

Emirates Central Cooling Systems Corporation P.J.S.C

**Directors' report and consolidated financial statements
for the year ended 31 December 2025**

Emirates Central Cooling Systems Corporation P.J.S.C

**Directors' report and consolidated financial statements
for the year ended 31 December 2025**

	Page(s)
Directors' report	1 - 3
Independent auditor's report	4 - 9
Consolidated statement of financial position	10 - 11
Consolidated statement of comprehensive income	12
Consolidated statement of changes in equity	13
Consolidated statement of cash flows	14 - 15
Notes to the consolidated financial statements	16 - 83

Emirates Central Cooling Systems Corporation P.J.S.C

Directors' report for the year ended 31 December 2025

Directors' report

The Board of Directors present their report and audited consolidated financial statements of Emirates Central Cooling Systems Corporation P.J.S.C (the "Company") and its subsidiaries (together referred to as the "Group") for the year ended 31 December 2025.

Principal activities

The principal activities of the Group are the provision of district cooling services, operations and maintenance of central cooling plants and related distribution networks and manufacturing of pre-insulated pipes for district cooling services.

Financial and operational performance

The Group has recorded a net profit attributable to the equity holders of the Company amounting to AED 993,302 thousand for the year ended 31 December 2025.

The Group achieved a turnover of AED 3,419,304 thousand during the year 2025, which represented a growth of 4.9% compared to the last year and achieved an operating profit of AED 1,272,512 thousand, which represented a growth of 6.7% compared to the previous year 2024.

Share capital

The paid-up capital of the Company is AED 1,000,000 thousand consisting of 10,000,000 thousand shares of AED 0.10 each. There has been no change in the capital structure of the Company during the year ended 31 December 2025.

Transfer to statutory reserve

The transfer of profit to the statutory reserve has been suspended as the reserve has reached 50% of the paid-up share capital in prior years.

Dividend

During the year 2025, a final dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the year ended 31 December 2024 was declared and approved in the Annual General Assembly Meeting held on 19 March 2025 which was paid on 16 April 2025 (2024: Final dividend of AED 425,000 thousand (AED 0.0425 per share)). Further an interim dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the six-month period ended 30 June 2025 was declared and approved in General Assembly Meeting held on 9 October 2025 which was subsequently paid on 30 October 2025 (2024: Interim dividend of AED 425,000 thousand (AED 0.0425 per share)).

Emirates Central Cooling Systems Corporation P.J.S.C

Directors' report for the year ended 31 December 2025 (continued)

Key agreements signed

During the year ended 31 December 2025, Empower has signed 163 new customer agreements within its existing concession agreements with a total demand capacity of approximately 171,696 RT, with Empower's total contracted capacity reaching 1.94 million RT. In addition to the above customer service agreements, Empower has signed the following two major agreements:

- (1) Agreement with Dubai Multi Commodities Centre (DMCC), the leading international business district that drives the flow of global trade through Dubai, to supply the next phase of Uptown Dubai with its district cooling services, for a capacity of 24,675 RT; and
- (2) Agreement with Wasl Group to provide district cooling services to "The Island" project in Dubai with a capacity of 23,853 RT. The Island is a luxury beachfront development, spanning over a 10.5-hectare man-made island near Burj Al Arab and Jumeirah Beach.

Awards and achievements

Empower has won three prestigious awards at the International District Energy Association Annual Conference and Exhibition (IDEA 2025) which includes two gold awards in the categories "Total Number of Buildings Committed" and "Total Building Area Committed" for district cooling services outside North America.

Empower has won the Gold Impact seal from the National CSR Fund (MAJRA), at its inaugural Impact Summit 2025 held in Abu Dhabi, UAE. The recognition reflects Empower's enduring commitment to corporate social responsibility and its ongoing efforts to promote sustainable development in the UAE.

Reappointment of Board of Directors

The following Board of Directors were reappointed for a tenure of 3 years (2025-2028) in the General Assembly Meeting held on 9 October 2025.

1. H.E. Saeed Mohammed Ahmed Al Tayer
2. Mr. Hussain Essa Ibrahim Lootah
3. Mr. Nasser Mohammed Hussain Bin Lootah
4. Mr. Amit Kaushal
5. Mr. Issam Abdulrahim Abdulla Kazim
6. Ms. Fatma Ibrahim Abdulla Belrehif
7. Mr. Majed Sultan Murad Ali Al Joker

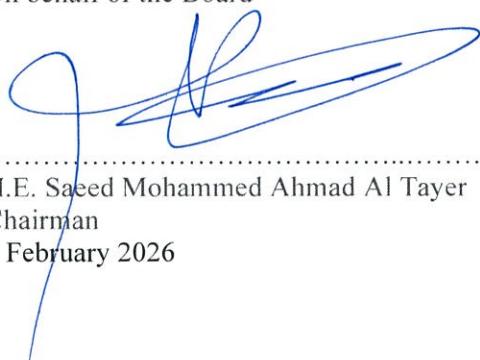
Emirates Central Cooling Systems Corporation P.J.S.C

Directors' report for the year ended 31 December 2025 (continued)

Auditors

The consolidated financial statements for the year ended 31 December 2025 were audited by PricewaterhouseCoopers Limited Partnership Dubai Branch, who were appointed as external auditors for the year ended 31 December 2025 in the Annual General Assembly meeting held on 19 March 2025. PricewaterhouseCoopers Limited Partnership Dubai Branch are eligible for reappointment as auditors for the year 2026 and have expressed their willingness to continue in office.

On behalf of the Board

A handwritten signature in blue ink, appearing to read 'H.E. Saeed Mohammed Ahmad Al Tayer'.

.....
H.E. Saeed Mohammed Ahmad Al Tayer
Chairman
9 February 2026



Independent auditor's report

To the shareholders of Emirates Central Cooling Systems Corporation P.J.S.C

Report on the audit of the consolidated financial statements

Our opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Emirates Central Cooling Systems Corporation P.J.S.C (the "Company") and its subsidiaries (together the "Group") as at 31 December 2025 and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards.

What we have audited

The Group's consolidated financial statements comprise:

- The consolidated statement of financial position as at 31 December 2025;
- The consolidated statement of comprehensive income for the year then ended;
- The consolidated statement of changes in equity for the year then ended;
- The consolidated statement of cash flows for the year then ended; and
- The notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

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 consolidated financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code) as applicable to audits of financial statements of public interest entities and the ethical requirements that are relevant to our audit of the consolidated financial statements in the United Arab Emirates. We have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Our audit approach

Overview

Key Audit Matter	• Accuracy of revenue from consumption charges
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As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Independent auditor's report (continued)

To the shareholders of Emirates Central Cooling Systems Corporation P.J.S.C

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the Key audit matter
Accuracy of revenue from consumption charges	We carried out the following procedures: <ul style="list-style-type: none">• We gained an understanding of the control environment related to revenue process and identified the relevant controls, IT systems, interfaces and reports;
The Group reported revenues from district cooling services of AED 3,402,090 thousand (Note 23) for the year ended 31 December 2025 of which AED 1,923,892 relates to consumption revenue, which is based on variable outputs consumed by the customers.	<ul style="list-style-type: none">• We evaluated the control environment by testing the general IT controls over the main systems and applications involved in the revenue recording process;
Auditing consumption revenue component recorded by the Group is complex due to IT systems used in initiation, processing and recording of transactions, which includes a high volume of individually low monetary value transactions. The revenue is calculated based on meter readings from the systems and pre-defined rates.	<ul style="list-style-type: none">• We assessed the design and operating effectiveness of controls over the capture and recording of revenue transactions;
There is an inherent risk around the accuracy of the recognised consumption revenue given the complexity of the systems and consequently we considered this to be a key audit matter.	<ul style="list-style-type: none">• We evaluated the management's controls over the authorisation of rate changes and the input of this information into the billing systems, as well as the calculation of amounts billed to customers. We also tested a sample of customer bills for accuracy;

Independent auditor's report (continued)

To the shareholders of Emirates Central Cooling Systems Corporation P.J.S.C

Our audit approach (continued)

Key audit matters (continued)

Key audit matter	How our audit addressed the Key audit matter
Accuracy of revenue from consumption charges (continued)	<ul style="list-style-type: none"> • We evaluated the controls in place over manual intervention and modification of metering data, which is restricted to the meter data management system, and the manual intervention of master billing data that is restricted to the billing team; • On a sample basis, we tested the accuracy of the meter readings and checked that the data of the respective meter readings, as per the sample selected, was appropriately reflected in the billing system; • We evaluated the interface between the meter data management system and the billing system; • We evaluated the interface between billing system and financial reporting system; • We recalculated the amount of revenue recognised on a sample basis and have traced the fixed rates to the signed customer agreements and billing system; • We traced consumption charges and fuel surcharge billed to the customer invoices on a sample basis. We have also traced the rates and meter readings on the invoices; and • We assessed the appropriateness of the accounting policies and disclosures made in the consolidated financial statements.

Other information

Management is responsible for the other information. The other information comprises the directors' report (but does not include the consolidated financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report, and the Company's Annual report, which is expected to be made available to us after that date.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, on the other information that we obtained prior to the date of this auditor's report, 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.

When we read the Company's Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Independent auditor's report (continued)

To the shareholders of Emirates Central Cooling Systems Corporation P.J.S.C

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards and their preparation in compliance with the applicable provisions of the UAE Federal Decree-Law No. (32) of 2021, as amended, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 Group'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 Group'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 consolidated 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 Group to cease to continue as a going concern.



