# Cenomi Retail Investor

Investor Presentation

May 2025





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At a Glance





# Cenomi Retail at a glance

The **leading franchise retailer** in Saudi Arabia, and the only listed business of its type in the Middle East





808 stores



328 Saudi retail stores



c. 332K sqm



261 F&B outlets



8 countries



219 International stores



Why Cenomi Retail?



## A leading fashion and F&B franchise retailer in KSA, representing top global brands





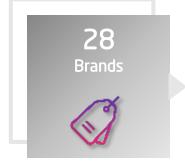
Saudi Arabia's leading fashion and F&B franchise retailer

















Representing Brand Champions across a well diversified portfolio

ZABA

MANGO

**OYSHO** 

**Apparel** 

**Estradivarius** 

**lefties** 

**PULL&BEAR** 

Bershka

Massimo Dutti

**Sports** 



Home

**ZABAHOME** 

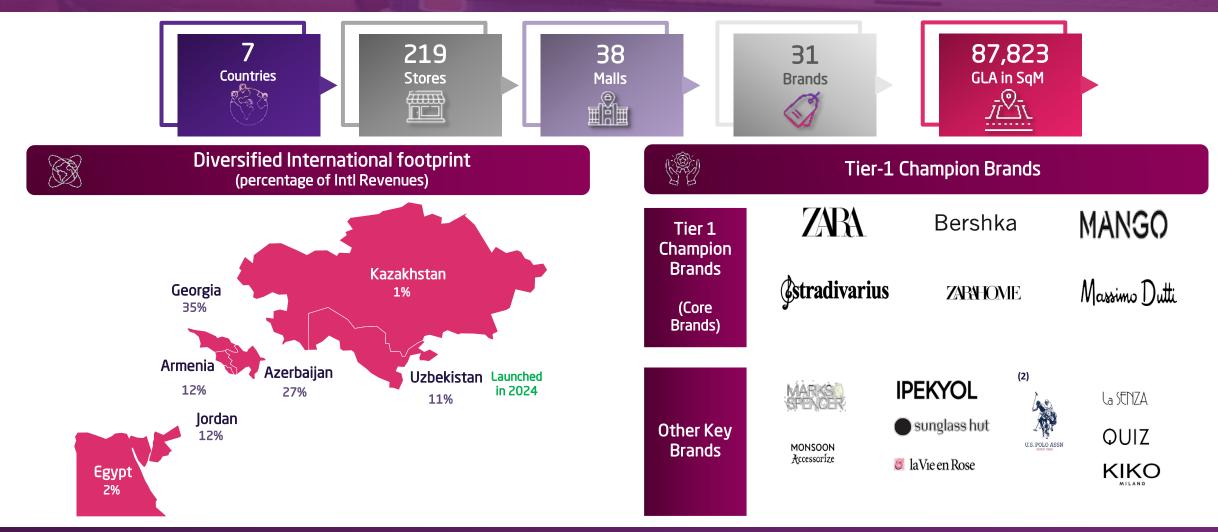
F&B







Strong international presence in key emerging markets with a solid growth potential





## E-commerce continues to be an area of focus for the company



#### E-commerce presence





5%\*

Online Zara sales

as % of total Fashion

Revenue





#### ...across monobrand websites



ZAPA

MANGO



**ZABAHOME** 



Massimo Dutti

**PULL&BEAR** 

Bershka

<sup>\*</sup> All figures are as per 31 March 2025 and provided in average



Retail Sector Overview

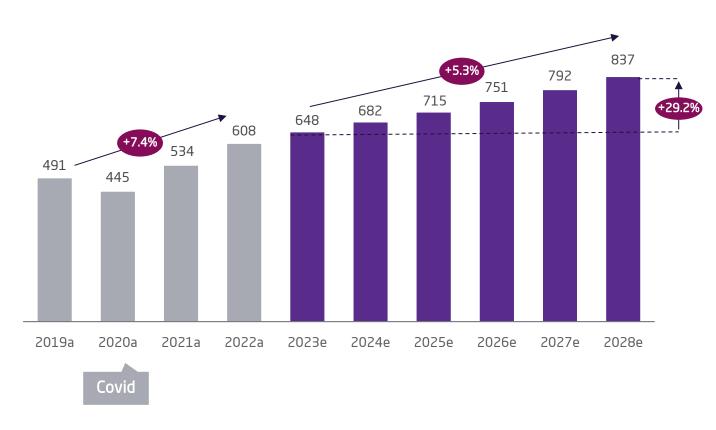




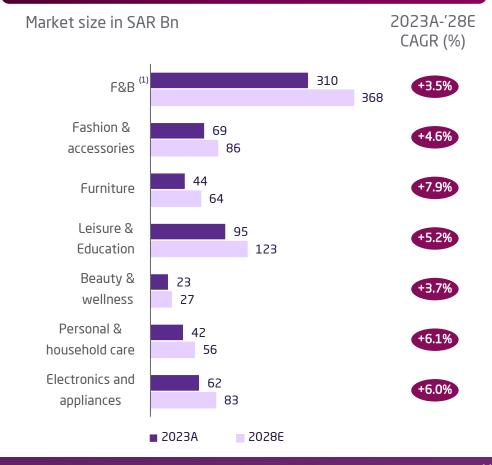
KSA retail market is growing 30%+ by 2028 including strong growth in fashion, accessories, and F&B



