised over the remaining (revised) lease term.

When the Company renegotiates the contractual terms of a lease with the lessor, the accounting depends on the nature of the modification:

- if the renegotiation results in one or more additional assets being leased for an amount commensurate with the standalone price for the additional rights-of-use obtained, the modification is accounted for as a separate lease in accordance with the above policy;
- in all other cases where the renegotiation increases the scope of the lease (whether that is an extension to the lease term, or one or more additional assets being leased), the lease liability is re-measured using the discount rate applicable on the modification date, with the right-of-use asset being adjusted by the same amount; and
- if the renegotiation results in a decrease in the scope of the lease, both the carrying amount of the lease liability and right-of-use asset are reduced by the same proportion to reflect the partial or full termination of the lease with any difference recognised in profit or loss. The lease liability is then further adjusted to ensure its carrying amount reflects the amount of the renegotiated payments over the renegotiated term, with the modified lease payments discounted at the rate applicable on the modification date. The right-of-use asset is adjusted by the same amount.

Based on the exemptions available in IFRS 16, low value and short-term leases are not capitalised in the statement of financial position. All payments made towards such leases are charged to the statement of profit or loss on a straight line basis over the period of the lease.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

3. Significant accounting policies (continued)

Revenue recognition

Performance obligation and timing of revenue recognition

Revenue from providing services is recognised in the accounting period in which the services are rendered. For fixed-price contracts, revenue is recognised based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided, because the customer receives and uses the benefits simultaneously. In respect of sales of car parks equipment, revenue represent the invoiced value of equipment sold by the Company, net of discounts, during the year. Sales of these equipment are recognised when the control over the equipment is transferred to the customers, which is generally upon the delivery of equipment and customers' acceptance thereof.

Determining the transaction price

In case of fixed-price contracts, the customer pays the fixed amount based on a payment schedule. If the services rendered by exceed the payment, a contract asset is recognised. If the payments exceed the services rendered, a contract liability is recognised.

Allocating amounts to performance obligations

The Company's revenue is derived from fixed price contracts and therefore the amount of revenue to be earned from each contract is determined by reference to those fixed prices.

For all the contracts, there is a fixed price set for each service to be rendered. Therefore, there is a limited judgment involved in allocating the contract price to each service rendered.

Foreign currency transactions

Foreign currency transactions are accounted for at the rates of exchange prevailing at the dates of the transactions. Gains and losses arising from the settlement of such transactions and from the translation, at the year-end rates, of monetary assets and liabilities denominated in foreign currencies, are recognised in the statement of profit or loss. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as 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 is determined. The gain or loss arising on retranslation of non-monetary items is treated in line with the recognition of gain or loss on change in fair value of the item.

Segmental reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision maker has been identified as the management team including the Executive Committee members and the Chief Executive Officer.

The Company's primary segment reporting format is business segments. A business segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different to those of other business segments.

The Company's primary business segments are:

- Car park services;
- Property rentals;
- Investment and related services; and
- Sales of equipment.

A geographical segment is engaged in providing products or services within a particular economic environment that are subject to risks and returns that are different from those of segments operating in other economic environments.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

4. Critical accounting judgments and key source of estimation uncertainty

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Company's accounting policies. The determination of estimates requires judgments which are based on historical experience, current and expected economic conditions, and other available information.

The most significant areas requiring the use of management estimates and assumptions in these financial statements relate to:

- economic useful lives of intangible assets;
- economic useful lives of property, plant and equipment;
- classification of investments;
- fair valuation of investments;
- fair valuation of investment properties;
- fair value measurement;
- impairment of assets;
- revenue recognition;
- determination of lease term and borrowing rates for leases;
- economic life of right-of-use assets;
- legal proceeding;
- going concern; and
- contingencies.

Economic useful lives of intangible assets

Intangible assets are amortised or depreciated over their estimated useful lives. Useful lives are based on management's estimates of the period that the assets will generate revenue, which are periodically reviewed for continued appropriateness. Changes to estimates can result in significant variations in the carrying value and amounts charged to the statement of profit or loss in specific periods.

Economic useful lives of property, plant and equipment

The Company's property, plant and equipment are depreciated on a straight-line basis over their economic useful lives. Economic useful lives of property, plant and equipment are reviewed by management periodically. The review is based on the current condition of the assets and the estimated period during which they will continue to bring economic benefit to the Company.

Classification of investments

In the process of applying the Company's accounting policies, management decides on acquisition of an investment whether it should be classified as investments designated at fair value through other comprehensive or in amortised cost. The classification of each investment reflects the management's intention in relation to each investment and is subject to different accounting treatments based on such classification.

Fair valuation of investments

The Company determines fair values of investments that are not quoted in active markets by using valuation techniques such as adjusted net asset valuation and recent transaction prices. Fair value estimates are made at a specific point in time, based on market conditions and information about the investee companies.

These estimates are subjective in nature and involve uncertainties and matters of significant judgment and therefore, cannot be determined with precision. There is no certainty about future events (such as continued operating profits and financial strengths). It is reasonably possible, based on existing knowledge, that outcomes within the next financial year are different from assumptions that could require a material adjustment to the carrying amount of the investments. In case where adjusted net asset valuation models have been used to estimate fair values, the adjustments to the net asset values have been estimated by the management based on information from and discussions with representatives of the management of the investee companies, and based on the latest available audited and un-audited financial statements.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

4. Critical accounting judgments and key source of estimation uncertainty

Fair valuation of investment properties

The Company obtains valuations performed by external valuers in order to determine the fair value of its investment properties. These valuations are based upon assumptions including future rental income, anticipated maintenance costs and the appropriate discount rate. The valuers also make reference to market evidence of transaction prices for similar properties. The level of activity in the investment property market has been at a low level for the past year, primarily because of the impact of COVID19. The lack of comparable market transactions has resulted in a greater level of professional judgment being relied upon in arriving at valuations. Changes in the underlying assumptions could have a significant impact on the fair values presented.

Fair value measurement

A number of assets and liabilities included in the financial statements require measurement at, and/or disclosure of, fair value.