Independent auditor's report (continued)

To the shareholders of Emirates Central Cooling Systems Corporation P.J.S.C

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance 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 those charged with governance 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, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated 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

Further, as required by the UAE Federal Decree-Law No. (32) of 2021, as amended, we report that:

- (i) we have obtained all the information we considered necessary for the purposes of our audit;
- (ii) the consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Decree-Law No. (32) of 2021, as amended;
- (iii) the Group has maintained proper books of account;
- (iv) the financial information included in Directors' report is consistent with the books of account of the Group;
- (v) as disclosed in Note 1 to the consolidated financial statements the Group has not purchased or invested in any shares during the year ended 31 December 2025;
- (vi) note 12 to the consolidated financial statements discloses material related party transactions and the terms under which they were conducted;

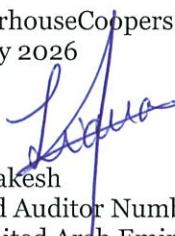
Independent auditor's report (continued)

To the shareholders of Emirates Central Cooling Systems Corporation P.J.S.C

Report on other legal and regulatory requirements (continued)

- (vii) based on the information that has been made available to us, nothing has come to our attention which causes us to believe that the Group has contravened during the year ended 31 December 2025 any of the applicable provisions of the UAE Federal Decree-Law No. (32) of 2021, as amended, or in respect of the Company, its Articles of Association which would materially affect its activities or its financial position as at 31 December 2025; and
- (viii) note 26 to the consolidated financial statements discloses the social contributions made during the year ended 31 December 2025.

PricewaterhouseCoopers Limited Partnership Dubai Branch
9 February 2026


Liana Kalakesh
Registered Auditor Number 5599
Dubai, United Arab Emirates

Emirates Central Cooling Systems Corporation P.J.S.C

Consolidated statement of financial position

Notes	As at 31 December	
	2025 AED'000	2024 AED'000
ASSETS		
Non-current assets		
Property, plant and equipment	5	7,194,990
Right-of-use assets	6	1,878
Intangible assets	7	315,668
Financial assets at amortised cost	8	1,284,009
Financial assets at fair value through other comprehensive income	9	55,778
Investment properties	37	170,793
Deferred tax assets	28	15,077
Investment in a joint venture		-
		307
	<u>9,038,193</u>	<u>8,823,595</u>
Current assets		
Inventories	10	55,718
Trade and other receivables	11	303,818
Due from related parties	12	39,353
Financial assets at amortised cost	8	20,830
Financial assets at fair value through profit or loss	13	45,461
Term deposits	14	57,704
Cash and cash equivalents	15	2,255,745
	<u>2,778,629</u>	<u>1,936,627</u>
Total assets		<u>11,816,822</u>
		<u>11,183,046</u>
EQUITY AND LIABILITIES		
EQUITY		
Equity attributable to equity holders of the Company		
Share capital	16	1,000,000
Statutory reserve	17	500,000
Other reserves		13,809
Contributed capital	18	82,190
Retained earnings		1,714,934
	<u>3,310,933</u>	<u>1,596,632</u>
Non-controlling interests		186,378
Total equity		<u>3,497,311</u>
		<u>3,373,335</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Consolidated statement of financial position (continued)

Notes	As at 31 December	
	2025 AED'000	2024 AED'000
LIABILITIES		
Non-current liabilities		
Bank borrowings	19	5,500,000
Government grants	20	299,998
Provision for employees' end of service benefits	21	70,893
Retentions payable	22	15,835
Lease liabilities	6	-
		5,886,726
		5,872,991
Current liabilities		
Trade and other payables	22	2,165,056
Due to related parties	12	161,670
Current tax liabilities	28	97,585
Bank borrowings	19	3,418
Government grants	20	3,170
Lease liabilities	6	1,886
		2,432,785
		1,936,720
Total liabilities		8,319,511
Total equity and liabilities		11,183,046

To the best of our knowledge, the consolidated financial statements fairly present in all material respects, the consolidated financial position, results of operation and consolidated cash flows of the Group as of and for the year ended 31 December 2025. These consolidated financial statements were approved by the Board of Directors on 9 February 2026 and were signed on their behalf by:



Chief Executive Officer

Chairman

Emirates Central Cooling Systems Corporation P.J.S.C

Consolidated statement of comprehensive income

		Year ended 31 December	
	Notes	2025 AED'000	2024 AED'000
Revenue	23	3,419,304	3,260,489
Interest income on financial asset at amortised cost	8	58,307	59,151
Cost of sales	25	<u>(1,989,283)</u>	<u>(1,917,497)</u>
Gross profit		1,488,328	1,402,143
General and administrative expenses	26	(256,383)	(235,119)
Reversal for expected credit losses	11	16,137	17,482
Other income	29	<u>24,430</u>	<u>7,938</u>
Operating profit		1,272,512	1,192,444
Finance income	30	55,347	54,027
Finance costs	30	<u>(224,698)</u>	<u>(248,139)</u>
Finance costs- net		(169,351)	(194,112)
Profit before tax		1,103,161	998,332
Income tax	28	<u>(99,226)</u>	<u>(90,097)</u>
Profit after tax		1,003,935	908,235
Profit attributable to:			
Equity holders of the Company		993,302	896,754
Non-controlling interests	32	<u>10,633</u>	<u>11,481</u>
		1,003,935	908,235
Basic and diluted earnings per share for profit attributable to the equity holders of the Company (AED)	35	0.099	0.090
Profit for the year		1,003,935	908,235
Other comprehensive income			
<i>Items that may be reclassified to profit or loss</i>			
Changes in fair value of financial assets at fair value through other comprehensive income		68	913
Deferred tax expense		(6)	(82)
<i>Items that will not be reclassified to profit or loss</i>			
Remeasurement of post-employment benefit obligations		<u>(5,021)</u>	<u>3,427</u>
Other comprehensive income for the year, net of tax		<u>(4,959)</u>	<u>4,258</u>
Total comprehensive income for the year		998,976	912,493
Total comprehensive income for the year attributable to:			
Equity holders of the Company		988,343	901,012
Non-controlling interests		<u>10,633</u>	<u>11,481</u>
		998,976	912,493

Consolidated statement of changes in equity

		Attributable to equity holders of the Company							
		Share capital AED'000	Statutory reserve AED'000	Other reserves AED'000	Retained earnings AED'000	Contributed capital AED'000	Total equity AED'000	Non-controlling interests AED'000	Total equity AED'000
At 1 January 2024									
Total comprehensive income for the year									
Profit for the year		1,000,000	500,000	14,510	1,547,518	82,190	3,144,218	166,783	3,311,001
Other comprehensive income		-	-	-	896,754	-	896,754	11,481	908,235
Other comprehensive income for the year		-	-	4,253	-	-	4,258	-	4,258
Total comprehensive income for the year		-	-	4,253	896,754	-	901,012	11,481	912,493
Transaction with owners in their capacity as owners:									
Acquisition of non-controlling interest	1	-	-	-	2,360	-	2,360	(2,519)	(159)
Dividends declared	39	1,000,000	500,000	18,768	(850,000)	82,190	(850,000)	-	(850,000)
At 31 December 2024		1,000,000	500,000	18,768	1,596,632	82,190	3,197,590	175,745	3,373,335
At 1 January 2025									
Total comprehensive income for the year									
Profit for the year		1,000,000	500,000	18,768	1,596,632	82,190	3,197,590	175,745	3,373,335
Other comprehensive income		-	-	-	993,302	-	993,302	10,633	1,003,935
Other comprehensive income for the year		-	-	(4,959)	-	-	(4,959)	-	(4,959)
Total comprehensive income for the year		-	-	(4,959)	993,302	-	988,343	10,633	988,976
Transaction with owners in their capacity as owners:									
Dividends declared	39	1,000,000	500,000	13,809	(875,000)	82,190	(875,000)	-	(875,000)
At 31 December 2025		1,000,000	500,000	13,809	1,714,934	82,190	3,310,933	186,378	3,497,311

Emirates Central Cooling Systems Corporation P.J.S.C

Consolidated statement of cash flows

	Notes	Year ended 31 December	
		2025 AED'000	2024 AED'000
Cash flows from operating activities			
Profit before tax		1,103,161	998,332
Adjustments for:			
Depreciation of property, plant and equipment	5	352,199	342,332
Depreciation of right-of-use assets	6	5,361	4,592
Depreciation on Investment properties	37	6,317	-
Amortisation of intangible assets	7	12,157	12,157
Remeasurement of financial assets	40	22,463	22,463
Share of loss from joint venture		191	-
Amortisation of arrangement fee	30	3,781	3,781
Impairment charge of project cost	5	-	919
Reversal of impairment of trade receivables	11	(16,137)	(17,482)
Gain on modification of right-of-use assets	6	-	(89)
Loss on disposal of property, plant and equipment		-	33
Provision for employees' end of service benefits	21	9,164	8,786
Interest on lease liabilities	30	164	230
Interest income earned on financial assets at amortised cost	8	(58,307)	(59,151)
Finance income	30	(55,347)	(54,027)
Interest expense on bank borrowings	30	220,753	244,128
Government grant income	20	(2,780)	(2,780)
Operating cash flows before changes in working capital and payment of employees' end of service benefits		1,603,140	1,504,224
Changes in working capital:			
Inventories		(1,929)	(10,059)
Financial assets	40	55,792	55,792
Trade and other receivables		(21,880)	46,828
Due from related parties		(21,277)	(9,255)
Trade and other payables		336,170	215,832
Due to related parties		2,414	23,419
Cash generated from operations		1,952,430	1,826,781
Payment of employees' end of service benefits	21	(1,435)	(2,379)
Income tax paid		(88,953)	-
Net cash generated from operating activities		1,862,042	1,824,402
Cash flows from investing activities			
Acquisition of interest in subsidiary	1	-	(159)
Capital expenditure, net of project cost accruals		(440,039)	(306,781)
Short-term deposits (more than 3 months) invested – net of accruals		(26,900)	(2,600)
Investment in financial assets at fair value through profit and loss		(19,829)	(15,454)
Finance income received		54,641	52,873
Net cash used in investing activities		(432,127)	(272,121)

The notes on pages 16 to 83 form an integral part of these consolidated financial statements. For reclassification, refer to note 40.