#### Saudi Arabia retail market, market size in SAR Bn



## Forecast CAGR growth in selected retail categories

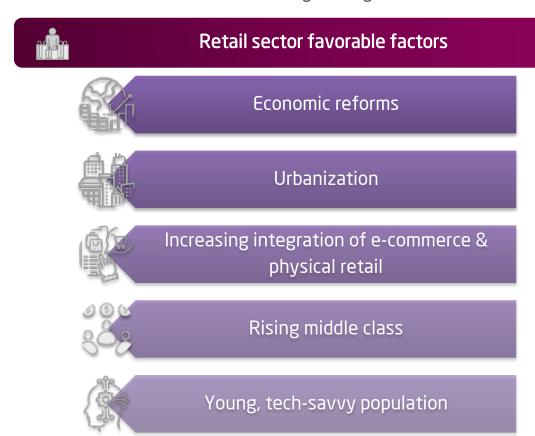


Source: EIU Jun-24 report; Note: (1) Includes tobacco



## Cenomi Retail is well positioned to seize the exceptional opportunities within the fashion and F&B market

The New KSA Consumer presents attractive prospects for Cenomi Retail, with the Fashion & Accessories segment being one of the fastest-growing at a CAGR of 4.6% for 2023-2028, and F&B being the largest at SAR 310 bn in 2023





#### KSA retail spend overview (2023–2028), in SAR mn

Category	CR 2023 Market share <sup>(1)</sup>	Market Size 2023	Market Size 2028	CAGR 2023-2028
Fashion & Accessories	3.5%	68,603	85,719	4.6%
   F&B <sup>(2)</sup> 	0.1%	310,200	367,500	3.5%
Furniture	0.2%	44,113	64,431	7.9%



Macro Overview





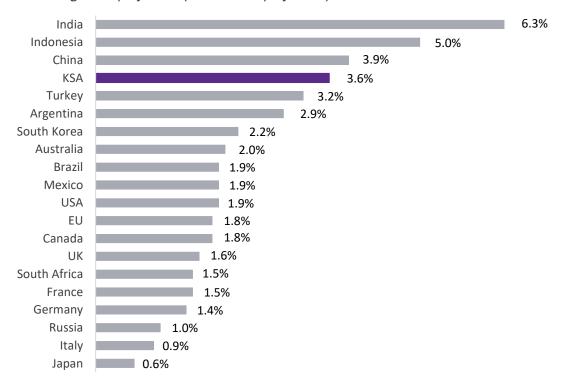
## The economy of the Kingdom of Saudi Arabia is on a solid growth trajectory

Since the announcement of Vision 2030, KSA has firmly established itself as one of the most attractive growth stories around the globe



#### KSA is the one of the fastest-growing economies ...

Relative Performance of Major Economies Real GDP growth projection (2023-2028 projection)

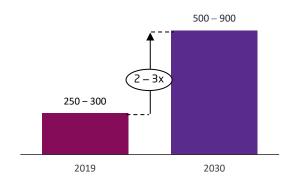


Source: EIU, World Bank, PIF Program 2021-25, Vision 2030

### MM

#### ...with a booming consumer outlook...

KSA Discretionary Consumer Spend Potential Evolution (full Vision 2030 realization) - SAR Bn



- KSA Population: +36m
- Tourism: 100m+ annual visits
- Consumer Spend: 3x



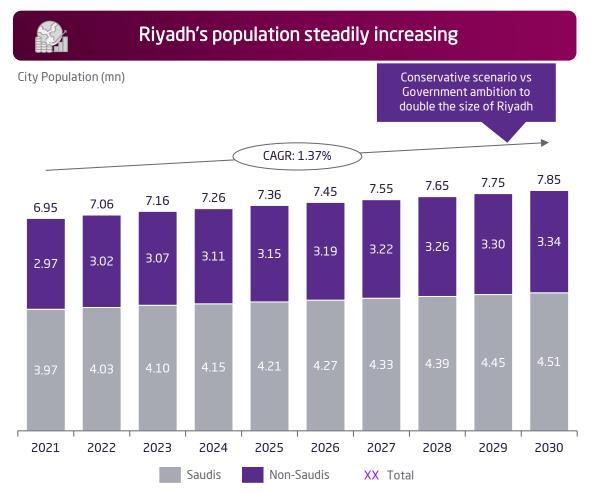
...and unprecedent investments to achieve Vision 2030



- FDI in KSA on strong upward trajectory
- 11x in 2021 vs 2017
- PIF commitment to invest SAR 150bn+ p.a. by 2025 in the KSA economy

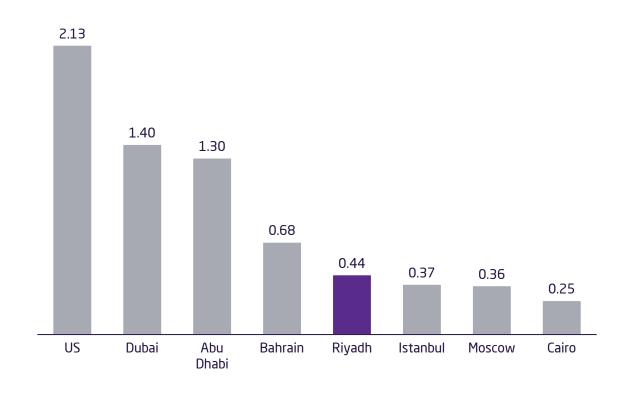


## Riyadh is a fast growing and underpenetrated market



## **††††** Riyadh retail market is underpenetrated

Organized retail penetration, GLA m2 per capita



Source: Gastat, Colliers, Perigon, Cushman & Wakefield, JLL



Strategic and Operational Review





## Continuing our path to enhanced potential and profitability

#### Phase 1: Fix The House

- Rationalize brand and store portfolio
- Exit/stabilize non-strategic markets
- Revamp processes and systems to ensure efficiency
- Onboard new Brand Champions in core markets
- Deleverage company and secure cash for growth

2023-2024



#### Phase 2: Embark on Growth

- Invest to scale existing brands across markets
- Identify white space opportunities
   and secure new franchise in key
   markets

#### Phase 3: Achieving Optimal Potential

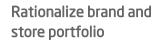
- Scale existing brands to maximum potential ensuring comprehensive coverage of key cities in target markets
- Invest in scaling new brands

2026+



#### Where we stand and where we are headed





 Continuous progress on store network optimization (1,345 in 2023 reduced by 60 % in Q1-25)

• Closing underperforming stores to streamline operations and uplift standards (24% YoY store count reduction in Q1-25)