The fair value measurement of the Company's financial and non-financial assets and liabilities utilises market observable inputs and data as far as possible. Inputs used in determining fair value measurements are categorised into different levels based on how observable the inputs used in the valuation technique utilised are (the 'fair value hierarchy'):

Level 1: Quoted prices in active markets for identical items (unadjusted);

Level 2: Observable direct or indirect inputs other than Level 1 inputs; and

Level 3: Unobservable inputs (i.e. not derived from market data).

The classification of an item into the above levels is based on the lowest level of the inputs used that has a significant effect on the fair value measurement of the item and transfers of items between levels are recognised in the period they occur.

The financial assets and liabilities of the Company are initially recorded at fair value and subsequently re-measured at amortised cost while those which require fair value re-measurement are disclosed in Note 30.

Impairment of assets

Financial assets

The Company assesses on a forward-looking basis the expected credit losses associated with its trade receivables carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. The Company applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of trade receivables.

As at 31 December 2021, in the opinion of the management, an impairment allowance of BD51,351 is required towards impaired rents receivables from tenants and amounts due from a related party (2020: BD78,965). Further, in the opinion of the management, term deposits and bank balances are not impaired as at 31 December 2021 (2020: BDNil).

Other non-financial assets

The carrying amount of the Company's assets or its cash generating unit, other than financial assets, are reviewed at each statement of financial position date to determine whether there is any indication of impairment. A cash generating unit is the smallest identifiable asset that generates cash flows that largely are independent from other assets. If any such indication exists, the asset's recoverable amount is estimated. The recoverable amount of an asset or a cash generating unit is the greater of its value in use or fair value less costs to sell. An impairment loss is recognised whenever the carrying amount of an asset or its cash generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of profit or loss. Impairment losses are reversed only if there is an indication that the impairment loss may no longer exist and there has been a change in the estimates used to determine the recoverable amount.

Revenue recognition

The Company exercises judgment in determining whether a revenue transaction is recognised at a point in time or over time taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers.

Determination of lease term and the borrowing rates for leases

In case where the Company is a lessee, the Company's management exercises judgment in determining if it is reasonably certain to exercise the lease options to extend or terminate the lease at the commencement as well as during the lease term. The carrying value of lease liabilities are revised based on certain variable elements of the future lease payments like rates or index. Determination of incremental borrowing rates used to determine the carrying value of lease liabilities and the discount rates used to determine the carrying value of right-of-use of lease rights involve, to certain extent, management estimates. Any changes to management estimate may have an impact on the term as well as the carrying values of the lease assets and liabilities.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

4. Critical accounting judgments and key source of estimation uncertainty

Economic life of right-of-use assets

Right-of-use assets are amortised over their economic useful lives. Useful lives are based on the management's estimates of the period that the assets will generate revenue, which are periodically reviewed for continued appropriateness. Changes to estimates can result in significant variations in the carrying value and amounts charged to the statement of profit or loss in specific periods.

The Company's right-of-use assets are amortised on a straight-line basis from the commencement date to the earlier of the end of the useful life of the right of use asset or the end of the lease term.

Economic useful lives of right-of-use assets are reviewed by management periodically. The review is based on the current condition of the assets and the estimated period during which they will continue to bring economic benefit to the Company.

Legal proceedings

The Company recognises a provision where there is a present obligation from a past event, a transfer of economic benefits is probable and the amount of costs of the transfer can be estimated reliably. In instances where the criteria are not met, a contingent liability may be disclosed in the notes to the financial statements. Obligations arising in respect of contingent liabilities that have been disclosed, or those which are not currently recognised or disclosed in the financial statements could have a material effect on the Company's financial position. Application of these accounting principles to legal cases requires the Company's management to make determinations about various factual and legal matters beyond its control.

The Company reviews outstanding legal cases following developments in the legal proceedings at each reporting date, in order to assess the need for provisions and disclosures in its financial statements. Among the factors considered in making decisions on provisions are the nature of litigation, claims or assessment, the legal process and potential level of damages in the jurisdiction in which the litigation, claims or assessment has been brought, the progress of the case (including the progress after the date of the financial statements but before those statements are issued), the opinions or views of legal advisers, experience on similar cases and any decision of the Company's management as to how it will respond to the litigation, claim or assessment.

Going concern

The management of the Company reviews the financial position on a periodical basis and assesses the requirement of any additional funding to meet the working capital requirements and estimated funds required to meet the liabilities as and when they become due. In addition, the shareholders of the Company ensure that they provide adequate financial support to fund the requirements of the Company to ensure the going concern status of the Company.

Contingencies

By their nature, contingencies will only be resolved when one or more future events occur or fail to occur. The assessment of such contingencies inherently involves the exercise of significant judgment and estimates of the outcome of future event.

5. Significant events and transactions

In accordance with the Central Bank of Bahrain circular dated 14 July 2020, having reference number OG/259/2020, which aims to maintain transparency amidst the current implication of Coronavirus (COVID19), the Company discloses herewith additional financial information pertaining to the financial impact of COVID19 on the financial statements as follows:

The World Health Organisation declared coronavirus (COVID19) a global health emergency on 30 January 2020. Subsequently, the WHO classified COVID19 outbreak a global pandemic based on the rapid increase in exposure and infections across the world. The pandemic necessitated restrictions and closures that affected our operations and tenants. The Company has experienced significant disruption to its operations in the following respects:

- Decreased demand for certain services as a consequence of travel restrictions and social distancing requirements and recommendations; and
- Significant uncertainty concerning when government closures will be lifted, social distancing requirements will be eased and the long-term effects of the pandemic on the demand for Company's primary services.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

5. Significant events and transactions (continued)

Based on the nature of operations and the industry in which it operates, the Company's management assessed the significant impact of COVID19 in the below areas:

- a) Decrease in operating income;
- b) Government grants;
- c) Valuation and income from financial assets; and
- d) Commitments and contingent liabilities.

a) *Decrease in operating income;*

Company has experienced a reduction in its operating income amounting to BD342,755 for the year ended 31 December 2021 as compared to the estimates. The Company is engaged in operating car parks, real estate activities with own or leased property and other marketing/promotional activities, as follows:

- The Company's daily car park business showed 28% decrease in value;
- The Company's monthly car park business showed 8% decrease in value;
- Tenants were affected by the pandemic and the Company has voluntarily provided rent concessions, waivers and deferrals to tenants during the year, which resulted in a decrease in operating income by BD42,357; and
- Some tenants terminated their leases during the pandemic leading to loss of income by BD70,276.

b) *Government grants*

The Company has applied for government support programs introduced in response to the global pandemic. The Company has received a Government grant of BD64,823 relating to support towards the payroll of the Company's Bahraini employees. The Company has elected to present this Government grant under other income (Note 23). The Company committed to spending the assistance on payroll expenses.

c) *Valuation and income from financial assets*

The Company has investments as disclosed in Note 10 of the financial statements, which are classified as financial assets at fair value through other comprehensive income and form a significant balance in the financial statements. The fair value changes due to the impact of COVID19, are as follows:

- The Company's valuation of financial assets at fair value through other comprehensive income has resulted in unrealised fair value losses of BD98,169 (Note 10); and
- The Company's estimates of dividend receivables relating to its financial assets showed 48% decrease in value.

d) *Commitments and contingent liabilities*

The Company has assessed the impact of any operational disruptions, including any contractual challenges and changes in business or commercial relationships among the Company, customers and suppliers, with a view of potential increase in contingent liabilities and commitments and no issues were noted.

The below table summarises the impact of COVID-19 on the financial statements for the year ended 31 December 2021:

Financial statement area	Nature of impact	Amount in BD
Operating income	Decrease	342,755
Valuation and income from financial assets	Decrease	98,169
Government grants	Increase	64,823

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

6. Segmental information

Business segments – primary reporting segment

The Company's primary segment reporting format is business segment. A business segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different to those of other business segments. The Company's primary business segments are:

- Car park services – This segment is involved in providing car parks for the public in return for parking charges. This segment contributes 40.60% (2020: 38.40%) of the Company's revenue.
- Property rental income - This segment is involved in the management, maintenance and renting of properties. This segment contributes the largest proportion of the Company's business, generating 41.00% (2020: 46.15%) of the Company's revenue.
- Investment and related services – This segment is involved in trading in financial and other assets and investing excess funds in the primary and secondary market. This segment has contributed 12.10% (2020: 15.45%) of the Company's total revenue.
- Sales of equipment – This segment is involved in trading in car parks management equipment's to clients. This segment has contributed 6.30% (2020: 0%) of the Company's total revenue.

As at, and for the year ended, 31 December 2021

	Car park services	Property rental services	Investment services	Sales of equipment	Unallocated	Total
Car park income	943,726	-	-	-	-	943,726
Sales of car parks equipment	-	-	-	150,687	-	150,687
Property rental income	-	761,460	-	-	-	761,460
Service charges income	-	160,493	-	-	-	160,493
Operating income	943,726	921,953	-	150,687	-	2,016,366
Net income from investments	-	-	283,834	-	-	283,834
Other income	28,174	59,160	5,967	-	-	93,301
Total revenue	971,900	981,113	289,801	150,687	-	2,393,501
Operating and general expenses (including maintenance costs)	480,373	833,743	62,542	113,639	-	1,490,297
Depreciation	49,202	52,952	-	-	-	102,154
Total operating and general expenses (including maintenance costs)	529,575	886,695	62,542	113,639	-	1,592,451
Unallocated expenses	-	-	-	-	25,272	25,272
Total expenses	529,575	886,695	62,542	113,639	25,272	1,617,723
Segment profit/(loss)	442,325	94,418	227,259	37,048	(25,272)	775,778
Reportable segment assets	3,799,469	5,523,016	10,905,322	183,556	-	20,411,363
Reportable segment liabilities	289,842	286,792	30,727	21,433	-	628,794
Other segment information						
Minimum operating lease commitment	200,000	-	-	-	-	200,000

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

6. Segmental information (continued)

As at, and for the year ended, 31 December 2020

	Car park services	Property rental services	Investment services	Unallocated	Total
Car park income	749,632	-	-	-	749,632
Property rental income	-	736,903	-	-	736,903
Service charges income	-	154,638	-	-	154,638
Operating income	749,632	891,541	-	-	1,641,173
Net income from investments	-	-	318,422	-	318,422
Other income	61,980	84,054	8,272	-	154,306
Total revenue	811,612	975,595	326,694	-	2,113,901
Operating and general expenses (including maintenance costs)	464,656	837,129	50,178	-	1,351,963
Depreciation	31,694	46,680	-	-	78,374
Total operating and general expenses (including maintenance costs)	496,350	883,809	50,178	-	1,430,337
Unallocated expenses	-	-	-	25,272	25,272
Total expenses	496,350	883,809	50,178	25,272	1,455,609
Segment profit/(loss)	315,262	91,786	276,516	(25,272)	658,292
Reportable segment assets	3,725,885	5,721,768	10,721,590	-	20,169,243
Reportable segment liabilities	201,137	305,957	10,676	-	517,770
Other segment information					
Minimum operating lease commitment	210,000	-	-	-	210,000

Geographical segments – secondary reporting segment

A geographical segment is engaged in providing products or services within a particular economic environment that are subject to risks and return that are different from those of segments operating in other economic environments.

The Company's operations are restricted to the Kingdom of Bahrain; therefore, no geographical segmental information has been presented

7. Intangible assets

	31 December 2021	31 December 2020
Opening balance	18,898	23,895
Amortisation charge for the year (Notes 24)	(4,996)	(4,997)
Closing balance	13,902	18,898

Intangible assets consist of software and are amortised over its estimated useful life, which is considered to be five years from the date of acquisition. The carrying value of the intangible asset is reviewed annually and adjusted for impairment if considered necessary.