(14)

Emirates Central Cooling Systems Corporation P.J.S.C

Consolidated statement of cash flows (continued)

	Notes	Year ended 31 December	
		2025 AED'000	2024 AED'000
Cash flows from financing activities			
Proceeds from bank borrowings net of arrangement fee		6,749,358	4,749,358
Repayment of bank borrowings	19	(6,750,000)	(3,750,000)
Dividends paid	39	(875,000)	(850,000)
Principal element of lease payments	6	(5,391)	(4,552)
Interest element of lease payments	6	(164)	(230)
Finance costs paid		(229,600)	(299,010)
Net cash used in financing activities		<u>(1,110,797)</u>	<u>(154,434)</u>
Net increase in cash and cash equivalents			
Cash and cash equivalents at the beginning of the year		319,118	1,397,847
Cash and cash equivalents at the end of the year	15	<u>2,255,745</u>	<u>1,936,627</u>

Non- cash transactions are disclosed in Note 36.

Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for each of the years presented:

	Notes	2025 AED'000	2024 AED'000
Cash and cash equivalents	15	2,255,745	1,936,627
Borrowings-repayable within one year	19	(3,418)	(2,196)
Borrowings-repayable after one year	19	<u>(5,500,000)</u>	<u>(5,496,219)</u>
Lease liabilities	6	<u>(3,247,673)</u>	<u>(3,561,788)</u>
Net debt		<u>(3,249,559)</u>	<u>(3,567,339)</u>
Cash and cash equivalents	15	2,255,745	1,936,627
Lease liabilities	6	<u>(1,886)</u>	<u>(5,551)</u>
		<u>2,253,859</u>	<u>1,931,076</u>
Gross debt-fixed interest rates	19	-	-
Gross debt-variable interest rates		<u>(5,503,418)</u>	<u>(5,498,415)</u>
		<u>(3,249,559)</u>	<u>(3,567,339)</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025

1 Establishment and operations

Emirates Central Cooling Systems Corporation P.J.S.C (“EMPOWER” or “the Company”), formerly Emirates Central Cooling Systems Corporation, was established on 23 November 2003 in accordance with Article 3 of Law No.10 (“the Decree”).

The Company was established as a joint venture between Dubai Electricity and Water Authority PJSC (“DEWA”), which is ultimately controlled by the Government of Dubai, and the Dubai Development Authority (later transferred to TECOM Investments FZ-LLC (“TECOM”)). EMPOWER began commercial operations on 15 February 2004, and its principal activities are the provision of district cooling services and management, operation and maintenance of central cooling plants and related distribution networks.

In 2009, DEWA increased its shareholding in the Company to 70% and reduced TECOM’s interest to 30%, as formalised through Decree No.3 of 2010 issued by the Ruler of Dubai. On 9 May 2022, TECOM transferred its interest of 30% to Emirates Power Investment LLC, an entity under common control through the Decree No. 19 of 2022 issued by the Ruler of Dubai.

On 14 October 2022, the legal status of the Company was amended to a Public Joint Stock Company through Decree No. 22 of 2022 issued by the Ruler of Dubai. EMPOWER was listed on the Dubai Financial Market, on 15 November 2022, by listing 20% of its share capital. As a result, DEWA and Emirates Power Investment LLC’s interest was diluted to 56% and 24% respectively. The UAE Federal Decree-Law No. (32) of 2021, as amended (“Companies Law”) is applicable to the Company.

The Company’s registered office is located at Al Hudaiba Awards Building, P.O. Box 8081, Dubai, United Arab Emirates.

These consolidated financial statements relate to the Company and its subsidiaries (jointly referred to as “the Group”).

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

1 Establishment and operations (continued)

The Company has the following subsidiaries:

Subsidiary	Principal activities	Beneficial and legal shareholding	
		2025	2024
Empower Insulated Pipe Systems LLC (formerly Empower Logstor LLC)*	Manufacturing of pre-insulated pipes, primarily for district cooling.	100%	100%
Palm District Cooling LLC **	Establishing and operating district cooling projects and providing air-conditioning, ventilation and refrigeration services.	100%	100%
Palm Utilities LLC **	Establishing and operating district cooling projects and providing air-conditioning, ventilator and refrigeration services.	100%	100%
Empower FM LLC	Installation of air conditioning, ventilation and purification systems, as well as repairs and maintenance.	100%	100%
Empower Engineering & Consultancy LLC	Consultancy services for project development.	100%	100%
Empower Snow LLC	Establishing and operating district cooling projects and providing air-conditioning, ventilator and refrigeration services.	100%	100%
DXB CoolCo. FZCO	Establishing and operating district cooling projects and providing air-conditioning, ventilator and refrigeration services.	85%	85%

* During 2024, EMPOWER acquired 3% minority shareholding in Empower Logstor LLC from Logstor Holding for AED 159 thousand. In July 2024, the legal name was changed to Empower Insulated Pipe Systems L.L.C.

** During 2024, EMPOWER acquired additional shareholding in Palm Utilities LLC, from Utilities Management Company LLC. As a result of this transaction, the ownership of EMPOWER in Palm Utilities LLC and Palm District Cooling LLC increased to 100%.

Empower Insulated Pipe Systems LLC (formerly Empower Logstor LLC), a company providing insulated pipes, was established during the year 2007 with the Company owning a 51% share and Logstor Holding, Denmark owning the remaining 49% shareholding. In 2012, the Company increased its shareholding to 97% in Empower Insulated Pipe Systems LLC and diluted Logstor Holding, Denmark's interest to 3%. During the year 2024, the Group purchased minority share of 3% from Logstor Holding for AED 159 thousand. The Group has not purchased or invested in any shares during the year ended 31 December 2025.

During 2013, EMPOWER acquired 99.5% interest in Palm Utilities LLC ("PU") and 99.9% interest in its subsidiary Palm District Cooling LLC ("PDC").

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

1 Establishment and operations (continued)

During 2020, the Company established two subsidiaries, namely Empower FM LLC and Empower Engineering & Consultancy LLC with a 100% shareholding in each. The principal activities of Empower FM LLC and Empower Engineering & Consultancy LLC are disclosed in the table above.

During 2021, the Company acquired 100% interest in Empower Snow LLC, a company providing District Cooling Services for various projects developed and owned by a Master Developer Nakheel PJSC for a purchase consideration of AED 673,900 thousand.

During 2023, the Company acquired 85% interest in DXB CoolCo FZCO, a company providing District Cooling Services to Dubai Airport owned by Dubai Aviation City Corporation ("DACC") for a purchase consideration of AED 892,500 thousand. The remaining shareholding represents DACC's share which was recorded as a non-controlling interest of AED 157,500 thousand (Note 32).

DXB Cool is a company incorporated in Dubai Airport Freezone Authority and has a concession agreement with Dubai Aviation City Corporation (DACC) which granted it the sole and exclusive rights to operate, maintain and perform the district cooling services within the Dubai International Airport for a term of 35 years from the commencement date (5 July 2023).

The consolidated financial statements for the year ended 31 December 2025 were authorised for issue on 9 February 2026.

2 Material accounting policies

Material accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all of the years presented, unless otherwise stated.

2.1 Basis of preparation

These consolidated financial statements have been prepared in accordance with IFRS Accounting Standards and interpretations issued by the IFRS Interpretations Committee (IFRS IC) applicable to companies reporting under IFRS. The consolidated financial statements comply with IFRS as issued by the International Accounting Standards Board (IASB). The consolidated financial statements have been prepared under the historical cost convention.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

(a) New and amended standards adopted by the Group during the year

The following revised IFRS, which became effective for annual periods beginning 1 January 2025, have been adopted in these consolidated financial statements.

- Amendments to IAS 21 - Lack of Exchangeability

The amendment listed above did not have any material impact on the amounts recognised in prior periods and is not expected to significantly affect the current or future periods.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.1 Basis of preparation (continued)

(b) *New standards, amendments and interpretations not yet adopted by the Group*

Certain new accounting standards and amendments to accounting standards have been published that are not mandatory for 31 December 2025 reporting periods and have not been early adopted by the Group. Management is currently assessing the impact of these standards, and amendments on the future consolidated financial statements of the Group.

- Annual Improvements to IFRS Accounting Standards - Volume 11 (effective for annual periods beginning on or after 1 January 2026, with earlier application permitted). The amended Standards includes IFRS 1 First-time Adoption of International Financial Reporting Standards; IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7; IFRS 9 Financial Instruments; IFRS 10 Consolidated Financial Statements; and IAS 7 Statement of Cash Flows.
- Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7 (effective for annual periods beginning on or after 1 January 2026). On 30 May 2024, the IASB issued targeted amendments to IFRS 9 and IFRS 7 to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities.
- Amendments to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity (effective for annual periods beginning on or after 1 January 2026). These amendments include clarifying the application of the 'own-use' requirements; permitting hedge accounting if these contracts are used as hedging instruments; and adding new disclosure requirements to enable investors to understand the effect of these contracts on a company's financial performance and cash flows.
- Amendments to Illustrative Examples on IFRS 7, IFRS 18, IAS 1, IAS 8, IAS 36 and IAS 37 - Disclosures about Uncertainties in the Financial Statements (effective for annual periods beginning on or after 1 January 2027). The IASB has issued a document that sets out amendments to the guidance accompanying several IFRS Accounting Standards, including IFRS 18 Presentation and Disclosure in Financial Statements and IAS 1 Presentation of Financial Statements. These amendments add to that guidance examples that illustrate how an entity applies the requirements in the Standards to report the effects of uncertainties in its financial statements.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.1 Basis of preparation (continued)

(b) *New standards, amendments and interpretations not yet adopted by the Group (continued)*

- IFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027). IFRS 18 will replace IAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though IFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements. Management is currently assessing the detailed implications of applying the new standard on the group's consolidated financial statements.
- Amendments to IAS 21 - Translation to a Hyperinflationary Presentation Currency (effective for annual periods beginning on or after 1 January 2027). Companies can choose to apply them earlier. The IASB has issued amendments that clarify how companies should translate financial statements from a non-hyperinflationary currency into a hyperinflationary one. These narrow-scope amendments aim to improve the usefulness of the resulting information in a cost-effective manner. Developed in response to stakeholder feedback, these amendments are expected to reduce diversity in practice and provide a clearer basis for reporting in a hyperinflationary currency.
- IFRS 19 Subsidiaries without Public Accountability: Disclosures (effective for annual periods beginning on or after 1 January 2027). Issued in May 2024, IFRS 19 allows for certain eligible subsidiaries of parent entities that report under IFRS Accounting Standards to apply reduced disclosure requirements.
- Amendments to IFRS 19 Subsidiaries without Public Accountability (effective for annual periods beginning on or after 1 January 2027). The newly issued amendments to IFRS 19 help eligible subsidiaries by reducing disclosure requirements for Standards and amendments issued between February 2021 and May 2024.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.2 Consolidation

(a) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred by the former owners of the acquiree and the equity interests issued by the Group.