Exit/stabilize nonstrategic markets

• Exited Morocco, Egypt and USA in the last 2 years

Revamp processes and systems to ensure efficiency

Cost optimization program (34% SG&A reduction in Q1-25)

 Inventory efficiency and planning focus (Q1-25 Inventory turnover levels doubled vs. 2023)

Deleverage company and secure cash for growth

 Ongoing committed efforts to deleverage balance sheet (Reduced debt by SAR 217 million in Q1-25; debt almost halved since 2023 levels)



#### Phase 2: Embark on Growth

Invest to scale existing brands across markets

Identify white space opportunities and secure new franchise in key markets

- 2 new Cinnabon stores and 1 Massimo Dutti store opened in Q1-25
- Mango Nakheel Mall renovation completed in Q1-25, delivering a ~50% revenue uplift YoY
- On going selective expansion of Tier 1 Champion brand portfolio across high-quality locations
- Cinnabon opened in major cities in Saudi Arabia: Riyadh and Jeddah



## Translating strategy into operational results



#### **Brand Rationalization**

 Divestment of noncore brands lpekyol,
 Twist, and Machka released 21 stores and generated SAR 22M in capital gains



#### **Store Rationalization**

- 75 closed stores in Q1'25 and 3 store openings, for a net reduction of 72 stores
- Closures included 21 stores linked to brand divestment, 14 tied to the full exit from the U.S. market, and 40 due to natural attrition
- 33 stores closed in KSA retail, 30 in International retail, and 12 in F&B
- Full exit from 28 Mall in Azerbaijan as part of international footprint optimization



#### **Operational Enhancement**

- KSA revenue per store increased 89% YoY in Q1'25, reaching SAR 3 million
- Gross Floor Area
   reduced to 332K sqm. in
   Q1'25 with the progress
   of store rationalization
- 34% SG&A reduction in Q1-25 with ongoing cost optimization initiatives



#### **Market Focus**

- Strategic retreat from non-core markets to consolidate resources around high-growth, high-margin geographies
- Exited USA



#### **Brand Focus**

 Strategic expansion of select Tier 1 champion brands elevating the F&B and Fashion experience (Cinnabon and Massimo Dutti brand in KSA)







Images of Mango Nakheel Mall reopened post-renovation on February 15, 2025, reflecting the completed upgrades.

#### Elevating In-Store Experience

- Renovations focused on layout, fitting rooms, and category mix
- Stores redesign to enhance brand feel and customer perception.

#### Selective Store Expansion

• Opening in **high-traffic**, **premium locations** to strengthen brand presence.

#### Operational Discipline and Execution

- Coordinating brand, store, and location-level execution to unlock performance.
- Tactical campaigns timed around Ramadan and key retail periods.



## 2025 F&B strategic focus

Ramadan promotions that contributed to implementation of F&B 2025 strategy









#### Customer-Centric Innovation

- Tailored **product launches** (e.g. CinnaWarmer, Bon Topping) to local tastes.
- Packaging and bakery upgrades helping lift ticket sizes without relying on aggressive discounting.

#### **Brand Relevance**

 Campaigns around Saudi events (e.g. Ramadan, Founding Day) strengthen local connection and Broader engagement, amplified by paid media, influencers, and broader brand activations.

#### Digital and Delivery Excellence

• Enhancing digital capabilities and positioning delivery as a core channel for sustainable growth, driving traffic, operational efficiency, and customer loyalty.

#### Store Transformation

• Continue to **streamline** operations and **uplift standards**.



## Renovation program by Cenomi Retail has delivered an average ~70% sales increase in renovated stores

#### Continuing our path to enhanced potential and profitability





- Location: Kingdom Center
- City: Riyadh
- New GLA (old): 2,500 sqm (1,181 sqm)
- Project type: Renovation
- **Project duration:** 7 month<sup>(1)</sup>
- Incremental revenue: +96%

## ZABA



- Location: Mall of Arabia
- **City**: Jeddah
- New GLA (old): 2,500 sqm (1,500 sqm)
- Project type: Renovation
- **Project duration**: 8 months<sup>(1)</sup>
- Incremental revenue: +52%

#### **\$**stradivarius



- Location: Red Sea Mall
- City: Jeddah
- New GLA (old GLA): 355 sqm (199 sqm)
- Project type: Renovation
- Project duration: 4 months
- Incremental revenue: +150%

#### Massimo Dutti



- Location: Kingdom Center
- City: Riyadh
- New GLA (old GLA): 295 sqm (295 sqm)
- Project type: Renovation
- Project duration: 5 months
- Incremental revenue: +33%

Proven track record delivering major renovations and relocation projects in ~4-5 months on average and driving huge sales increases in renovated locations



## Recently completed successful renovations at Nakheel Mall over the last year





- Location: Nakheel Mall
- City: Riyadh
- New GLA (old): 3,000 sqm+ (1,624 sqm)
- **Project duration:** 4.5 months
- Launched on: 08-Dec-24
- Incremental revenue: c.+40%

## MANGO



- Location: Kingdom Center
- City: Riyadh
- New GLA (old): 680 sqm (680 sqm)
- **Project duration:** 2.5 months
- Launched on: 15-Feb-25
- Incremental revenue: c.+50%



Multiple next-generation flagship malls opening in KSA, supporting new top-producing flagship stores across the brand portfolio



#### Unprecedented opportunity for new flagship stores

- Many new flagship malls are opening in KSA over the next few years, providing levels of customer experience, footfall and sales productivity not previously seen in KSA
- Developed by both Cenomi Centers and other developers, most with construction already underway
- New flagship store openings across all brands, which are expected to become the best-performing stores across the Cenomi Retail portfolio - superior to all existing stores



#### Cenomi Centers Flagship Malls under construction





- Jawharat Jeddah is opening in H2 2025
- Jawharat Riyadh , Jawharat Khobar and Baraka malls also in the pipeline
- Focusing on customer experience, setting new standards for quality and sales productivity

Projects in
Development
Pipeline

600k
Additional GLA by 2027

1,300
New stores

44%\*

GLA increase
by 2027



# International portfolio

Country	# of Stores	# of Brands	# of Malls
Armenia	27	15	4
Azerbaijan	41	17	7
Georgia	60	19	6
Kazakhstan	8	4	6
Egypt	21	5	8
Jordan	55	18	6
Uzbekistan	7	7	1
TOTAL	219	31	38

- The CIS region continues to spearhead solid sales growth.
- Strategically optimizing operations; exited several non-prime locations, including the complete withdrawal from "28 Mall" in Azerbaijan
- Products uniquely tailored to meet the specific demands of each market.
- Ongoing focus on securing prime retail locations.