In the opinion of the Company's management, the carrying value of the intangible assets is not impaired.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

8. Right-of-use assets

	Leasehold land
Cost	
At 31 December 2020 and 2021	6,154,968
Accumulated amortisation	
At 31 December 2019	75,455
Amortisation charge for the year (Note 24)	131,921
At 31 December 2020	207,376
Amortisation charge for the year (Note 24)	131,924
At 31 December 2021	339,300
Carrying value	
At 31 December 2021	5,815,668
At 31 December 2020	5,947,592

During the year 2019, the Company issued additional shares of 40,000,000 ordinary shares at a value of 150 fils per share for a total value of BD6,000,000 in favour of Bahrain Real Estate Investment (Edamah) B.S.C. (c) in consideration for the usufruct right in the "Terminal Building" in Adliya for a period of 99 years with an automatic renewal for a further similar period after the completion of initial period.

As at 31 December 2021, the Company has lease contracts on lands and buildings, where the lease payments are fixed payments without any link to variable elements such as inflation and market rentals.

9. Property, plant and equipment

	Freehold lands	Building on leasehold land	Car park and other equipment	Office furniture and equipment	Total
Cost					
At 31 December 2019	2,454,530	8,138,413	206,613	122,086	10,921,642
Additions	-	-	212,918	3,125	216,043
At 31 December 2020	2,454,530	8,138,413	419,531	125,211	11,137,685
Additions	-	-	107,716	30,475	138,191
Disposals	-	-	-	(33,598)	(33,598)
At 31 December 2020	2,454,530	8,138,413	527,247	122,088	11,242,278
Accumulated depreciation					
At 31 December 2019	-	7,899,807	73,656	87,686	8,061,149
Charge for the year (Note 24)	-	18,354	43,526	16,494	78,374
At 31 December 2020	-	7,918,161	117,182	104,180	8,139,523
Charge for the year (Note 24)	-	18,354	68,945	14,855	102,154
On disposals	-	-	-	(33,598)	(33,598)
At 31 December 2021	-	7,936,515	186,127	85,437	8,208,079
Net book amount					
At 31 December 2021	2,454,530	201,898	341,120	36,651	3,034,199
At 31 December 2020	2,454,530	220,252	302,349	21,031	2,998,162

The land on which the car park building is constructed has been leased from the Government of the Kingdom of Bahrain for a period of 50 years commencing from the year 1982.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

10. Financial assets at fair value through other comprehensive income

	31 December 2021	31 December 2020
Opening balance	2,855,074	3,088,598
Disposals during the year	(889,740)	(179,791)
Valuation losses recognised in other comprehensive income	(98,169)	(53,733)
Closing balance	1,867,165	2,855,074

The above investments are further classified as follows:

	31 December 2021	31 December 2020
Shares listed on the Bahrain Bourse	1,061,093	2,046,658
Unquoted equity shares	806,072	808,416
	1,867,165	2,855,074

The investment categorised as financial assets at fair value through other comprehensive income are denominated in the following currencies:

Currency	31 December 2021	31 December 2020
United States Dollar	660,171	664,301
Bahrain Dinar	1,206,994	2,190,773
	1,867,165	2,855,074

The fair value of quoted investments is based on published market prices. The fair value of the unquoted investments is based on the net assets taken from the latest available audited financial statements. Any changes in the net assets of the investee companies during 2021 would be reflected in Company's 2022 financial statements upon receipt of the most recent financial information.

11. Investment properties

	31 December 2021	31 December 2020
Opening balance	470,044	492,044
Unrealised fair value gain/(loss) for the year (Note 22)	1,554	(22,000)
Closing balance	471,598	470,044

During the year ended 31 December 2021, the Company obtained valuations performed by external valuers. The Company updated its assessment of the fair value of each investment property, taking into account the independent valuations. The Company determines a property's value within a range of reasonable fair value estimates. Due to the impact of COVID19, the level of activity in the investment property market has been at a historically low level. The lack of comparable market transactions has resulted in a greater level of professional judgment being relied upon in arriving at valuations. As such, the Company used multiple information points. These information points and sources include assumptions about future demand, anticipated market recovery and the appropriate discount rate. Accordingly, the fair value gain was BD1,554 during the year ended 31 December 2021 (2020: the fair value loss of BD22,000). During the year ended 31 December 2021, no income has been recognised from the investment properties (2020: BDNil). Further, no expenses relating to the investment properties, including repairs and maintenance, were incurred for the year ended 31 December 2021 (2020: BDNil). The fair values of investment properties are categorised as a level 2 recurring fair value measurement.

12. Investments at amortised cost

	31 December 2021	31 December 2020
Opening and closing balance	380,871	380,871

Investment in amortised cost represent bonds (Ahli United Bank Perpetual Tier 1 Capital Securities) carrying coupon interest of 6.875% and are denominated in United States Dollars.

13. Term deposits

	31 December 2021	31 December 2020
Term deposit with banks maturing after 3 months but within 1 year	3,658,151	3,214,885

Term deposits placed with the Company's bankers, earn interest at rates ranging between 2.8% and 3.5% per annum (2020: between 2.10% and 3.60% per annum) and are denominated in Bahrain Dinar. The deposits which mature within one year from the statement of financial position date are classified under current assets while the deposits which mature beyond one year from the statement of financial position date are classified as non-current assets.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

14. Trade and other receivables

	31 December 2021	31 December 2020
Rents receivable from tenants	191,142	300,538
Amounts due from a related party (Note 29)	23,082	10,563
	214,224	311,101
Less: provision for impaired rents receivable from tenants	(51,351)	(78,965)
	162,873	232,136
Accrued revenue	162,338	199,445
Accrued interest	144,380	149,982
Security deposits	128,162	74
Advances paid to creditors	84,426	25,599
Prepayments and other receivables	80,941	10,990
	763,120	618,226

The Company's rent receivables are amounts due from customers and are primarily denominated in Bahrain Dinar. It is not the policy of the Company to obtain collateral against trade and other receivables and, therefore, are all unsecured. The carrying value of trade and other receivables classified at amortised cost approximates fair value.

The Company applies the IFRS 9 simplified approach to measure the expected credit losses using a lifetime expected credit loss provision for trade receivables. To measure expected credit losses on a collective basis, trade receivables parties are grouped based on similar credit risk and aging. Accrued revenues do not share the risk characteristics of rents receivable and therefore, the Company concluded that they should be measured at amortised cost.