The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

Acquisition-related costs are expensed as incurred. If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date; any gains or losses arising from such re-measurement are recognised in profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with IFRS 9 either in profit or loss or as a change to other comprehensive income.

Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity. Inter-company transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.2 Consolidation (continued)

(b) *Disposal of subsidiaries*

When the Group ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

(c) *Joint arrangements*

The Group applies IFRS 11 to all joint arrangements. Under IFRS 11 investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations of each investor. The Group has assessed the nature of its joint arrangements and determined them to be joint ventures. Joint ventures are accounted for using the equity method.

Under the equity method of accounting, interests in joint ventures are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses and movements in other comprehensive income. When the Group's share of losses in a joint venture equals or exceeds its interests in the joint ventures (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint ventures), the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint ventures.

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of the joint ventures have been changed where necessary to ensure consistency with the policies adopted by the Group.

2.3 Property, plant, and equipment

Property, plant and equipment are stated at cost less accumulated depreciation. The cost of property, plant and equipment includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the consolidated statement of comprehensive income during the financial year in which they are incurred.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.3 Property, plant, and equipment (continued)

Land is not depreciated. Depreciation on other assets is computed, using the straight-line method, at rates calculated to reduce the cost of assets to their estimated residual values over their expected useful lives as follows:

	Years
Plant, equipment and machinery	2 to 30
Buildings	25
Furniture and fixtures	3 to 5
Leasehold improvements	3 to 4
Computer equipment	3
Vehicles	3 to 5

The asset's residual values and useful lives are reviewed and adjusted if appropriate, at each statement of financial position date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. Gains and losses on disposal are determined by comparing the proceeds with the carrying amount and are recognised within profit and loss in the consolidated statement of comprehensive income.

Capital work in progress is stated at cost. When commissioned, capital work in progress is transferred to property, plant and equipment and depreciated in accordance with the Group's policies.

2.4 Impairment of non-financial assets

The Group assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.4 Impairment of non-financial assets (continued)

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Group's CGUs to which the individual assets are allocated. These budgets and forecast calculations cover a period to the end of useful life of the assets. For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the assets' or cash-generating units' recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the consolidated statement of profit or loss.

2.5 Financial assets

(a) Classification

The Group classifies its financial assets as at amortised cost, fair value through profit and loss and fair value through other comprehensive income. The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows except for financial assets which are considered as equity instrument.

(i) Classification of financial assets at fair value through profit and loss

A financial asset shall be measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income. However, the Group may make an irrevocable election at initial recognition for particular investments in equity instruments that would otherwise be measured at fair value through profit or loss to present subsequent changes in fair value in other comprehensive income.

The financial assets of the Group are as follows:

	Carrying amount	
	2025 AED'000	2024 AED'000
Cash and cash equivalents (Note 15)	2,255,745	1,936,627
Financial assets at amortised cost (Note 8)	1,304,839	1,324,787
Trade and other receivables excluding prepayments and advances (Note 11)	219,115	182,572
Term deposits (Note 14)	57,704	30,264
Financial assets at fair value through other comprehensive income (Note 9)	55,778	55,709
Due from related parties (Note 12)	39,353	18,076
Financial assets at fair value through profit and loss (Note 13)	45,461	25,466

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.5 Financial assets (continued)

(b) *Initial recognition and measurement*

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument. Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset.

At initial recognition, the Group measures a financial asset, including trade receivables, at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in the consolidated statement of comprehensive income. Immediately after initial recognition, an expected credit loss (ECL) allowance is recognised for financial assets measured at amortised cost and at fair value through other comprehensive income (FVTOCI), which results in accounting loss being recognised in profit or loss when an asset is newly originated. When the fair value of financial assets and liabilities differs from the transaction price on initial recognition, the Group recognises the difference as follows:

- When the fair value is evidenced by a quoted price in an active market for an identical asset or liability (i.e. a level 1 input) or based on a valuation technique that uses only data from observable markets, the difference is recognised as a gain or loss.
- In all other cases, the difference is deferred and the time of recognition of deferred day one profit or loss is determined individually. It is either amortised over life of the instrument, deferred until the instrument's fair value can be determined using market observable inputs, or realised through settlement.

(c) *Subsequent measurement*

(i) *Debt instruments*

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- *Amortised cost*: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and profit are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets, if any, is included in finance income using the effective profit rate method.
- *Fair value through other comprehensive income (FVTOCI)*: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and profit, are measured at fair value through other comprehensive income (FVTOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income, if any and foreign exchange gains and losses which are recognised in profit and loss.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.5 Financial assets (continued)

(c) Subsequent measurement (continued)

(i) Debt instruments (continued)

When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/(losses). Interest income, if any, from these financial assets is included in finance income using the effective profit rate method.

- *Fair value through profit or loss (FVTPL):* Assets that do not meet the criteria for amortised cost or FVTOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at FVTPL and is not part of a hedging relationship is recognised in the statement of comprehensive income and presented net in the statement of comprehensive income within other gains/(losses) in the year in which it arises. Interest income, if any, from these financial assets is recognised in profit and loss.

(ii) Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in the statement of comprehensive income as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVTPL are recognised in other income/(losses) in the consolidated statement of comprehensive income, as applicable.

Impairment losses (and reversal of impairment losses) on equity investments measured at FVTOCI are not reported separately from other changes in fair value.

(iii) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk and is computed based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

As trade receivables held by the Group have short credit period (i.e. tenor less than or equal to 12 months and does not comprise significant financing component), the Group applies simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised for receivables.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.5 Financial assets (continued)

(c) *Subsequent measurement* (continued)

(iii) Impairment (continued)

The Group monitors all financial assets and financial guarantee contracts that are subject to the impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort, based on the Group's historical experience and expert credit assessment including forward-looking information.

For financial assets at amortised cost, at the end of each year the Group applies a three stage impairment approach to measure the expected credit losses (ECL).

The ECL three stage impairment is based on the change in the credit quality of financial assets since initial recognition. If, at the reporting date, the credit risk of non-impaired financial instruments has not increased significantly since initial recognition, these financial instruments are classified in Stage 1, and an allowance for credit losses that is measured, at each reporting date, at an amount equal to 12-month expected credit losses is recorded. When there is a significant increase in credit risk since initial recognition, these non-impaired financial instruments are migrated to Stage 2, and an allowance for credit losses that is measured, at each reporting date, at an amount equal to lifetime expected credit losses is recorded. In subsequent reporting periods, if the credit risk of the financial instrument improves such that there is no longer a significant increase in credit risk since initial recognition, the ECL model requires reverting to Stage 1 (i.e. recognition of 12-month expected credit losses).

When one or more events that have a detrimental impact on the estimated future cash flows of a financial asset have occurred, the financial asset is considered credit-impaired and is migrated to Stage 3, and an allowance for credit losses equal to lifetime expected losses continues to be recorded or the financial asset is written off. The interest income, if any, is calculated on the gross carrying amount for financial assets in Stages 1 and 2 and on the net carrying amount for financial assets in Stage 3.

(iv) Significant increase in credit risk

In assessing whether the credit risk on its financial instrument has increased significantly since initial recognition, the Group compares the probability of a default occurring on the financial instrument as at the reporting date with the probability of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.5 Financial assets (continued)

(c) *Subsequent measurement* (continued)

(iv) Significant increase in credit risk (continued)

The Group's ECL model continues to be sensitive to macroeconomic variables and the Group continues to reassess its position.

(v) Definition of default

The definition of default used by the Group to measure ECLs and transfer financial instruments between stages is consistent with the definition of default used for internal credit risk management purposes. The Group considers a financial asset to be credit-impaired if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated. The Group considers the customer to be in default if the outstanding balance is 90 days past due.

(vi) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, and all the efforts for collection of the receivables are exhausted.

Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

(vii) Measurement and recognition of expected credit losses

The measurement of expected credit losses is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.5 Financial assets (continued)

(c) *Subsequent measurement* (continued)

(vii) Measurement and recognition of expected credit losses (continued)

ECLs for all financial instruments are recognised in the consolidated statement of comprehensive income as a separate line item. In the case of debt instruments measured at amortised cost, they are presented net of the related allowance for expected credit loss on the consolidated statement of financial position.

(d) *Derecognition*

Financial assets (or, where applicable, a part of a financial asset) are derecognised when:

- The rights to receive cash flows from the asset have expired;
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a ‘pass-through’ arrangement, and either:
- The Group has transferred substantially all the risks and rewards of the asset; or
- The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, and has neither transferred nor retained substantially all of the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Group’s continuing involvement in the asset. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

(viii) Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amounts reported in the consolidated statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the assets and settle the liability simultaneously.