F&B Excellence: Our QSR strategy is to operate the champions of each F&B category



We operate leading F&B brands and category champions...





- Working on increasing the store sales
- Exiting non-core brands
- Increasing home delivery sales
- Investing more in marketing initiatives
- · Presenting new additions to the menu

No. 1

Master Franchisee in the World

No. 1 Master Franchisee in MENA 25+ Years of operation 30+ Years of operation in MENA 28%
Online Delivery
Revenues



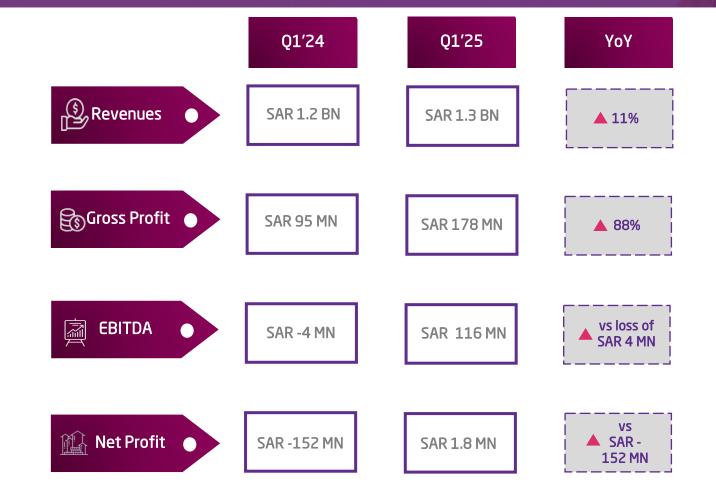
Financial Overview







## Financial performance overview



## \*\*\*

#### Highlights

- Revenues growth on the back of KSA retail and international growth, driven by portfolio optimization and strong performance across key markets
- Gross Profit nearly doubled to SAR 178 million, with margin improving to 13.3% on the back of efficiency gains and operational efficiency
- EBITDA turned positive to SAR 116 million, reflecting disciplined execution of cost optimization and a strong recovery in KSA retail
- Net profit reached SAR 1.8 million, compared to a loss of SAR
   152 million in Q1-24, supported by higher operating income
   and reduced finance costs
- Deleveraging continued with SAR 216 million in repayments,
   bringing net debt down 5.3% QoQ

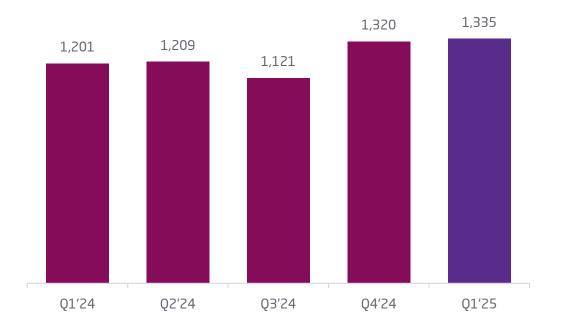


## Domestic retail and international portfolio drive revenue growth



#### Revenue, SAR MN

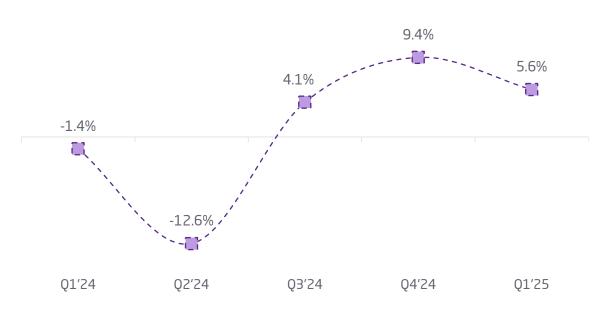
Retail revenues rose 10.0% in Saudi Arabia and 21.8% internationally, supported by portfolio optimization and strong performance across key markets; revenue per store in KSA nearly doubled YoY to SAR 3 million





#### LFL consolidated sales growth, %

Group LFL sales grew 5.6% in Q1 2025, reflecting sustained momentum driven by improved store productivity and targeted retail execution



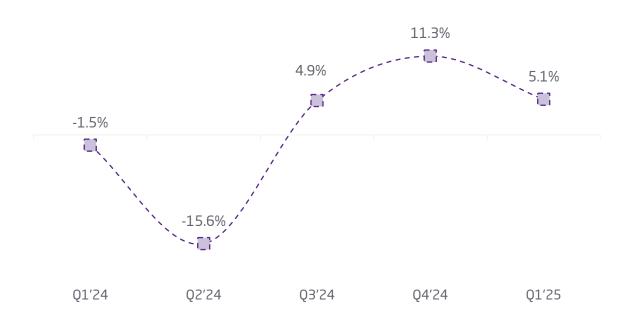
<sup>\*</sup> Financials for 2021 and 2023 were on a fiscal year basis however has been adjusted to reflect calendar year figures. 2023 financials have been recorded on a calendar year basis.



## Strategic sales measures drive revenue growth and profitability

#### LFL Saudi retail sales growth %

Saudi retail LFL grew 5.1% in Q1 2025, supported by store-level initiatives, portfolio optimization, and seasonal trading activity



#### LFL International retail sales growth %

International LFL was supported by continued organic momentum, broad-based end-of-season activity, and consistent performance across CIS markets



<sup>\*</sup> Financials for 2021 and 2023 were on a fiscal year basis however has been adjusted to reflect calendar year figures. 2023 financials have been recorded on a calendar year basis.