The expected loss rates are based on the Company's historical credit losses experienced over a year period prior to the period end. The historical loss rates are then adjusted for current and forward-looking information on macroeconomic factors affecting the Company's customers. The Company has identified the gross domestic product (GDP) and inflation rate as the key macroeconomic factors in the countries where the Company operates.

On that basis, the lifetime expected loss provision as at 31 December 2021 and 2020 was determined as follows for trade receivables:

	30 days overdue	90 days overdue	180 days overdue	360 days overdue	Above 360 days overdue	Total
31 December 2021						
Expected loss rate	1.00%	1.51%	2.22%	3.62%	100.00%	
Trade receivables	68,693	28,103	57,309	11,154	48,965	214,224
Loss allowance	243	432	1,299	412	48,965	51,351
31 December 2020						
Expected loss rate	1.25%	1.66%	2.28%	4.13%	100.00%	
Trade receivables	41,684	74,670	61,619	59,795	73,333	311,101
Loss allowance	518	1,236	1,407	2,471	73,333	78,965

The movement in provision for impaired rents receivables from tenants is as follows:

	31 December 2021	31 December 2020
Opening balance	78,965	83,169
Reversal of excess provision (Note 23)	(27,614)	(4,204)
Closing balance	51,351	78,965

Amounts due from a related party are unsecured, bear no interest and repayable on demand.

Unimpaired rents receivables are expected, on the basis of past experience, to be fully recoverable.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

15. Cash and cash equivalents

	31 December 2021	31 December 2020
Cash on hand	1,719	1,388
Short-term deposits maturing within three months	2,681,136	2,571,225
Current account balances with banks	1,704,003	1,078,210
	4,386,858	3,650,823

The current account balances with banks earn interest rate ranging from 0% to 2.25% per annum (2020: ranging between 0% to 1.5% per annum).

Short-term deposits held with the Company's bankers earn rate of return ranging from 2.9% to 3.5% per annum (2020: ranging from 3.9% to 4% per annum), are denominated in Bahrain Dinars and have original maturities of three months or less.

16. Share capital

	31 December 2021	31 December 2020
Authorised:		
125,000,000 ordinary shares of 100 fils each (2020: 125,000,000 ordinary shares of 100 fils each)	12,500,000	12,500,000
Issued and fully paid-up:		
110,317,230 ordinary shares of 100 fils each (2020: 110,317,230 ordinary shares of 100 fils each)	11,031,723	11,031,723
Less: 1,014,560 treasury shares of 100 fils each (2020: 1,014,560 treasury shares of 100 fils each)	(101,456)	(101,456)
	10,930,267	10,930,267

Additional information on shareholding pattern

- i. The names and nationalities of the major shareholders and the number of shares held which constitute an interest of 5% or more of the outstanding shares are as follows:

At 31 December 2021			
	Nationality	Number of shares	Percentage of shareholding interest
Bahrain Real Estate Investment (Edamah) B.S.C. (c)	Bahraini	40,000,000	36.26%
Social Insurance Organisation	Bahraini	37,033,490	33.57%
Kuwait Commercial Real Estate Centre	Kuwaiti	15,000,000	13.60%
At 31 December 2020			
	Nationality	Number of shares	Percentage of shareholding interest
Bahrain Real Estate Investment (Edamah) B.S.C. (c)	Bahraini	40,000,000	36.26%
Social Insurance Organisation	Bahraini	37,033,490	33.57%
Kuwait Commercial Real Estate Centre	Kuwaiti	15,000,000	13.60%

- ii. The Company has only one class of equity shares and the holders of the shares have equal voting rights.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

16. Share capital (continued)

Additional information on shareholding pattern (continued)

iii. The distribution schedule of equity shares, setting out the number of shareholders and percentages in the following categories, is as follows:

	At 31 December 2021		
	Number of shareholders	Number of shares	Percentage of total outstanding shares
Less than 1%	1,311	12,776,842	11.58%
1% and up to less than 5%	2	5,506,898	4.99%
5% and above	3	92,033,490	83.43%
	1,316	110,317,230	100%

	At 31 December 2020		
	Number of shareholders	Number of shares	Percentage of total outstanding shares
Less than 1%	1,311	12,776,842	11.58%
1% and up to less than 5%	2	5,506,898	4.99%
5% and above	3	92,033,490	83.43%
	1,316	110,317,230	100%

17. Reserves

a) Statutory reserve

	31 December 2021	31 December 2020
Opening balance	3,176,376	3,110,547
Transferred during the year	77,578	65,829
Closing balance	3,253,954	3,176,376

In accordance with the provisions of the Bahrain Commercial Companies Law, an amount equivalent to 10% of the Company's net profit before appropriations is required to be transferred to a non-distributable reserve account until such time as a minimum of 50% of the issued share capital is set aside. This reserve is not available for distribution except for dividend payment as permitted by Bahrain Commercial Companies Law.

b) Charity reserve

This reserve represents amounts set aside towards charity payments as approved by the shareholders of the Company. An amount of BD40,000 has been proposed for transfer to the charity reserve during the year ended 31 December 2021 (2020: BD10,000), whereas no payments were made towards charity during the year ended 31 December 2021 (2020: BD20,000). This reserve is not available for distribution. The proposed transfer has not been accounted for in these financial statements. Further, an amount of BD10,000 has been transferred to the charity reserve during the year ended 31 December 2021 (2020: BD10,000).

c) Investment fair value reserve

This reserve represents the unrealised fair value gains net of losses on investments categorised as financial assets at fair value through other comprehensive income. Unrealised fair value losses on the designated investments amounted to BD98,169 (2020: BD53,733). This reserve is not available for distribution.

d) Retained earnings

	31 December 2021	31 December 2020
Opening balance	3,783,259	3,806,593
Net profit for the year	775,778	658,292
Dividends (Note 27)	(546,513)	(546,513)
Transferred to statutory reserve	(77,578)	(65,829)
Transferred on disposal of financial assets at value through other comprehensive income	338,678	(59,284)
Charity reserve created during the year	(10,000)	(10,000)
Closing balance	4,263,624	3,783,259

