

### Detailed analysis of accumulated losses

Date	14 August 2025
Name of the Listed Company	SHUAA Capital psc
Define the period of the financial statements	Q2 2025
Value of the Accumulated losses	AED 888 million
Accumulated losses to capital ratio	24.26%
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 is currently working on the following initiative:</b></p> <p><b>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>

Authorized Signatory	Wafik Ben Mansour
Designation	CEO
Signature	