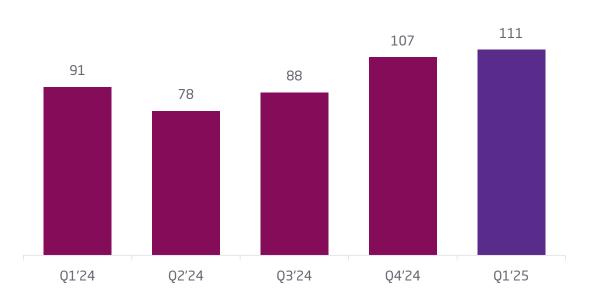


## Online sales maintaining strong contribution to consolidated revenues



#### Online revenues, SAR MN

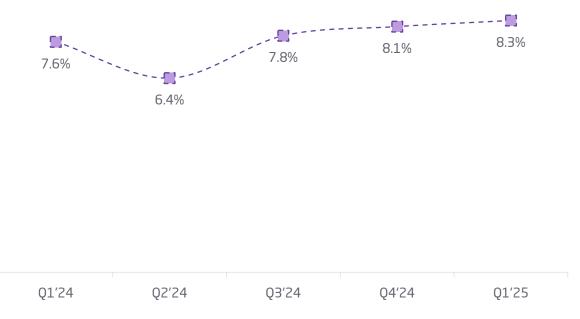
Online revenues rose 21.8% YoY to SAR 111 million, driven by strong growth across fashion brands, with Zara and other Inditex brands posting online sales growth of over 55%





#### E-commerce, % of total revenues

 Online contribution to total revenue continued to increase, reflecting steady expansion of digital channels and greater customer adoption



<sup>\*</sup> Financials for 2021 and 2023 were on a fiscal year basis however has been adjusted to reflect calendar year figures. 2023 financials have been recorded on a calendar year basis.

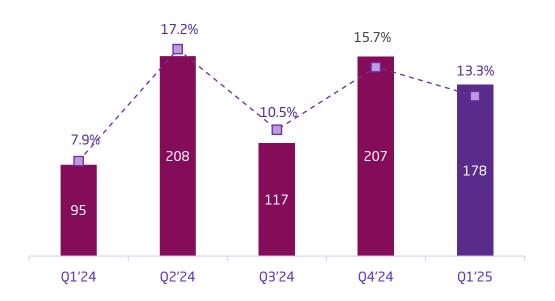


## Strategic retail price positioning and cost optimization help sustain margins



#### Gross Profit, SAR MN - GPM, %

Gross profit nearly doubled YoY to SAR 178 million, with margin expanding from 7.9% to 13.3%, supported by higher sales, improved inventory management, and sustained cost efficiencies





#### **EBITDA, SAR MN** - EBITDA Margin, %

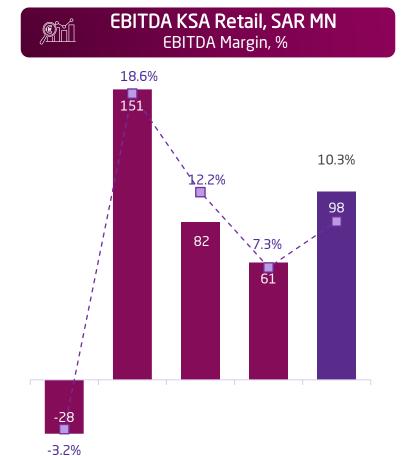
EBITDA turned positive at SAR 116 million, with margin improving to 8.7%, reflecting ongoing operational improvements and disciplined cost optimization



<sup>\*</sup> Financials for 2021 and 2023 were on a fiscal year basis however has been adjusted to reflect calendar year figures. 2023 financials have been recorded on a calendar year basis.







Q3'24

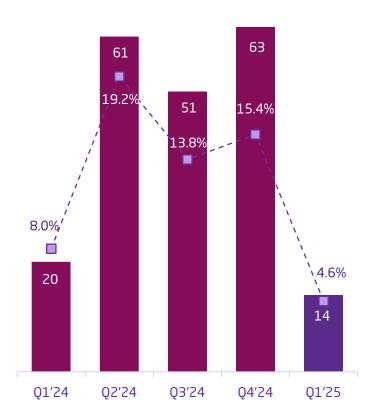
04'24

Q1'25

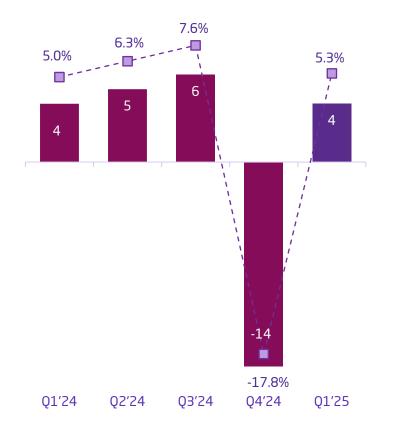
Q1'24

02'24











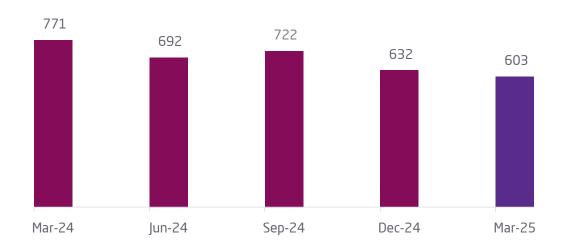


## Inventory optimization leading to enhanced efficiency

## 

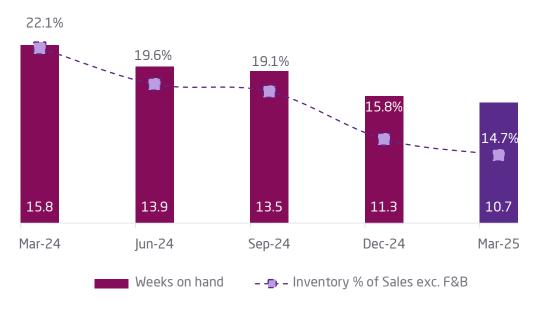
#### Inventory balance (SAR MN)

Inventory levels remained well-managed at SAR 603 million, reflecting continued focus on optimization



#### Inventory efficiency ratios

 Efficiency ratios improved YoY, supported by streamlined procurement, lower terminal stock, and disciplined inventory planning



<sup>\*</sup> Financials for 2021 and 2023 were on a fiscal year basis however has been adjusted to reflect calendar year figures. 2023 financials have been recorded on a calendar year basis.