2.6 Intangible assets

Rights to charge users

Right to charge users acquired are recognised at fair value at acquisition date. They have a finite useful life of 30 years and are subsequently carried at cost less accumulated amortisation and impairment losses.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.7 Inventories

Inventories are stated at the lower of cost and estimated net realisable value. The cost of inventories is based on the weighted average method and includes expenditures incurred in acquiring the inventories and bringing them to their existing location and condition. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

2.8 Trade and other receivables

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business, if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less the provision for impairment.

2.9 Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash in hand, current accounts with banks and bank deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to insignificant risks of changes in value.

2.10 Bank borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated statement of comprehensive income over the period of the borrowings using the effective interest method. Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the statement of financial position date.

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Other borrowing costs are expensed.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.11 Government grants

The Government of Dubai granted certain plots of land to the Company for use in its principal activities as set out in Note 1. The land is recorded in the books, as and when the grant is made, at the fair market value on the date of grant, carried out by an independent firm of real estate consultants. These grants are credited to deferred government grants in the consolidated statement of financial position and are recognised as income over the useful life of the plant constructed on the land. Return of land to the Government of Dubai prior to commencement of construction of the plant is adjusted against deferred government grants in the consolidated statement of financial position.

As set out in Note 1, the Company became an entity controlled by DEWA effective from 23 November 2009. All land plots received by the Company from the Government of Dubai after 23 November 2009 are accounted for as contributed capital in the consolidated statement of changes in equity, as DEWA is a publicly traded company with the majority of its ownership held by the Government of Dubai.

2.12 Employees end of service benefits

In accordance with UAE labour law, the Group provides end of service benefits to its employees. The entitlement to these benefits is usually based upon the employees' salary and length of service, subject to the completion of a minimum service period.

(a) *Short-term obligations*

Liabilities for wages and salaries, including non-monetary benefits and annual leave that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the consolidated statement of financial position.

(b) *Post employment obligations*

The Group provides post-employment defined benefit plan which is currently unfunded. The liability recognised in the consolidated statement of financial position in respect of defined benefit pension plans is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms approximating to the terms of the related obligation. In countries where there is no deep market in such bonds, the market rates on government bonds are used. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is included in employee benefit expense in the statement of comprehensive income.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.12 Employees end of service benefits (continued)

(b) *Post employment obligations* (continued)

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the consolidated statement of changes in equity and in the consolidated statement of financial position. Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service costs.

The Group has also joined the pension scheme operated by the Federal General Pension and Social Security Authority. Accordingly, contributions for eligible UAE National employees are made and recorded as employee benefit expense in the period to which employee service relates in the consolidated statement of comprehensive income, in accordance with the provisions of Federal Law No. 7 for 1999 relating to Pension and Social Security Law. The Group has no further payment obligation once the contribution has been made.

2.13 Trade payables and provisions

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business, if longer). If not, they are presented as non-current liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the amount of the obligation can be made. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a rate that reflects current market assessments of the time value of money and risks specific to the obligation. Increases in provisions due to the passage of time are recognised as interest expense.

Security deposits from customers are received as collateral against their dues for the charges levied for district cooling services provided. These are payable immediately on the termination of services or closure of the customer account on final settlement. Accordingly, it has been considered as current liability and part of the Trade and other payables.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.14 Leases

The Group's leasing activities includes lease of equipment and building lease for period of 15 years and 1 year respectively. At the inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether:

- The contract involved the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- The Group has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Group has the right to direct the use of the asset. The Group has the right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where all the decisions about how and for what purpose the asset is used are predetermined, the Group has the right to direct the use of the asset if either:
 - The Group has the right to operate the asset; or
 - The Group designed the asset in a way that predetermines how and for what purpose it will be used.

At the inception or on reassessment of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

(a) As a lessee

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method 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. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, right-of-use assets are periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liabilities.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.14 Leases (continued)

(a) As a lessee (continued)

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its prevailing incremental borrowing rate (at the time of contract signing or renewal date) as the discounted rate.

Lease payments included in the measurement of the lease liability comprise:

- Fixed payments, including in-substance fixed payments;
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee or if the Group changes its assessment of whether it will exercise a purchase, extension or terminate option.

Lease liabilities are subsequently increased by the finance costs on the lease liabilities and decreased by lease payments made.

Each lease payment is allocated between the liability and the finance cost. The finance cost is charged to the consolidated statement of comprehensive income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in the consolidated statement of comprehensive income if the carrying amount of the right-of-use asset has been reduced to zero.

(b) Short-term leases and leases of low-value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.14 Leases (continued)

(c) *As a lessor*

When the Group acts as a lessor, it determines at the lease commencement whether each lease is a finance lease or an operating lease. To classify each lease, the Group makes an overall assessment of whether the lease transfers to the lessee substantially all of the risk and rewards of ownership incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease. If not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

When assets are leased out under an operating lease, the asset is included in the consolidated statement of financial position based on the nature of the asset. Lease income is recognised over the term of the lease on a straight-line basis. The Group recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of 'Revenue'.

2.15 Foreign currency translation

(a) *Functional and presentation currency*

Items included in the consolidated financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The consolidated financial statements are presented in United Arab Emirates Dirhams ("AED"), which is the functional currency of the Company and its subsidiaries, and the Group's presentation currency.

(b) *Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on non-monetary assets and liabilities such as equities held at fair value through profit or loss are recognised in profit or loss as part of the fair value gain or loss, and translation differences on non-monetary assets such as equities classified as at fair value through other comprehensive income are recognised in other comprehensive income.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.16 Revenue recognition

The Group recognises revenue from contracts with customers based on a five step model as set out in IFRS 15:

- Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.
- Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.
- Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Group will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Group expects to be entitled in exchange for satisfying each performance obligation.
- Step 5. Recognise revenue when (or as) the Group satisfies a performance obligation.

The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- (1) The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
- (2) The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- (3) The Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue comprises the fair value of consideration received or receivable for the sales of goods and services in the ordinary course of the Group's activities and is shown net of discounts and allowances.

The Group recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Group and when specific criteria have been met for each of the Group's activities, as described below:

(a) *District cooling services*

Demand and consumption charges revenue comprises of available capacity and variable output provided to customers and is recognised when services are provided.

Energy transfer station (ETS) service charges relates to services provided for ETS at customers' buildings and are recognised at the time services are rendered.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.16 Revenue recognition (continued)

(a) *District cooling services* (continued)

Connection charges revenue relates to connecting the individual customer units and is recognised over the period of providing district cooling services.

Other revenue comprises services that are recognised as and when services are rendered.

(b) *Pre-insulated pipes*

Revenue from the sale of pre-insulated pipes is recognised when goods are sold.

2.17 Interest income

Interest income on financial assets at amortised cost and financial assets at FVTOCI is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit impaired financial assets, the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of loss allowance). Interest income is presented as finance income where it is earned from financial assets that are held for cash management purposes. Interest income from financial assets at FVTPL is included in the net fair value gains/(losses) on these assets.

2.18 Share Capital

Ordinary shares are classified as equity.

2.19 Dividends

The Group recognises a liability to make cash distributions to equity holders of the Company when the distribution is authorised. As per the laws and regulation applicable in UAE, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.

2.20 Earnings per share

The Group presents basic earnings per share ("EPS") data for its ordinary shares. Basic EPS is calculated by dividing the profit/(loss) attributable to the ordinary shareholders of the Group by the weighted average numbers of ordinary shares outstanding during the year. Diluted EPS is calculated by adjusting the weighted average number of equity shares outstanding to assume conversion of all dilutive potential ordinary shares. The Group does not have any dilutive potential ordinary shares.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.21 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenue and incur expenses, including revenue and expenses that relate to transactions with any of the Group's other components. All operating segments operating results are reviewed regularly by the Group's Chief Operating Decision Maker ("CODM") to make decisions about resources to be allocated to the segment and to assess its performance, and for which discrete financial information is available. The Group has determined that the Board of Directors, are the chief operating decision-makers as per the requirements of IFRS 8 *Operating Segments*.

2.22 Investment properties

Investment properties comprise building under construction held with the intention to earn rentals or for capital appreciation or both. Investment properties are stated at cost net of accumulated depreciation and/or accumulated impairment losses. Cost is defined either as cost of construction/acquisition or deemed cost, being the fair value determined by the experienced valuer at the date of recognition of the asset within investment properties, less accumulated depreciation and/or impairment losses.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner occupied property, the deemed cost for subsequent accounting is in accordance with the policy stated under property, plant and equipment at the date of change in use. If owner occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

When the development of investment property commences, it is classified under capital work-in-progress until development is complete, at which time it is transferred to the respective category and depreciated using the straight-line method at rates calculated to reduce the cost of assets to their estimated residual values over their expected useful lives of 25 years.

Land is not depreciated. Expenditure towards preparation of land for development is added to land value.

Capital work-in-progress is stated at cost less any impairment in value. It includes construction, administrative, borrowing costs and other costs directly attributable to the development of the project.

At reporting date, the carrying value of capital work-in-progress is allocated to property, plant and equipment, investment properties, based on their determined use.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

2 Material accounting policies (continued)

2.23 Current and deferred income tax

Income taxes have been provided for in the consolidated financial statements in accordance with legislation enacted or substantively enacted by the end of the reporting period. The income tax charge / (credit) comprises current tax and deferred tax and is recognised in profit or loss for the year, except if it is recognised in other comprehensive income or directly in equity because it relates to transactions that are also recognised, in the same or a different period, in other comprehensive income or directly in equity.

Taxable profits or losses are based on estimates if the consolidated financial statements are authorised prior to filing relevant tax returns. Taxes other than on income are recorded within operating expenses.

Deferred income tax is provided using the balance sheet liability method for tax loss carry forwards and temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. In accordance with the initial recognition exemption, deferred taxes are not recorded for temporary differences on initial recognition of an asset or a liability in a transaction other than a business combination if the transaction, when initially recorded, affects neither accounting nor taxable profit and at the time of the transaction, does not give rise to equal taxable and deductible temporary differences. Deferred tax liabilities are not recorded for temporary differences on initial recognition of goodwill, and subsequently for goodwill which is not deductible for tax purposes. Deferred taxes are recorded on temporary differences arising after initial recognition of goodwill, including those arising on initial introduction of the tax law in the UAE. Deferred tax balances are measured at tax rates enacted or substantively enacted at the end of the reporting period, which are expected to apply to the period when the temporary differences will reverse or the tax loss carry forwards will be utilised.

