Dubai Refreshment (P.J.S.C.)

Review report and condensed interim financial statements for the nine months ended 30 September 2025

Dubai Refreshment (P.J.S.C.)

Condensed interim financial statements for the nine months ended 30 September 2025

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Independent Auditors' Report on Review of Condensed Interim Financial Statements

To the Board of Directors of Dubai Refreshment (P.J.S.C)

Introduction

We have reviewed the accompanying 30 September 2025 condensed interim financial statements of Dubai Refreshment (P.J.S.C) ("the Company"), consisting of:

- the condensed interim statement of financial position as at 30 September 2025;
- the condensed interim statement of profit or loss for the three-month and nine-month periods ended 30 September 2025;
- the condensed interim statement of other comprehensive income for the three-month and nine-month periods ended 30 September 2025;
- the condensed interim statement of changes in equity for the nine-month period ended 30 September 2025;
- the condensed interim statement of cash flows for the nine-month period ended 30 September 2025; and
- notes to the condensed interim financial statements.

Management is responsible for the preparation and presentation of these condensed interim financial statements in accordance with IAS 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on these condensed interim financial statements based on our review.

Dubai Refreshment (P.J.S.C)



Independent Auditors' Report on Review of Condensed Interim Financial Statements 30 September 2025

Scope of Review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying 30 September 2025 condensed interim financial statements are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'. **Error! Reference source not found.**

Other Matter - Comparative information

The condensed interim financial statements of the Company for the three-month and nine-month periods ended 30 September 2024, were reviewed by another auditor who expressed an unmodified conclusion on those condensed interim financial statements on 12 November 2024 and the financial statements of the Company as at and for the year ended on 31 December 2024 were audited by another auditor who expressed an unmodified opinion of those financial statements on 11 February 2025.

KPMG Lower Gulf Limited

Fawzi AbuRass Registration No.: 968

Dubai, United Arab Emirates

Date: 30 0CT 2025

Condensed statement of financial position as at 30 September 2025

		30 September 2025 AED'000	31 December 2024 AED'000
	Notes	(Unaudited)	(Audited)
Assets		(chinameta)	(Fradited)
Non-current assets			
Property, plant and equipment	4	493,226	515,724
Investment property		14,946	14,946
Right-of-use assets		96,375	74,000
Intangible assets		2,741	3,088
Financial assets at FVOCI	5	88,739	72,566
Total non-current assets		696,027	680,324
Current assets			
Inventories		126,740	85,114
Trade and other receivables		243,307	195,887
Cash and bank balances	6	437,096	444,300
Total current assets		807,143	725,301
Total assets		1,503,170	1,405,625
-			======
Equity and liabilities Equity			
Share capital		00.000	00.000
Statutory reserve		90,000	90,000
General reserve		45,000	45,000
Fair valuation reserve		618,401	618,401
Cash flow hedge reserve		52,696 682	36,523
Retained earnings		312,262	(23) 276,725
Total equity		4.440.044	
1 otal equity		1,119,041	1,066,626
Non-current liabilities			
Employees' end of service benefits		35,394	35,242
Lease liabilities - non-current portion		95,155	75,406
Total non-current liabilities		130,549	110,648
Current liabilities			
Trade and other payables		226,898	205 562
Current tax liability	14	13,348	205,562
Lease liabilities – current portion		13,334	13,681 9,108
		10,004	9,100
Total current liabilities		253,580	228,351
Total liabilities		384,129	338,999
Total equity and liabilities		1,503,170	1,405,625

The condensed interim financial statements are prepared in all material respects, in accordance with IAS 34. These condensed interim financial statements were approved by the Board of Directors on 29th October 2025 and were signed on its behalf by:

Mr. Ahmad Bin Eisa Alserkal Chairman

Mr. Nawwaf Ghubash Ahmed Ghubash Al Marri Director

The notes set out on pages 8 to 15 form part of these condensed interim financial statements.

