


### Detailed analysis of accumulated losses

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| Date   | 16 May 2025  |
| Name of the Listed Company   | SHUAA Capital psc  |
| Define the period of the financial statements                          | Q1 2025  |
| Value of the Accumulated losses  | AED 932 million  |
| Accumulated losses to capital ratio                                    | 25.47%   |
| The main reasons leading to these accumulated losses and their history | <p><b>The losses are mainly due to the following:</b></p> <ul style="list-style-type: none"> <li>▪ Fair value losses due to impairment of investments, goodwill, and receivable write-offs associated with the company's investments in the UK.</li> <li>▪ Impairment of investment and receivable write-offs associated with company's legacy real estate assets.</li> <li>▪ Losses arising from company's associate due to valuation adjustments of its underlying asset.</li> <li>▪ Recognition of a deferred tax liability due to the implantation of corporate tax law in the UAE.</li> <li>▪ Receivables write-off associated with a revision of land valuation in the UAE.</li> <li>▪ Fair value losses arising from the company's investment in public market securities and managed investments.</li> </ul> |
| Measures to be taken to address accumulated losses:                    | <p><b>The company has taken and currently working on the following initiatives:</b></p> <p><b>A. Future Business Performance:</b> Management is in the process of devising a 5-year plan to revamp the business for growth and value creation via the launch of new investment funds and re-activating the investment banking platform via deal sourcing and securing new mandates. In addition, the company expects a lean operating structure should contribute to cost efficiencies permeating through the bottom line.</p>   |

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| Authorized Signatory | Wafik Ben Mansour  |
| Designation          | CEO  |
| Signature            |  |