Concluding Remarks





## Key takeaways



#### Topline

Revenue grew 11.2% YoY to SAR 1.3 billion, supported by strong growth in Saudi retail (+10.0%) and solid international momentum (+21.8%)



## **Profitability**

Returned to profitability with SAR 1.8 million net profit in Q1 2025, reversing a SAR 152 million loss in Q1 2024, driven by margin improvement and cost optimization



#### Financial position

SAR 216 million in debt repayments during the quarter reduced net debt by 5.3% QoQ, reinforcing balance sheet strength and liquidity discipline.



## **Strategy Execution**

With Phase 1 nearly complete, the focus shifts to Embarking on Growth, prioritizing core brand expansion. Tier 1 Champion brands continue to lead performance across key markets.



Appendix





### Stock performance, shareholder composition and peer benchmarking



- ISIN Code: SA000A0LB2R6
- Average 1-year daily volume traded:
   1.83M
- 1-year daily high volume: 10.97M
- 1-year daily low volume: 27.80K
- 52-week average:
  - 52-week high price: SAR 17.54
  - 52-week low price: SAR7.63

	Market Cap (SAR mn)*	TTM P/E Ratio (x)	TTM P/B Ratio (x)	TTM ROE (%)
JARIR	14,856	15.30	8.80	55.39
EXTRA	6,984	12.90	3.30	35.30
BIN DAWOOD	7.281	27.00	5.20	19.50
AL OTHAIM MARKETS	7,479	15.60	5.50	36.70
CENOMI RETAIL	1,981	N/A	N/A	N/A

	Market Cap (USD mn)*	TTM P/E Ratio (x)	P/B Ratio (x)	ROE (%)
ASOS	1,925	N/A	1.2	N/A
H&M	88,771	20.80	4.94	24.80
INDITEX	63,7642	21.20	9.70	46.80

	Shareholder composition				
47.3%	33.0%	<ul> <li>FAS Saudi Holding Co Ltd</li> <li>Salman Abdulaziz Alhokair</li> <li>Abdul Majeed Abdulaziz Al Hokair</li> <li>Fawaz Abdulaziz Al Hokair</li> <li>Public</li> </ul>			

Source: Bloomberg; S&P Capital IQ Pro

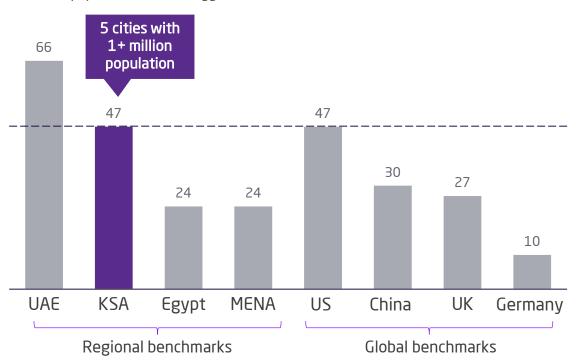


### KSA is home to an increasing population, whilst attracting more tourists



#### KSA has a high share of urban population

Share of population in urban agglomerations of more than 1 million, %

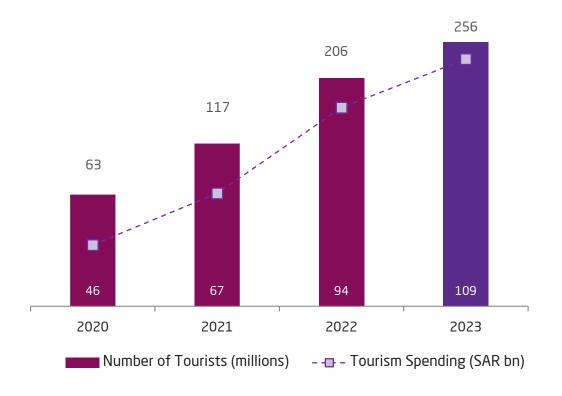




No. of urban agglomerations with more than 1 million population



#### Tourism industry is thriving in the Kingdom

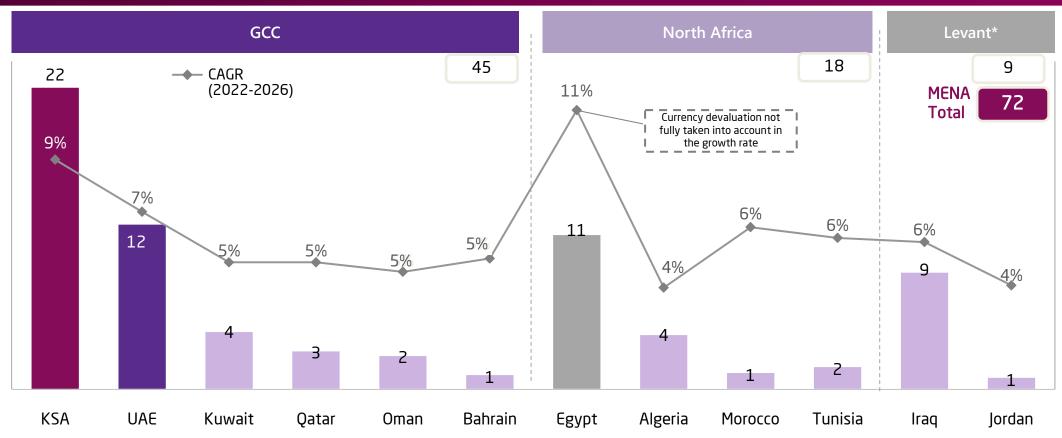




### KSA has the largest and fastest growing F&B market in MENA



#### F&B Market Size per country (2022, USD bn, 2022-2026, CAGR %)



Source: Statista, IMARC, Euromonitor; Libya figures not reported by Statista



~2 million sqm of prime retail space opening in KSA, supporting a robust store opening pipeline