Deferred tax assets for deductible temporary differences and tax loss carry forwards are recorded only to the extent that it is probable that the temporary difference will reverse in the future and there is sufficient future taxable profit available against which the deductions can be utilised.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

The Group controls the reversal of temporary differences relating to taxes chargeable on dividends from subsidiaries or on gains upon their disposal. The Group does not recognise deferred tax liabilities on such temporary differences except to the extent that management expects the temporary differences to reverse in the foreseeable future.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks including the effects of changes in market risk (including foreign exchange risk, price risk, cash flow and fair value interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. Risk management is carried out by the management under policies approved by the Board of Directors.

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework and for developing and monitoring the Group's risk management policies.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

(a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Financial instruments affected by market risk include bank borrowings, term deposits, financial assets at fair value through other comprehensive income, financial assets at fair value through profit and loss and lease liabilities.

The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Group's exposure to market risk arises from:

(i) Foreign exchange risk

Foreign exchange risk arises when future commercial transactions or recognised assets or liabilities are denominated in a currency that is not the entity's functional currency. The Group does not have any significant foreign currency exposure, as majority of the transactions are denominated in AED or currencies pegged to AED.

(ii) Price risk

Price risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual instrument or its issuer or factors affecting all the instruments traded in the market.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(a) *Market risk* (continued)

(ii) Price risk (continued)

The Group's exposure to equity securities price risk arises from investments held by the Group and classified in the balance sheet either as at fair value through other comprehensive income ("FVTOCI") or at fair value through profit or loss ("FVTPL"). To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio.

Diversification of the portfolio is done in accordance with the limits set by the Group.

The Group's investment in FVTOCI is publicly traded in Nasdaq. The Group has no significant exposure to price risk on FVTPL as it is based on fixed price index.

Sensitivity

The following table summarises the impact of increases/decreases of the Nasdaq index on the group's post-tax profit for the year. The analysis is based on the assumption that the index had increased by 1% or decreased by 1%, with all other variables held constant, and that all of the Group's financial instruments moved in line with the index.

	2025 AED'000	2024 AED'000
Nasdaq index-increase 1%	549	548
Nasdaq index -decrease 1%	(549)	(548)

Amounts recognised in profit or loss and other comprehensive income

The amounts recognised in profit or loss and other comprehensive income in relation to the investment held at fair value through other comprehensive income by the Group is disclosed in note 9.

(iii) Cash flow and fair value interest rate risk

The Group is exposed to interest rate risk on its interest bearing assets and liabilities (borrowings and lease liabilities). The Group's main interest rate risk arises from borrowings with variable rates as all borrowings of the Group are variable which expose the Group to cash flow interest rate risk. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its consolidated statement of financial position and cash flows. Interest rates may increase as a result of such changes, but may reduce or create losses in the event that unexpected movements arise. Management monitors on a daily basis and sets limits on the level of mismatch of interest rate repricing that may be undertaken. The Group does not hedge its exposure to interest rate risk.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(a) *Market risk* (continued)

(iii) Cash flow and fair value interest rate risk (continued)

At 31 December 2025, if interest rates on borrowings had been 1% higher/lower with all other variables held constant, profit for the year would have been AED 48,653 thousand (2024: AED 38,677 thousand) lower/higher, mainly as a result of higher/lower interest expense on floating rate borrowings.

The exposure of the Group's borrowing to interest rate changes and the contractual re-pricing dates of the interest rate borrowings at the end of the reporting period are as follows:

	2025 AED'000	2024 AED'000
<i>Interest rate – re-pricing dates:</i>		
3 months or less	<u>5,503,418</u>	<u>5,498,415</u>

Further, at 31 December 2025, if interest rates on lease liability had been 1% higher/lower with all other variables held constant, post-tax profit for the year ended 31 December 2025 would have been lower by AED 30 thousand (2024: AED 36 thousand) mainly as a result of higher interest expense and would have been higher by AED 30 thousand (2024: AED 36 thousand) mainly as a result of lower interest expense.

(b) *Credit risk*

The Group has seven types of financial assets which are exposed to credit risk:

- Cash at bank and short term bank deposits
- Trade receivables
- Due from related parties
- Financial assets at amortised cost
- Financial assets at fair value through other comprehensive income (FVTOCI)
- Financial assets at fair value through profit or loss (FVTPL)
- All other financial assets

Deposits for district cooling services are obtained from customers before the provision of any services, which are held as security in order to mitigate credit risk in case of default by customers.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(i) Risk management

Credit risk is managed on a group basis. For banks and financial institutions, only independently rated parties with a good rating are accepted.

For trade receivables and due from related parties, if customers are independently rated, these ratings are used. Otherwise, if there is no independent rating, risk control assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. Individual risk limits are set based on internal or external ratings in accordance with limits set by the board. The compliance with credit limits by customers is regularly monitored by the legal department.

The group's investments in equity instruments are considered to be low risk investments. The credit ratings of the investments are monitored for credit deterioration.

(ii) Financial assets at amortised cost

During 2021, the Group recognised a financial asset through the acquisition of Empower Snow LLC from Nakheel PJSC, a related party. The financial asset derives from the minimum demand load commitment by Nakheel PJSC in the signed Master Concession Agreement.

During 2023, the Group recorded a financial asset which represents receivable from DACC (grantor) under IFRIC 12 as a result of acquisition of DXB Cool (Note 8).

The table overleaf discloses the changes in the credit loss allowance and gross carrying amount for the financial asset between the beginning and the end of the reporting period:

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(ii) Financial assets at amortised cost (continued)

Item		Amount in 'AED'000			Gross carrying value	
		Credit loss allowance	Stage 1 (12 months ECL)	Stage 2 (Lifetime ECL for SICR)	Stage 3 (Lifetime ECL for credit impaired)	
Financial asset at amortised cost						
At 1 January 2024						
Movements with impact on credit loss allowance charge for the year						
New originated or purchased						
Total impact with impact on credit loss charge during the year						
Remeasurement and settlement during the year						
Unwinding of interest income during the year						
As 31 December 2024						
Financial asset at amortised cost						
At 1 January 2025						
Movements with impact on credit loss allowance charge for the year						
New originated or purchased						
Total impact with impact on credit loss charge during the year						
Remeasurement and settlement during the year						
Unwinding of interest income during the year						
As 31 December 2025						

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(b) *Credit risk* (continued)

(ii) Financial assets at amortised cost (continued)

Credit risk grading

For measuring credit risk and grading financial instruments by the amount of credit risk, the Group applies an Internal Risk-Based rating system. Internal credit ratings are mapped on an internally defined master scale with a specified range of historical loss rate as disclosed in the table below:

Grade	Risk rating	Definition
Grade 1	1-12	Low risk
Grade 2	13-17	Satisfactory risk
Grade 3	18-20	High risk
Grade 4	21-25	Watch list
Grade 5	50,60,70,80	Impaired

The Group considers the credit quality of the balance to be low risk due to Nakheel PJSC and DACC being government entities. While the balance is subject to impairment requirement, the identified impairment loss was immaterial.

Trade receivables

The group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

To measure the expected credit losses, trade receivables and unearned revenues have been grouped based on shared risk characteristics and the days past due. The expected loss rates are based on the payment profiles of sales over a period of 36 months before 31 December 2025 and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The expected credit loss on trade receivables is disclosed in Note 11.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(b) *Credit risk* (continued)

(ii) Financial assets at amortised cost (continued)

Cash at bank and short-term bank deposits

	Source	2025 AED'000	2024 AED'000
A+	Fitch	138,725	135,847
Ba1	Moody's	293,541	1,022,848
Ba2	Moody's	6	6
Baa1	Moody's	2,329	20,317
Baa2	Moody's	1,539,236	188,657
Baa3	Moody's	281,048	566,261
BBB+	Fitch	860	2,687
Caa2	Moody's	-	4
		<u>2,255,745</u>	<u>1,936,627</u>

The Group seeks to limit its credit risk to banks by only dealing with reputable banks, and independently rated parties with a minimum of investment grade ratings are accepted. No significant impairment provision was required on cash and cash equivalents as credit risk was considered minimal.

Financial assets at fair value through profit and loss and fair value through other comprehensive income

Financial assets at FVTPL and FVTOCI are considered to have low credit risk, and the loss allowance recognised during the period was therefore limited to 12 months' expected losses. Management considers low credit risk for these investments as they are held with reputable institutions.

All other financial assets

For all other financial assets, the Group recognises expected credit loss when there has been a significant increase in credit risk since initial recognition. If, on the other hand, the credit risk on the financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12 months ECL. The assessment of whether ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition instead of an evidence of a financial asset being credit-impaired at the end of the reporting period or an actual default. No impairment provision was required on other financial assets as credit risk was considered minimal.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(b) *Credit risk* (continued)

(ii) Financial assets at amortised cost (continued)

Due from related parties

While due from related parties are also subject to the impairment requirement of IFRS 9, the identified impairment loss was immaterial.

(c) *Liquidity risk*

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses including the servicing of financial obligations. Cash flow forecasting is performed by the management which monitors rolling forecasts of the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs while maintaining sufficient headroom so that the Group does not breach borrowing limits or covenants (where applicable) on any of its borrowing facilities. Such forecasting takes into consideration the Group's debt financing plans, covenant compliance and compliance with internal ratio targets.