Condensed statement of profit or loss for the nine months ended 30 September 2025

			Nine months ended 30 September		nonths ended eptember
	Notes	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)
Revenue	10	655,338	604,280	238,746	220,219
Cost of sales		(398,152)	(388,486)	(145,072)	(142,048)
Gross profit		257,186	215,794	93,674	78,171
Other operating income		7,712	6,644	2,719	2,074
Selling and distribution expenses		(93,999)	(87,565)	(32,539)	(30,528)
General and administrative expenses		(47,805)	(44,749)	(15,751)	(15,533)
Amortisation of intangible assets		(347)	(778)	(110)	(256)
Operating income		122,747	89,346	47,993	33,928
Finance income, net		7,467	12,518	2,377	3,650
Dividend income		-	2,696	-	-
Gain on sale of fixed assets		194	158	194	158
Other income		7,508	6,251	1,542	1,357
Profit for the period before tax		137,916	110,969	52,106	39,093
Corporate tax	14	(12,379)	(9,711)	(4,622)	(3,519)
Profit for the period after tax		125,537	101,258	47,484 =====	35,574 =====
Earnings per share in AED	8	1.39	1.11	0.53 ===	0.40

The notes set out on pages 8 to 15 form part of these condensed interim financial statements.

Condensed statement of other comprehensive income for the nine months ended 30 September 2025

		Nine months ended 30 September			onths ended eptember
	Notes	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)
Profit for the period after tax		125,537	101,258	47,484	35,574
Other comprehensive income /(loss) Other comprehensive income /(loss) not to be reclassified to profit or loss in subsequent periods:					
Change in fair value of investment in equity instruments designated at fair value through other comprehensive income	5.a	16,006	(18,888)	22,652	(5,323)
Other comprehensive income/ (loss) to be reclassified to profit or loss in subsequent periods:					
Change in fair value of financial assets at fair value through other comprehensive income	5.b	167	. <u>.</u>	71	-
Change in fair value of cash flow hedges		705	(1,062)	(179)	-
Total other comprehensive income / (loss)		16,878	(19,950)	22,544	(5,323)
Total comprehensive income for the period		142,415	81,308	70,028	30,251

The notes set out on pages 8 to 15 form part of these condensed interim financial statements.

Dubai Refreshment (P.J.S.C.)

Condensed statement of changes in equity for the nine months 30 September 2025

	Share capital AED'000	Statutory reserve AED'000	General reserve AED'000	Fair valuation reserve AED'000	Cash flow hedge reserve AED'000	Retained earnings AED'000	Total AED'000
At 31 December 2023 (audited)	90,000	45,000	618,401	63,869	1,062	435,097	1,253,429
Total comprehensive income for the period Profit for the period Other comprehensive loss for the period		1 1	' '	(18,888)	(1,062)	101,258	101,258 (19,950)
Total comprehensive income for the period Dividend declared and paid (Note 7) Director Fees	1 1 1	1 1 1	1 1 1	(18,888)	(1,062)	101,258 (288,000) (1,000)	81,308 (288,000) (1,000)
At 30 September 2024 (unaudited)	90,000	45,000	618,401	44,981	<u> </u>	247,355	1,045,737
At 31 December 2024 (audited)	000'06	45,000	618,401	36,523	(23)	276,725	1,066,626
Total comprehensive income for the period Profit for the period Other comprehensive income for the period	, ,	1 1		16,173	705	125,537	125,537
Total comprehensive income for the period Dividend declared and paid (Note 7) At 30 September 2025 (unaudited)	00006	45,000	618,401	16,173	705	125,537 (90,000) 312,262	142,415 (90,000) 1,119,041

The notes set out on pages 8 to 15 form part of these condensed interim financial statements.