# The Avenues (Riyadh and DAK)

Distinctive & upscale mixed-use destinations anchored by flagship malls

 Key facts: SAR 20bn+ budget; upscale lifestyle offering across 2mn+ sqm; 200k+ mall GLA (Riyadh); 170k mall GLA (DAK)



# New Murabba (Riyadh)

A visionary project to build a new, modern downtown in Riyadh

Key facts: SAR 200bn+
 budget; 27mn sqm of floor
 area, 100k+ residential units;
 300k+ sqm of retail GLA (i.e.,
 Dubai mall 2.0)



Al-Othaim (Riyadh and DAK)

Large mixed-use destination anchored by mall in top KSA cities (Riyadh and DAK)

 Key facts: 100k+ mall GLA in Riyadh (Othaim Konoz); 150k+ total mall GLA in DAK (across Othaim Park and Othaim Circle)



Diriyah Gate (Riyadh)

A World-class historical, cultural and lifestyle destination showcasing Kingdom's 300+ years of history

Key facts: SAR 200bn+ budget; 50mn+ annual visitors, 28+ hotels, 18k+ residential units; 566k+ sqm of retail GLA

Source: Company information

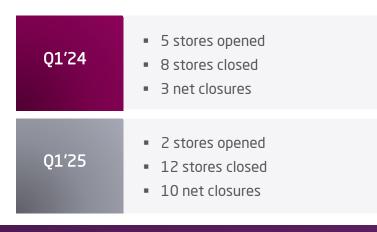


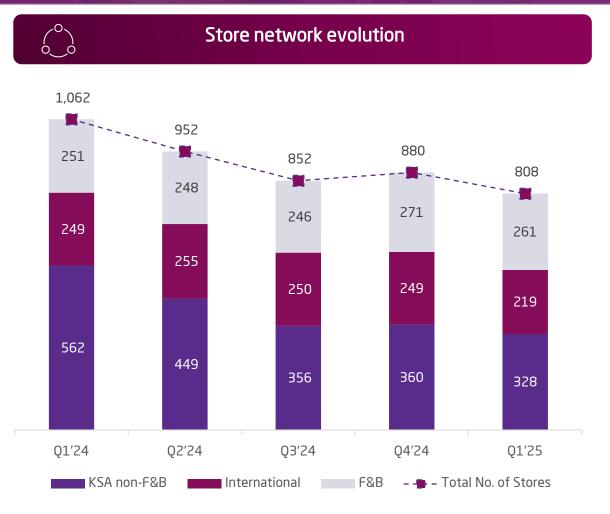
## Continued focus on optimizing market, brand & store footprint







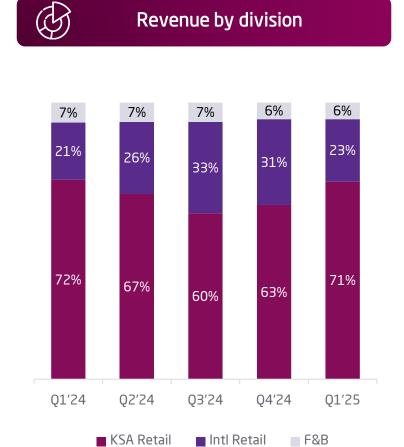


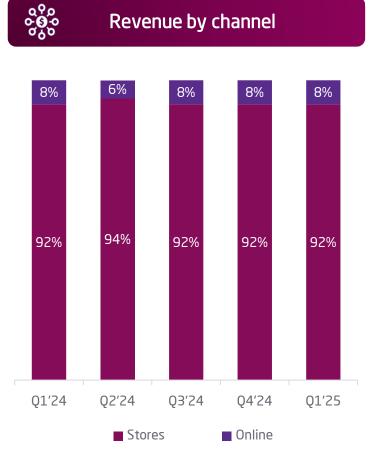


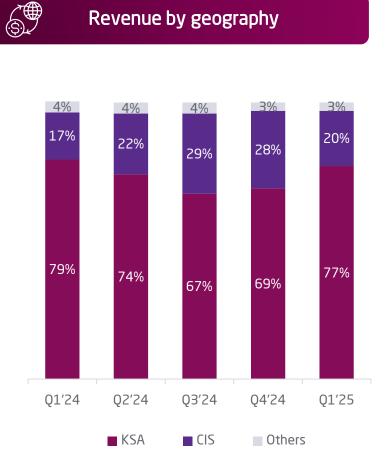


Revenue by geography

# Revenue diversification









### Portfolio optimization enabling solid revenue per store

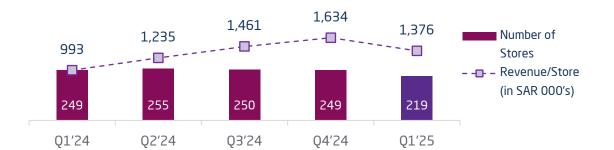




<sup>\*</sup>Annualized figures are based on the period run rates



Revenue Per Store (International)



<sup>\*\*</sup>Quarterly figures have been re-classified due to prior business assumptions