The table overleaf summarises the Group's financial liabilities into the relevant maturity groupings based on the remaining contractual maturity period at the reporting date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within twelve months equal their carrying amounts, as the ultimate amounts to be realised is not significantly different from the carrying amounts.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(c) Liquidity risk (continued)

	Carrying amount AED'000	Total contractual cash flows AED'000	Less than 1 year AED'000	Between 1 to 5 years AED'000
At 31 December 2025				
Bank borrowings (including interest) (Note 19)	5,503,418	5,911,182	207,887	5,703,295
Trade and other payables (excluding deferred revenues and including non-current retention payable) (Note 22)	1,439,020	1,439,020	1,423,185	15,835
Current tax liabilities (Note 28)	97,585	97,585	97,585	-
Lease liabilities (including interest) (Note 6)	1,886	1,928	1,928	-
Due to related parties (Note 12)	161,670	161,670	161,670	-
	7,203,579	7,611,385	1,892,255	5,719,130

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.1 Financial risk factors (continued)

(c) *Liquidity risk* (continued)

	Carrying amount AED'000	Total contractual cash flows AED'000	Less than 1 year AED'000	Between 1 to 5 years AED'000
At 31 December 2024				
Bank borrowings (including interest) (Note 19)	5,498,415	6,248,610	273,516	5,975,094
Trade and other payables (excluding deferred revenues and including non-current retention payable) (Note 22)	1,173,732	1,173,732	1,157,543	16,189
Current tax liabilities (Note 28)	88,953	88,953	88,953	-
Lease liabilities (including interest) (Note 6)	5,551	5,717	5,556	161
Due to related parties (Note 12)	159,372	159,372	159,372	-
	<u>6,926,023</u>	<u>7,676,384</u>	<u>1,684,940</u>	<u>5,991,444</u>

During 2022, the Group obtained a bank loan of AED 5,500,000 thousand which was refinanced and is disclosed in Note 19. There has been no other change in the contractual undiscounted cash outflows for financial liabilities during the year.

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for the other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by the total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the consolidated statement of financial position) less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the consolidated statement of financial position plus net debt.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

3 Financial risk management (continued)

3.2 Capital risk management (continued)

The gearing ratios as at 31 December 2025 and 31 December 2024 were as follows:

	2025 AED'000	2024 AED'000
Total borrowings (Note 19)	5,503,418	5,498,415
Less: cash and cash equivalents (Note 15)	(2,255,745)	(1,936,627)
Net debt	3,247,673	3,561,788
Total equity	3,497,311	3,373,335
Total capital	6,744,984	6,935,123
Gearing ratio	48.2%	51.4%

The Group manages the risk by closely monitoring the gearing ratio.

3.3 Fair value estimation

As at 31 December 2025 and 2024, the fair values of the Group's financial instruments are estimated to approximate their carrying values since the financial instruments are short term in nature, carry interest rates which are based on prevailing market interest rates and are expected to be realised at their current carrying values within twelve months from the date of the consolidated statement of financial position. The fair values of the non-current financial liabilities are estimated to approximate their carrying values as these carry interest rates which are based on prevailing market interest rates.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an ordinary transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

When measuring the fair value of an asset or liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

4 Critical accounting estimates and judgments

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The estimates and judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(a) *Impairment of non-financial assets*

The carrying amounts of the Group's assets are reviewed at each reporting date to determine whether there is any indication of impairment. If such indication exists, the asset's recoverable amount is estimated in order to determine the extent of impairment loss, if any. Impairment losses are charged to the consolidated statement of comprehensive income.

The impairment provisions are determined as the difference between the carrying value of these assets (before impairment charge) and the recoverable amount. The recoverable amount is determined as the higher of "value-in-use" calculations, using pre-tax cash flow projections as approved by the management or fair value less cost to sell.

No impairment charge related to non-financial asset has been recognised during the year ended 31 December 2025 (2024: AED 919 thousand), following management's impairment review.

(b) *Useful lives of property, plant and equipment*

The Group determines the estimated useful lives of its property, plant and equipment for calculating depreciation / amortisation. This estimate is determined after considering the expected usage of the asset or physical wear and tear. The Group reviews the residual value and useful lives annually and future depreciation charge would be adjusted where the Group believes the useful lives differ from previous estimates.

(c) *Acquisition of DXB COOLCO FZCO*

During the year ended 31 December 2023, EMPOWER entered into an agreement with DACC to acquire 85% of DXB Cool. The purpose of DXB Cool is to provide district cooling services to Dubai Airports Corporation ("DAC"), fully managed by EMPOWER. Although certain foundation documents with respect to DXB Cool provide the second shareholder (DACC) with certain decision-making rights, which are deemed to be protective rights given the strategic nature of the transaction and its importance to the Government of Dubai, the management assessed that based on provisions in the foundation documents, EMPOWER has adequate rights to make strategic, operational and financial decisions unilaterally. On that basis, the management concluded that EMPOWER has control over DXB Cool.

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

5 Property, plant and equipment

	Plant, equipment and machinery AED'000	Buildings AED'000	Furniture and fixtures AED'000	Leaschold improvements AED'000	Computer equipment AED'000	Vehicles AED'000	Capital work-in- progress AED'000	Total AED'000
Cost								
At 1 January 2024	432,364	9,162,263	70,709	20,692	12,455	44,940	11,992	249,832
Additions	-	-	-	1,411	170	1,769	557	43,092
Transfers	-	309,301	-	-	-	1,213	-	(310,514)
Transfer to investment properties (Note 37)	-	-	-	-	-	-	-	(32,370)
Retirements	-	(11,911)	-	(25)	-	-	-	(12,382)
At 31 December 2024	432,364	9,459,653	70,709	22,078	12,625	47,922	12,103	339,040
Additions	-	4,090	-	2,361	-	1,801	2,863	574,322
Transfers	-	381,838	1,060	-	-	1,198	-	(384,096)
Transfer to Investment properties (Note 37)	-	-	-	-	-	-	-	(33,408)
Retirements	-	(19,194)	-	(2)	-	-	-	(33,408)
At 31 December 2025	422,364	9,826,387	71,769	24,437	12,625	50,921	14,966	495,858
								10,399,327

During 2022, the Group returned 11 plots of land to a related party, which were granted in previous years for the purpose of constructing the district cooling plants. Accordingly, the carrying amount of AED 59,382 thousand was reversed from property, plant and equipment and the corresponding deferred government grant. Management signed a Master Land Agreement and Exclusivity and Framework Agreement with the related party granting the Group unlimited access over 8 plots. The Master Land Agreement refers to separate lease agreements which were executed for 6 plots during the year ended 31 December 2025 on reasonable terms and for a nominal value. The remaining lease agreements for 2 plots are yet to be executed on similar terms.

EMPOWER will continue to have uninterrupted and unencumbered use of the plots until the relevant lease agreements are entered into. District cooling assets with a net book value of AED 67,162 thousand are developed on some of these plots of land.

Capital work-in-progress balances include costs of constructing district cooling plants and networks pertaining to various projects. During the year 2024, the transfer to plant, equipment and machinery from capital work in progress represents additions mainly to district cooling projects.

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

5 Property, plant and equipment (continued)

	Plant, equipment and machinery AED'000	Buildings AED'000	Furniture and fixtures AED'000	Leaschold improvements AED'000	Computer equipment AED'000	Vehicles AED'000	Capital work-in- progress AED'000	Total AED'000
Accumulated depreciation and impairment								
At 1 January 2024	2,943,456	34,545	18,222	11,779	38,541	6,795	17,094	3,070,432
Charge for the year	(11,911)	2,785	1,995	258	2,207	1,477	-	342,332
Retirements	-	-	(25)	-	-	(413)	-	(12,349)
Impairment charge for the year	-	-	-	-	-	-	919	919
At 31 December 2024	3,265,155	37,330	20,192	12,037	40,748	7,839	18,013	3,401,334
Charge for the year	341,696	2,855	1,783	148	3,937	1,775	-	352,199
Retirements	(19,194)	-	(2)	-	-	-	-	(19,196)
At 31 December 2025	3,587,657	40,185	21,978	12,185	44,685	9,634	18,013	3,734,337
Net book amount								
31 December 2025	432,364	6,238,730	31,584	2,459	440	6,236	5,332	477,845
31 December 2024	432,364	6,194,498	33,379	1,886	588	7,174	4,244	321,027

Depreciation expense of AED 341,696 thousand (2024: AED 333,610 thousand) has been charged to 'cost of sales' (Note 25) and AED 10,503 thousand (2024: AED 8,722 thousand) to 'general and administrative expenses' (Note 26).

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

6 Right-of-use assets and lease liabilities

The Group primarily enters into equipment leases in relation to semi-permanent plants leased from DEWA for a term of 15 years (with an extension option), a head office and labour accommodation lease for a term of 1 year only.

	Equipment AED'000	Buildings AED'000	Total AED'000
Cost			
At 1 January 2024	1,179	14,235	15,414
Additions	2,650	4,036	6,686
Modification of right-of-use assets*	(1,177)	-	(1,177)
At 31 December 2024	2,652	18,271	20,923
Additions	-	1,726	1,726
At 31 December 2025	2,652	19,997	22,649
Accumulated depreciation			
At 1 January 2024	602	10,818	11,420
Charge for the year	1,174	3,418	4,592
Modification of right-of-use assets*	(602)	-	(602)
At 31 December 2024	1,174	14,236	15,410
Charge for the year	1,325	4,036	5,361
At 31 December 2025	2,499	18,272	20,771
Net book amount			
31 December 2025	153	1,725	1,878
31 December 2024	1,478	4,035	5,513

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

6 Right-of-use assets and lease liabilities (continued)

The Group recognised lease liabilities as follows:

	2025 AED'000	2024 AED'000
At 1 January	5,551	4,081
Additions during the year	1,726	6,686
Interest on lease liabilities	164	230
Remeasurement of lease liabilities*	-	(664)
Paid during the year	<u>(5,555)</u>	<u>(4,782)</u>
At 31 December	1,886	5,551
Less: current portion	<u>(1,886)</u>	<u>(5,392)</u>
Non-current portion	<u>-</u>	<u>159</u>

* During the year 2024, the Group terminated certain lease agreements with DEWA. As a result, the Group accounted for the modification of the lease and the corresponding right-of-use asset and lease liability were remeasured. The gain arising from the modification of lease amounting to AED 89 thousand was recognised in the consolidated statement of comprehensive income.