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

18. Lease liabilities

	31 December 2021	31 December 2020
At 1 January	153,777	154,392
Lease payments	(10,000)	(10,000)
Interest expenses (Note 24)	9,345	9,385
At 31 December	153,122	153,777
Less: current lease liabilities	(11,347)	(655)
Non-current lease liabilities	141,775	153,122

Maturity analysis - contractual undiscounted cash flows:

	31 December 2021	31 December 2020
Less than one year	20,000	10,000
More than one year and less than five years	80,000	80,000
More than five years	100,000	120,000
Total undiscounted leases	200,000	210,000

The annual rent for the land upon which the car park building is situated is revised every ten years; the amount payable being the higher of a fixed element increase or a percentage of the Company's gross operating profit. The current year's charge of BD80,387 (20% of the gross operating profit generated from the related building), is included under operating, general and administrative expenses (Note 24) (2020: BD128,501).

19. Employees' terminal benefits

Local employees

The contributions made by the Company towards the pension scheme for Bahraini nationals administered by the Social Insurance Organisation in the Kingdom of Bahrain for the year ended 31 December 2021 amounted to BD48,606 (2020: BD33,635).

Expatriate employees

The movement in the leaving indemnity liability applicable to expatriate employees is as follows:

	31 December 2021	31 December 2020
Opening balance	33,559	32,419
Accruals for the year	9,459	15,210
Payments during the year	(20,141)	(14,070)
Closing balance	22,877	33,559
The number of staff employed by the Company	40	30

20. Other payables

	31 December 2021	31 December 2020
Amounts due to a related party (Note 29)	171,600	131,274
Accruals and other payables	190,586	145,251
Unclaimed dividends	9,168	15,309
Advances received from tenants	34,628	5,575
Provision for leave salary and air passage	46,813	33,025
	452,795	330,434

Amount due to a related party are unsecured, bear no interest and are repayable on demand.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

21. Operating income

	Year ended 31 December 2021	Year ended 31 December 2020
<i>Primary geographic markets Kingdom of Bahrain</i>	2,016,366	1,641,173
<i>Service/product type</i>		
Rental income	761,460	736,903
Car park income	832,236	697,854
Other car park income (Note 29)	111,490	51,778
Sales of car parks equipment	150,687	-
Service charges income	160,493	154,638
	2,016,366	1,641,173
<i>Contract counterparties</i>		
Direct to customers	1,904,876	1,589,395
Direct to a related party	111,490	51,778
	2,016,366	1,641,173
<i>Timing of revenue recognition Over a period of time</i>	2,016,366	1,641,173

22. Net income from investments

	Year ended 31 December 2021	Year ended 31 December 2020
Interest on term deposits	198,976	206,417
Dividends income	46,508	101,070
Interest income on investments at amortised cost	21,977	23,233
Interest on current account balance with a bank	14,819	9,702
Unrealised fair value gain/(loss) on investment properties (Note 11)	1,554	(22,000)
	283,834	318,422

23. Other income

	Year ended 31 December 2021	Year ended 31 December 2020
Government grants (Note 5)	64,823	129,175
Income from parking equipment	-	8,987
Reversal of other payables	-	8,750
Reversal of provision for impaired rents receivable from tenants (Note 14)	27,614	4,204
Miscellaneous income	864	3,190
	90,301	154,306

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

24. Operating, general and administrative expenses

	Year ended 31 December 2021	Year ended 31 December 2020
Staff costs	632,592	580,110
Other operating, general and administrative expenses	253,755	249,778
Amortisation of right-of-use assets (Note 8)	131,924	131,921
Lease rent expenses (Note 29)	80,387	128,501
Electricity and water charges	110,706	125,257
Maintenance costs	113,078	83,014
Cost of sales of car parks equipment	106,764	-
Depreciation of property, plant and equipment (Note 9)	102,154	78,374
Directors' sitting fees (Note 29)	46,750	39,000
Interest expenses on lease liabilities (Note 18)	9,345	9,385
Amortisation of intangible assets (Note 7)	4,996	4,997
	1,592,451	1,430,337

25. Directors' remuneration

Accrued and expensed

An amount of BD25,272 has been accrued and expensed as directors' remuneration in 2021 (Note 29), relating to the year ended 31 December 2020 (2020: BD25,272 relating to the year ended 31 December 2019). The payment was approved by the shareholders in the Annual General Meeting held on 24 March 2021 (2020: 25 March 2020). Directors' remuneration is only expensed in the statement of profit or loss in the year in which it is approved.

Proposed by the Board of Directors

The Board of Directors of the Company has proposed to pay a Directors' remuneration of BD36,750 for the year ended 31 December 2021 (2020: BD25,272 for the year 31 December 2020). Such proposed remuneration only becomes payable once it has been approved by the shareholders in the Annual General Meeting, and accordingly, has not been accounted for in these financial statements.

26. Earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to the shareholders by the weighted average number of ordinary shares issued during the year.

	Year ended 31 December 2021	Year ended 31 December 2020
Net profit attributable to the shareholders	775,778	658,292
Weighted average number of ordinary shares	109,302,670	109,302,670
Basic and diluted earnings per share	7 fils	6 fils

The Company does not have any potentially dilutive ordinary shares, hence the diluted earnings per share and basic earnings per share are identical.

27. Dividends

Declared and paid

A dividend of BD546,513 representing 5% of the total issued and fully paid-up share capital of the Company for the year ended 31 December 2020 (at 5 fils per share) (2020: BD546,513 for the year ended 31 December 2019 at 5 fils per share), was approved by the shareholders in the Annual General Meeting of the shareholders held on 24 March 2021 (2020: 25 March 2020), declared and subsequently paid.