Condensed statement of cash flows for the nine months ended 30 September 2025

		onths ended eptember
	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)
Cash flows from operating activities Profit for the period before tax	137,916	110,969
Adjustments for: Depreciation on property, plant and equipment Depreciation on right-of-use assets Provision for employees' end of service benefits Interest on lease liabilities Amortisation of intangible assets Gain on sale of property, plant and equipment Gain on derecognition of leased assets Finance income Dividend income	(11,301)	2,303 778 (158) (1,125) (14,821) (2,696)
Changes in: - inventories - trade and other receivables - trade and other payables	177,327 (41,626) (47,277) 27,241	(39,541) 10,200
Cash generated from operating activities Employees' end of service benefits paid Corporate tax paid	115,665 (4,308) (12,712)	113,089 (1,598)
Net cash from operating activities	98,645	5
Cash flows from investing activities Interest received Proceeds from sale of property, plant and equipment Purchase of intangible assets Acquisition of property, plant and equipment Net movement in deposits Dividend income	11,158 194 - (8,761) (99,135)	9,011 158 (60) (14,905) (82,668) 2,696
Net cash used in investing activities	(96,544)	(85,768)
Cash flows from financing activities Dividends paid Director fees paid Payment of principal portion of lease liabilities Interest paid on lease liabilities	(90,000) (5,200) (9,406) (3,834)	(180,000) (5,200) (9,143) (2,303)
Net cash used in financing activities	(108,440)	(196,646)
Net decrease in cash and cash equivalents	(106,339)	(170,923)
Cash and cash equivalents at beginning of the period	179,407	406,287
Cash and cash equivalents at 30 September (Note 6)	73,068	235,364

The notes set out on pages 8 to 15 form part of these condensed interim financial statements.

1. Legal status and activities

Dubai Refreshment (P.J.S.C) (the "Company") was incorporated in Dubai in 1959 by a Decree issued by His Highness The Ruler of Dubai. The Company is listed on the Dubai Financial Market ("DFM"). The registered address of the Company is P.O. Box 420, Dubai, United Arab Emirates.

The Company is engaged in bottling and selling Pepsi Cola International products in Dubai, Sharjah and the other Northern Emirates of UAE. The Company also exports Pepsi Cola International products from time to time to foreign countries after obtaining authorization from Pepsi Cola International. The Company holds 7Up and Aquafina bottling and selling rights for the whole of the UAE.

2. Basis of preparation

2.1 Basis of preparation

The interim financial statements for the nine months ended 30 September 2025 have been prepared in accordance with IAS 34, *Interim Financial Reporting*, and should be read in conjunction with the Company's annual financial statements as at and for the year ended 31 December 2024 ("last annual financial statements").

The interim financial statements do not include all the information and disclosures required for a complete set of financial statements prepared in accordance with IFRS accounting standards. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in Company's financial position and performance since the last annual financial statements.

In addition, the results for the nine months ended 30 September 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

The financial statements have been prepared under the historical cost convention except for a financial asset at fair value through other comprehensive income (FVOCI) that have been measured at fair value.

3. Accounting policies

Except as described below, the accounting policies applied in these condensed interim financial statements are the same as those applied in the Company's financial statements as at and for the year ended 31 December 2024

3.1 Use of judgements and estimates

In preparing these condensed interim financial statements, management has made judgments, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgements made by management in applying the Company's accounting policies and the key sources of estimation uncertainty were the same as those that were applied in the preparation of the financial statements of the Company as at and for the year ended 31 December 2024.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognized prospectively.

3. Accounting policies (continued)

3.2 New standards and interpretations issued and effective

Effective 1 January 2025, following new/ amended IFRS have become effective and have been applied in preparing these financial statements:

- Lack of Exchangeability (Amendments to IAS 21)

The application of these revised IFRS does not have any significant impact on the amounts reported for the current and prior year but may affect the accounting for future transactions or arrangements.

3.3 New standards and interpretations issued but not yet effective

A number of new standards and amendments to standards are effective for annual periods beginning after 1 January 2025 and earlier application is permitted. None of these new standards and amendments have been early adopted in preparing these condensed interim financial statements.

	Effective date
Classification and Measurement of Financial Instruments - Amendments to	
IFRS 9 and IFRS 7	1 January 2026
Annual Improvements to IFRS Accounting Standards Volume 11	1 January 2026
IFRS 18 Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19 Subsidiaries without Public Accountability Disclosures	1 January 2027

4. Property, plant and equipment

Additions and disposals

During the nine-month period ended 30 September 2025, the additions to property, plant and equipment amounted to AED 8,761 thousand (nine-month period ended 30 September 2024: AED 14,905 thousand).

Depreciation for the nine-month period ended 30 September 2025 amounting to AED 31,259 thousand (nine-month period ended 30 September 2024: AED 30,387 thousand).

During the nine-month period ended 30 September 2025, the Company disposed fully depreciated items of property, plant and equipment for proceeds amounted to AED 194 thousand (nine-month period ended 30 September 2024: 158 thousand). The gain on sale of property, plant and equipment for the nine-month period ended 30 September 2025 was AED 194 thousand (nine-month period ended 30 September 2024: AED 158 thousand).