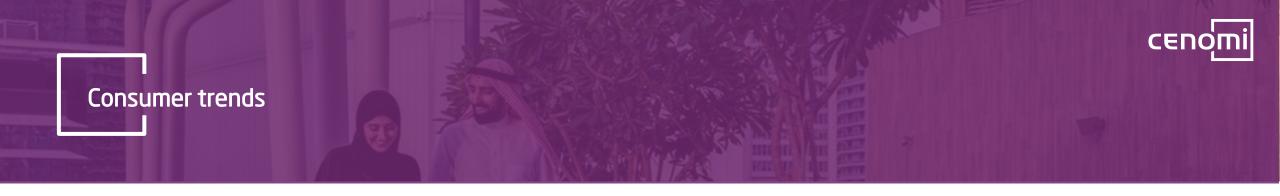
## Income Statement

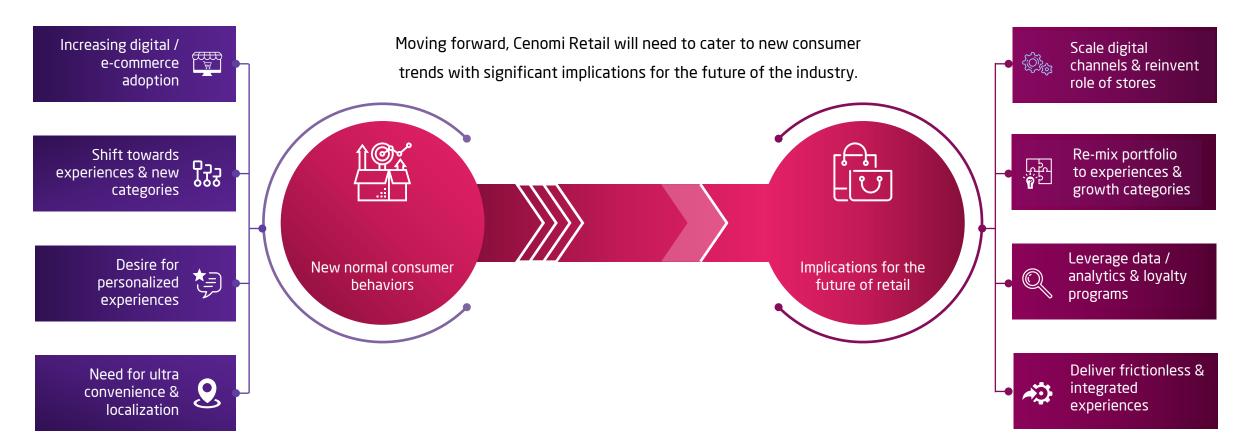
SAR million	Q1-24	Q1-25	Change (+/-)	3M-24	3M-25	Change (+/-)	
Revenue	1,201	1,335	11%	1,201	1,335	11%	
Cost of revenue	-1,106	-1,157	5%	-1,106	-1,157	5%	
Gross profit/(loss)	95	178	88%	95	178	88%	
Margin	7.9%	13.3%	<i>5.4pp</i>	7.9%	13.3%	<i>5.4pp</i>	
Selling and distribution expenses	-42	-22	-47%	-42	-22	-47%	
General and administrative expenses	-85	-61	-28%	-85	-61	-28%	
Other operating expense	-20	-15	-25%	-20	-15	-25%	
Other operating income	49	37	-24%	49	37	-24%	
EBITDA	-4	116	-3198%	-4	116	-3198%	
Margin	-0.3%	8.7%	9.0pp	-0.3%	8.7%	9.0pp	
Goodwill Impairments	0	0	0%	0	0	0%	
Depreciation, amortization	-31	-34	9%	-31	-34	9%	
Operating profit / (loss)	-35	82	-337%	-35	82	-337%	
Net finance costs	-90	-59	-35%	-90	-59	-35%	
Change in fair value of other investment	0	0	0%	0	0	0%	
Share of loss of equity-accounted investees	0	0	13%	0	0	13%	
Profit / (loss) before zakat and income tax	-125	24	-119%	-125	24	-119%	
Zakat and Income tax expense	-12	-9	-24%	-12	-9	-24%	
Loss for the year from continuing operations	-136	15	-111%	-136	15	-111%	
Gain (Loss) for the year from discontinued operations	-15	-13	-16%	-15	-13	-16%	
Profit / (loss) for the year	-152	2	-101%	-152	2	-101%	
Non-controlling interests	0	0	-131%	0	0	-131%	
Net profit group share	-152	2	-101%	-152	2	-101%	



## Balance Sheet

SAR million	31-Mar-24	31-Mar-25	Change (+/-)	SAR million	31-Mar-24	31-Mar-25	Change (+/-)
Assets				Equity & Liabilities			
Property, Plant and Equipment	1,081	1,084	0%	Share Capital	1,148	1,148	0%
Property, Fight and Equipment	1,001	1,004	0%	Reserves ( Statutory, Foreign Currency and Fair Value)	-617	-617	0%
Right-of-Use Assets	1,455	1,468	1%	Fair value reserve	83	83	0%
Goodwill and Intangible Assets	627	624	0%	Accumulated Losses	-1,607	-1,605	0%
, and the second				Equity Attributable to the Shareholders of the Company	-993	-991	<b>0</b> %
Investment Property	1	1	-3%	Non-Controlling Interest	-25	-25	0%
Equity-accounted investees	46	48	4%	Total Equity	-1,018	-1,016	<b>0</b> %
Other investments	84	85	0%	LT Loans and Borrowing	82	56	-32%
				Lease Liabilities	1,189	1,291	9%
Total Fixed Assets	3,295	3,310	<b>0</b> %	Post-Employment Benefits	74	78	5%
Inventories	632	603	-5%	Total Non-Current Liabilities	1,345	1,425	<b>6%</b>
Advances Deposits and Other Reseivables	169	235	39%	Trade and other payables	1,800	1,947	8%
Advances, Deposits and Other Receivables	109	255	39%	Zakat & Tax Liabilities	99	83	-16%
Prepayments, Rentals and Insurance	35	47	34%	Lease Liability – current portion	358	300	-16%
				ST Loans and Borrowings	1,760	1,570	-11%
Cash & Cash Equivalents	256	124	-52%	Liabilities included in disposal group classified as held for sale	241	110	-55%
Assets included in disposal group classified as held for sale	198	101	-49%	Total Current Liabilities	4,259	4,010	-6%
Total Current Assets	1,291	1,109	-14%	Total Liabilities	5,604	5,435	-3%
Total Assets	4,586	4,419	-4%	Total Equity & Liabilities	4,586	4,419	-4%







# THANK YOU