Proposed by the Board of Directors

The Board of Directors of the Company has proposed a dividend of BD655,816 (2020: BD546,513) representing 6% of the total issued and fully paid-up share capital of the Company for the year ended 31 December 2021 at 6 fils per share (2020: at 5 fils per share). The proposed dividend only becomes payable once it has been approved by the shareholders in the Annual General Meeting and accordingly, the proposed dividend has not been accounted for in these financial statements.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

28. Contribution to charity

Proposed by the Board of Directors

The Board of Directors of the Company have proposed charity contributions of BD40,000 for the year ended 31 December 2021 (2020: BD10,000). This is subject to the approval of shareholders in the Annual General Meeting. The proposed charity contributions only become payable once it has been approved by the shareholders in the Annual General Meeting.

29. Transactions and balances with related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties include the shareholders, directors, key management personnel and their close family members and such other companies over which the Company or its shareholders, directors, key management personnel and their close family members can exercise significant influence or can be significantly influenced by those parties. Transactions with the related parties are authorised by the management and are on an arm's length basis.

The following is a summary of the significant transactions entered into with the related parties during the year ended 31 December:

Transaction	Nature of relationship	Name of the related party	Year ended 31 December 2021	Year ended 31 December 2020
Other car park income (Note 21)	Shareholder	Bahrain Real Estate Investment (Edamah) B.S.C (c)	111,490	51,778
Lease rent expenses (Note 24)	Shareholder	Bahrain Real Estate Investment (Edamah) B.S.C (c)	80,387	128,501
Directors' remuneration (Note 25)	Key management personnel *	Key management personnel *	25,272	25,272
Directors' sitting fees (Note 24)	Key management personnel *	Key management personnel *	46,750	39,000
Salaries and bonuses to key management personnel	Key management personnel *	Key management personnel *	334,695	267,507
Long-term benefits to key management personnel	Key management personnel *	Key management personnel *	4,653	4,490

(* Key management personnel compensation

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, including the directors of the Company.

A summary of the related party balances is as follows:

Name of the related party	Nature of relationship	Amounts due from a related party (Note 14)	
		31 December 2021	31 December 2020
Bahrain Real Estate Investment (Edamah) B.S.C (c)	Shareholder	23,082	10,563

Name of the related party	Nature of relationship	Amounts due from a related party (Note 20)	
		31 December 2021	31 December 2020
Bahrain Real Estate Investment (Edamah) B.S.C (c)	Shareholder	171,600	131,274

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

30. Financial assets and liabilities and risk management

Financial assets and liabilities carried on the statement of financial position include cash and cash equivalents, term deposits, financial assets at fair value through other comprehensive income, investments at amortised cost, trade and other receivables (excluding prepayments) and other payables (excluding employee benefits). The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

Capital management

The Company's objectives when maintaining capital are:

- to safeguard the Company's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders; and
- to provide an adequate return to shareholders by pricing products and services that commensurate with the level of risk.

The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies and processes during the years ended 31 December 2021 and 2020.

The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, other payables and lease liabilities less cash and cash equivalents. Capital includes share capital and reserves attributable to the shareholders of the Company.

	31 December 2021	31 December 2020
Other payables	452,795	330,434
Lease liabilities	153,122	153,777
Less: cash and cash equivalents	(4,386,858)	(3,650,823)
Net surplus	(3,780,941)	(3,166,612)
Share capital, net of treasury shares	10,930,267	10,930,267
Share premium	2,000,000	2,000,000
Statutory reserve	3,253,954	3,176,376
Charity reserve	22,400	12,400
Investment fair value reserve	(687,676)	(250,829)
Retained earnings	4,263,624	3,783,259
Total capital	19,782,569	19,651,473
Total capital and net surplus	16,001,628	16,484,861

As at 31 December 2021 and 2020, the Company has net surplus. Accordingly, the capital gearing ratio has not been calculated.

Risk management is carried out by the Finance Department of the Company under policies approved by the Board of Directors. The Company's Finance Department evaluates financial risks in close co operation with the Company's operating units.

Principal financial instruments

The principal financial instruments used by the Company, from which financial instrument risk arises, are as follows:

- Financial assets at fair value through other comprehensive income
- Investments at amortised cost
- Trade and other receivables (excluding prepayments)
- Term deposits
- Cash and cash equivalents
- Other payables (excluding employee benefits)

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

30. Financial assets and liabilities and risk management (continued)

A summary of the financial instruments held by category is provided below as at 31 December 2021:

<i>Financial assets</i>	<i>Financial assets at fair value through OCI</i>	<i>Financial assets at amortised cost</i>
Financial assets at fair value through OCI	1,867,165	-
Investments at amortised cost	-	380,871
Trade and other receivables (excluding prepayments)	-	597,753
Term deposits	-	3,658,151
Cash and cash equivalents	-	4,386,858
Total financial assets	1,867,165	9,023,633

<i>Financial liabilities</i>	<i>Financial liabilities at amortised cost</i>
Other payables (excluding employee benefits)	405,982
Total financial liabilities	405,982

A summary of the financial instruments held by category is provided below as at 31 December 2020:

<i>Financial assets</i>	<i>Financial assets at fair value through OCI</i>	<i>Financial assets at amortised cost</i>
Financial assets at fair value through OCI	2,855,074	-
Investments at amortised cost	-	380,871
Trade and other receivables (excluding prepayments)	-	581,637
Term deposits	-	3,214,885
Cash and cash equivalents	-	3,650,823
Total financial assets	2,855,074	7,828,216

<i>Financial liabilities</i>	<i>Financial liabilities at amortised cost</i>
Other payables (excluding employee benefits)	297,409
Total financial liabilities	297,409

Credit risk is the risk that one party will fail to discharge an obligation and cause the other party to incur a financial loss. Credit risk arises from cash and cash equivalents, contractual cash flows of debt investments carried at amortised cost, as well as credit exposures to customers, including outstanding receivables. The Company's bank balances and term deposits are placed with national and multi-national banks with good credit ratings. The Company's investments are placed with national banks which have good credit ratings and other companies listed in the stock exchanges. Concentration of credit risk with respect to rents receivable from tenants is limited due to the Company's large number of tenants. The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables. Further, the Company's debt investments at amortised cost are considered to have low credit risk. Due to this factor, management believes that no additional credit risk beyond amounts provided for collection losses is inherent in the Company's trade receivables.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

30. Financial assets and liabilities and risk management (continued)

The Company does not enter into derivatives to manage credit risk, although in certain isolated cases may take steps to mitigate such risks if it is sufficiently concentrated. Quantitative disclosures of the credit risk exposure in relation to financial assets are set out below.