During the nine-month period ended 30 September 2025, the Company conducted an operational review of its buildings which resulted in change of the estimated useful life of warehouse and accommodation building located in Sharjah from 20 years to 30 years. The effect of this change in estimate will be applied prospectively. As a result, the effect on depreciation charge is AED 314 thousand for the nine-month period ended 30 September 2025.

5. Financial assets at fair value through other comprehensive income

a) Equity instrument

а)	Equity instrument	30 September 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
	Balance at 1 January Change in market fair value	67,687 16,006 83,693	94,952 (27,265) 67,687 =====
b)	Bonds	30 September 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
	Balance at 1 January Change in market fair value Additions	4,879 167 -	(81) 4,960
	Balance at reporting date	5,046 ===== 88,739 =====	4,879 ===== 72,566 =====

During the last year, the Company purchased Bonds with a tenure of 5 years at a price of AED 4.96 million carrying a yield of 4.86 % p.a. The investment in bond is measured at fair value through other comprehensive income.

The Company has made an irrevocable election to designate investment in Tier 1 Bank in UAE bond as FVTOCI at initial recognition as per IFRS 9 and subsequent changes in fair value are presented in Other Comprehensive Income ("OCI"). These are strategic investments not held for trading and the Company considers this classification to be more relevant.

6. Cash and bank balances

	30 September 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Cash at bank and on hand Bank deposits	73,068 364,028	51,623 392,677
Less: Bank deposits with maturity of more than 3 months	437,096 (364,028)	444,300 (264,893)
Cash and cash equivalents	73,068	179,407

7. Dividends

During the nine-month period, based on annual general assembly meeting held on 12 March 2025, the Company declared and paid a cash dividend of AED 1.00 per share amounting to AED 90 million for the results of the year ended 31 December 2024 (2024: AED 3.2 per share amounting to AED 288 million for the results of the year ended 31 December 2023).

8. Basic earnings per share

Basic and diluted earnings per share is calculated by dividing the profit after tax for the period attributable to the shareholders of the Company, net of directors' fees by the weighted average number of ordinary shares in issue during the period. There were no instruments or any other items which could cause a dilutive effect on the earnings per share calculation:

	Nine months ended 30 September			months ended September
	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)
Profit for the period, net of directors' fee (AED'000) Weighted average number of	125,537 90,000	100,258 90,000	47,484 90,000	35,574 90,000
ordinary shares ('000) Earnings per ordinary share - Basic and diluted (AED)	1.39	1.11	0.53	0.40
		====		

9. Related party transactions and balances

Related parties represent shareholders, directors and key management personnel of the Company, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Company's management, which are substantially the same terms as those prevailing at the same time for comparable transactions with un-related parties.

The Company enters into transactions with companies and entities that fall within the definition of a related party as contained in IAS 24 *Related Party Disclosures*. Related parties comprise companies and entities under common ownership and/or common management and control and key management personnel.

The management decides on the terms and conditions of the transactions and of the services received/rendered from/to related parties, as well as on any other charges, which are substantially the same terms as those prevailing at the same time for comparable transactions with un-related parties.

9. Related party transactions and balances (continued)

Significant transactions with related parties included in the condensed statement of profit or loss are as follows:

		months ended September		months ended September
	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)
Sales to a related party Purchase from a related party	2,641 3,255	819 8,834 ====	1,037 1,382	368 1,710

Compensation of key management personnel

The remuneration of directors and other key members of management during the period was as follows:

	Nine months ended 30 September		Three months end 30 September	
	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)
Short-term benefits Employees' end of service benefits	9,653 2,178	9,268 657	2,893 130	3,160 137
Director's remuneration Director's sitting fees	230	1,000 300	60	120
	12,061 =====	11,225	3,083 ====	3,417

Significant balances with related parties included in the condensed statement of financial position:

	30 September	31 December
	2025	2024
	AED'000	AED'000
	(Unaudited)	(Audited)
Due from a related party	, i	, ,
Other related party (included in trade and other receivables)		
Oman Refreshments Company Limited	377	276
	====	====
Due to a related party		
Other related party (included in trade and other payables)		
Oman Refreshments Company Limited	1,389	1,147
	====	

9. Related party transactions and balances (continued)

Amounts due from and due to a related party is not offset as management has assessed that these financial assets and liabilities do not meet the offset criteria described in *IAS 32 - Financial Instruments: Presentation.* Amounts due from a related party are interest free and payable on demand.