Financial assets	At 31 December 2021	
	Carrying value	Maximum exposure
Trade and other receivables (excluding prepayments)	597,753	597,753
Term deposits	3,658,151	3,658,151
Cash and cash equivalents	4,386,858	4,385,139
Total financial assets	8,642,762	8,641,043

Financial assets	At 31 December 2020	
	Carrying value	Maximum exposure
Trade and other receivables (excluding prepayments)	581,637	581,637
Term deposits	3,214,855	3,214,855
Cash and cash equivalents	3,650,823	3,649,435
Total financial assets	7,447,315	7,445,927

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. Investments at amortised cost, term deposits and a current account balance with a bank earn fixed rates of interest. The Company's other assets and liabilities, in the opinion of the Company's management, are not considered to be sensitive to interest rate risk. The hypothetical effect of 100 basis points interest rate increase or decrease on profits would be approximately BD84,259 (2020: BD66,970).

Liquidity risk is the risk that an enterprise will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value.

Liquidity risk is managed by monitoring on a regular basis to help ensure that sufficient funds are available, to meet all liabilities as they fall due.

The following table sets out the contractual maturities (representing undiscounted contractual cash flows) of non-derivative financial liabilities based on the earliest date on which the Company can be required to make payments.

At 31 December 2021	Less than	Total
	1 year	
Non-interest bearing instruments	405,982	405,982

At 31 December 2020	Less than	Total
	1 year	
Non-interest bearing instruments	297,409	297,409

Notes to the financial statements (continued)

For the year ended 31 December 2021

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30. Financial assets and liabilities and risk management (continued)

Price risk is the risk that the Company is exposed to listed securities price risk because of investments held by the Company and classified in the statement of financial position as financial assets through other comprehensive income. To manage its price risk arising from investments in listed securities, the Company diversifies its portfolio. Diversification of the portfolio is achieved in accordance with the limits set by the Company.

Investments fair value sensitivity analysis is as follows:

Description	Change	Impact on equity	
		31 December 2021	31 December 2020
Quoted financial assets through OCI	+/-5%	+/- 53,055	+/- 102,333

Market risk is the risk that the value of a financial instrument will fluctuate due to changes in interest rate, currency rate, and equity price risk. The Company closely monitors the market forces and suitably revises the strategy to minimise the market risk.

Currency rate risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Company's financial assets at fair value through other comprehensive income are primarily in United States Dollar and Bahrain Dinar. The Bahrain Dinar is effectively pegged to the United States Dollar. Accordingly, management assesses the Company's exposure to currency rate risk as insignificant.

Operational risk is the exposure to loss resulting from inadequate or failed internal processes, people and systems or external events. The Company seeks to minimise this risk by continuous framing policies and procedures to identify, control and manage these risks.

Fair value measurement

Fair value is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Financial instruments not measured at fair value on recurring basis include trade and other receivables (excluding prepayments), cash and cash equivalents, term deposits and other payables (excluding employee benefits). In the opinion of the management, due to the short-term nature of these financial instruments, the fair value of these financial instruments is not significantly different from their carrying amounts as at 31 December 2021 and 2020.

The following table sets out the fair value hierarchy of financial instruments measured at fair value on recurring basis along with valuation techniques and significant unobservable inputs used in determining the fair value measurement of financial instruments as well as the inter-relationship between unobservable inputs and fair value:

	Fair value at 31 December	Level of hierarchy	Valuation technique used and key inputs.	Significant unobservable inputs	Inter-relationship between unobservable inputs and fair value
Non-financial assets					
Investment properties	471,598 (2020: 470,044)	L2	Independent valuation report, market indicators.	Current market rate	Positive correlation between market rates and fair values.
Financial assets					
Quoted investments	1,061,093 (2020: 2,046,658)	L1	Quoted prices from stock exchanges.	Not applicable	Not applicable
Unquoted investments	806,072 (2020: 808,416)	L3	Net assets of the investee companies based on 2020 audited financial information.	Expected revenue and profit growth rates taking into account management knowledge and experience of market conditions similar to industry trends.	The higher the revenue growth rate, the higher the fair value.

There are no transfers between levels during the year.

Notes to the financial statements (continued)

For the year ended 31 December 2021

(Expressed in Bahrain Dinars)

30. Financial assets and liabilities and risk management (continued)

The reconciliation of the opening and closing fair value balance of level 3 financial instruments is provided below:

	Unquoted investments	
	31 December 2021	31 December 2020
Opening balance	808,416	802,514
Unrealised fair value (losses)/gains	(2,344)	5,902
Closing balance	806,072	808,416

Investment risk is defined as the uncertainty about the future benefits to be realised from an investment. The Company has well-defined policies for managing investment risk. These policies cover investment authority limits and investment assessment practices. The Finance Department study the impact of transactions on the Company's statement of financial position and monitor the investment portfolio on a continuous basis. Every investment application is reviewed by a designated body depending on the size and the nature of the transaction. Fair valuation is generally conducted on a quarterly basis.

Legal risk includes the risk of unexpected losses from transactions and/or contracts not being enforceable under applicable laws or from unsound documentation. The Company deals with external law firm to support it in managing the legal risk.

Reputation risk is the risk that negative perception regarding the Company's business practices or internal controls, whether true or not, will cause a decline in the Company's investor base and lead to costly litigations which could have an adverse impact on the liquidity of the Company. The Board of Directors examines the issues that are considered to have reputation repercussions for the Company and issues directives to address these.

31. Comparative figures

Certain comparative figures of the previous year have been reclassified, wherever necessary, to conform with the current year's presentation. Such regrouping does not affect the net worth, net profit, assets and liabilities relating to the previous year.

32. Events after the reporting date

There were no significant events subsequent to 31 December 2021 and occurring before the date of the report that are expected to have a significant impact on these financial statements.