Amounts due from and to the related party are included in trade and other receivables and trade and other payables, respectively.

10. Revenue

. Revenue	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Local sales (at point in time)				
Long term contracts	418,678	389,882	141,544	128,992
Transaction based contracts	165,393	149,078	71,971	65,715
	584,071	538,960	213,515	194,707
	=====	=====		
Export sales (at point in time)				
Long term contracts	16,211	16,420	4,617	6,822
Transaction based contracts	55,056	48,900	20,614	18,690
4	71,267	65,320	25,231	25,512
	=====	=====		======
Total revenue	655,338	604,280	238,746	220,219

11. Profit for the period after tax

The profit for the period after tax is stated after charging:

		Nine months ended 30 September		Three months ende 30 September	
		2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)	2025 AED'000 (Unaudited)	2024 AED'000 (Unaudited)
	Staff costs Depreciation expense	88,332 42,387	84,272 40,488	28,959 13,658	28,395 13,478
12.	Contingencies and capital comm	itments		30 September 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
	Bank guarantees			5,691 ====	6,560 =====

13. Fair valuation of financial instruments

Financial instruments comprise financial assets and financial liabilities.

Financial assets consist of cash on hand and bank balances, receivables, contract assets, derivatives and investment in equity instruments designated as at FVOCI. Financial liabilities consist of payables, contract liabilities and derivatives.

The fair values of financial instruments are not materially different from their carrying values.

Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

As at reporting date, the Company held the following financial instruments measured at fair value:

30 September 2025	Total AED'000	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000
Investment securities Quoted equity shares consumer products sector (Note 5)	83,693	83,693	-	-
Investment in bonds, Quoted Investment in Bonds at FVTOCI (Note 5)	5,046 =====	5,046 =====	_	-
Fair valuation of derivatives - held as cash flow hedge	682 ===		682 ===	-
31 December 2024	Total AED'000	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000
Investment securities Quoted equity shares consumer products sector (Note 5)	67,687	67,687	-	-
Investment in bonds, Quoted Investment in Bonds at FVTOCI (Note 5)	4,879 =====	4,879 =====	- ==	-
Fair valuation of derivatives - held as cash flow hedge	(23) ===	- ==	(23) ===	<u>-</u>

14. Corporate tax

	30 September 2025	31 December 2024
	AED'000	AED'000
	(Unaudited)	(Audited)
Corporate tax liability	13,348	13,681
	====	=====
14.1. Movement in provision for corporate tax		
	30 September	31 December
	2025	2024
	AED'000	AED'000
	(Unaudited)	(Audited)
At 1 January	13,681	_
Add: provision during the period / year	12,379	13,681
Payment	(12,712)	-
	13,348	13,681

The tax charge for nine-month period ended 30 September 2025 is AED 12,379 thousand (nine-month period ended 30 September 2024: 9,711 thousand).

15. Operating segment information

The Company operates in a single reporting segment of canning, bottling, distribution and trading of soft drinks and related beverage products. All the relevant information relating to this operating segment is disclosed in the condensed statement of financial position, condensed income statement and notes to the interim financial statements.

Additional information required by IFRS 8 Segment Reporting, is disclosed below:

a) Information about geographical segments

During the nine-month period ended 30 September 2025, revenue from customers located in the Company's country of domicile (UAE) is AED 584,071 thousand (nine-month period ended 30 September 2024: AED 538,960 thousand) and revenue from customers outside UAE (foreign customers) is AED 71,267 thousand (nine-month period ended 30 September 2024: AED 65,320 thousand).

b) Major customers

During the nine-month period ended 30 September 2025 and 30 September 2024, there were no customers of the Company with revenues greater than 10% of the total revenue of the company

16. Approval of condensed interim financial statements

The condensed interim financial statements were approved by the Board of Directors and authorised for issuance on 29 October 2025.