Interest expense included in finance costs amounted to AED 164 thousand (2024: AED 230 thousand) (Note 30). There were no expenses relating to variable lease payments. The total cash outflows for leases, including finance costs, during the year amounted to AED 5,555 thousand (2024: AED 4,782 thousand).

The expenses related to short-term leases and leases of low-value assets that are included in general and administrative expenses are as follows:

	2025 AED'000	2024 AED'000
Expense relating to short-term leases (Note 26)	<u>556</u>	<u>504</u>

7 Intangible assets

	2025 AED'000	2024 AED'000
At 1 January	327,825	339,982
Amortised during the year (Note 25)	<u>(12,157)</u>	<u>(12,157)</u>
At 31 December	<u>315,668</u>	<u>327,825</u>

Intangible assets of the Group represent rights to charge users that have been acquired and recognised at fair value as of the acquisition date. These assets have a useful life of 30 years.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

8 Financial assets at amortised cost

	2025 AED'000	2024 AED'000
At 1 January	1,324,787	1,343,891
Interest earned during the year	58,307	59,151
Remeasurement and settlement during the year	(78,255)	(78,255)
At 31 December	1,304,839	1,324,787
Less: current portion	(20,830)	(19,949)
Non-current portion	<u>1,284,009</u>	<u>1,304,838</u>

Financial assets at amortised cost represents receivable from Nakheel PJSC (Note 12) in relation to acquisition of Empower Snow LLC (formerly Snow LLC) during 2021 and receivable from DACC (grantor) under IFRIC 12 (Note 12) as a result of the acquisition of DXB Cool.

The financial asset is initially recognised at fair value and subsequently measured at amortised cost. The fair value of the financial asset is the transaction price which is agreed between the market participants through a competitive bidding process. The fair value is determined using the discounted cash flow techniques, the inputs into the valuation techniques includes contractual cash flows and interest rates.

The balance of financial assets at amortised cost as above represents receivable of:

- (a) AED 291,933 thousand (2024: AED 296,600 thousand) from Nakheel PJSC, an entity under common control, in relation to acquisition of Empower Snow LLC (formerly Snow LLC) during 2021 and;
- (b) AED 1,012,906 thousand (2024: AED 1,028,187 thousand) from DACC, an entity under common control, in relation to acquisition of DXB Cool during 2023.

The financial assets are categorised within level 3 of the fair value hierarchy which approximates its carrying value.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

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

	2025 AED'000	2024 AED'000
At 1 January	55,709	54,153
Interest income	644	643
Interest received	(643)	-
Gain recognised during the year	68	913
At 31 December	<u>55,778</u>	<u>55,709</u>

During the year, the following amounts were recognised in profit or loss and other comprehensive income:

	2025 AED'000	2024 AED'000
Gain recognised in other comprehensive income	68	913
Interest income from equity investments held at FVTOCI recognised in profit or loss (Note 30)	3,305	3,305

The Group has invested in Tier 1 Capital Certificates ("Bonds"), which have been issued at their par value. These Bonds are perpetual instruments and are listed. The bonds carry a non-cumulative interest of 6% per annum, payable semi-annually at the discretion of the issuer.

In accordance with IFRS 9, the Group has elected to classify these Bonds as financial assets at fair value through other comprehensive income, as they are not held for trading purposes. As a result, changes in the fair value of these Bonds has been recorded in other comprehensive income.

10 Inventories

	2025 AED'000	2024 AED'000
Spares and consumables for district cooling services	37,988	37,412
Pre-insulated pipes	18,119	16,766
Provision for impairment of slow moving and obsolete inventories	(389)	(389)
	<u>55,718</u>	<u>53,789</u>

The cost of inventories recognised as expense and included in 'cost of sales' is AED 10,138 thousand (2024: AED 13,695 thousand) (Note 25).

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

11 Trade and other receivables

	2025 AED'000	2024 AED'000
Trade receivables	199,213	185,829
Accrued revenues	44,424	38,313
	<u>243,637</u>	<u>224,142</u>
Less: Provision for expected credit losses	(41,078)	(57,215)
	<u>202,559</u>	<u>166,927</u>
<i>Other financial assets at amortised cost</i>		
Other receivables	<u>16,556</u>	<u>15,645</u>
<i>Other assets</i>		
Advance to contractors / suppliers	65,633	75,112
Prepayments	19,070	17,596
	<u>84,703</u>	<u>92,708</u>
	<u>303,818</u>	<u>275,280</u>

Other receivables includes a deposit of AED 4,490 thousand (2024: AED 4,490 thousand) receivable from DEWA (Note 12).

As at 31 December 2025, the Group faced a concentration of credit risk with three customers (2024: three customers) which accounted for 15.5% (2024: 21.4%) of the trade receivables at that date. Management has recorded a provision of AED 22,398 thousand (2024: AED 24,278 thousand) against these customers.

Management is of the opinion that this concentration of credit risk from customers will not result in any further loss.

As at 31 December 2025, the movement in the allowance for impairment of receivables is as follows:

	2025 AED'000	2024 AED'000
At 1 January	57,215	74,697
Reversal for the year	(16,137)	(17,482)
Balance at the end of the year	<u>41,078</u>	<u>57,215</u>

The table overleaf provides a detailed analysis of the risk profile of trade receivables based on the Group's provision matrix. As the Group's historical credit loss experience does not show significantly different loss patterns for different customer segments, the provision for loss allowance based on past due status is not further distinguished between the Group's different customer base for the majority of customers.

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

11 Trade and other receivables (continued)

As at 31 December, the aging analysis of trade receivables is as follows:

	Total	Not yet due	0 to 30 days	31 to 90 days	91 to 120 days	121 to 180 days	181 to 365 days	>365 days
2025								
Trade receivables and accrued revenue (AED'000)	243,637	44,425	109,786	30,440	8,045	3,117	12,746	35,078
Provision %	16.9%	0%	0.9%	9.3%	34.2%	53.3%	64.1%	70.5%
Provision (AED'000)	41,078	-	952	2,821	2,755	1,660	8,165	24,725
Net trade receivables and accrued revenue (AED'000)	202,559	44,425	108,834	27,619	5,290	1,457	4,581	10,353
2024								
Trade receivables and accrued revenue (AED'000)	224,142	38,313	69,830	30,923	11,615	8,110	13,498	51,853
Provision %	25.5%	0%	2.1%	10.6%	32.2%	47.4%	61%	70.6%
Provision (AED'000)	57,215	-	1,498	3,276	3,742	3,842	8,232	36,625
Net trade receivables and accrued revenue (AED'000)	166,927	38,313	68,332	27,647	7,873	4,268	5,266	15,228

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable mentioned above. The Group holds security deposits of AED 549,132 thousand (2024: AED 492,212 thousand) (Note 22) as collateral against receivables. Other classes of trade and other receivables do not contain impaired assets.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

12 Transactions and balances with related parties

Related parties include the shareholders, key management personnel, subsidiaries, joint venture, directors and businesses which are controlled directly or indirectly by the shareholders or directors or over which they exercise significant management influence. The Group has availed the exemption in accordance with paragraph 25 of IAS 24 Related Party Disclosure and consider the entities (other than disclosed below) controlled by Government of Dubai as non-related.

	2025 AED'000	2024 AED'000
Transactions with related parties		
<i>Services rendered to entities under common control of shareholders</i>		
Dubai Properties Group LLC	160,395	160,533
Nakheel PJSC	168,797	157,189
Tecom Investments FZ LLC	66,942	66,786
Jumeirah Group LLC	58,976	62,718
Meraas Holding LLC	39,307	61,618
Meydan Group (LLC)	18,337	21,560
Global Village Dubai LLC	623	654
	<u>513,377</u>	<u>531,058</u>
<i>Dividend to shareholders</i>		
Emirates Power Investment LLC	210,000	204,000
Dubai Electricity and Water Authority PJSC	490,000	476,000
	<u>700,000</u>	<u>680,000</u>
<i>Services received from shareholder</i>		
Dubai Electricity and Water Authority PJSC	1,467,650	1,442,388
<i>Services rendered to entities under common control of Ultimate parent</i>		
Dubai Airports Corporation (DAC)	256,678	258,039
<i>Services received from entities under common control of Ultimate parent</i>		
Finance cost from Emirates NBD PJSC	215,289	277,056
<i>Key management remuneration</i>		
Board of directors' remuneration (Note 26)	5,940	5,880
<i>Compensation of key management personnel</i>		
Short term benefits	9,639	9,659
End of service benefits	520	520
	<u>10,159</u>	<u>10,179</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

12 Transactions and balances with related parties (continued)

Balances with related parties

	2025 AED'000	2024 AED'000
Due from related parties		
<i>Entities under common control of shareholders</i>		
Nakheel PJSC	16,308	-
Jumeirah Group LLC	3,720	2,566
Tecom Investments FZ LLC	2,291	140
Meraas Holding LLC	69	371
Others	30	31
	<u>22,418</u>	<u>3,108</u>
<i>Others</i>		
Dubai Airports Corporation (DAC)	16,171	14,708
Dubai Aviation City Corporation (DACC)	764	260
	<u>39,353</u>	<u>18,076</u>
Due to related parties		
<i>Shareholder</i>		
Dubai Electricity and Water Authority PJSC	<u>103,483</u>	<u>124,321</u>
<i>Entities under common control of shareholder</i>		
Meydan City Corporation	28,551	-
Dubai Properties Group LLC	21,333	17,270
Dubai Airports Corporation (DAC)	8,046	6,869
Nakheel PJSC	-	10,412
	<u>57,930</u>	<u>34,551</u>
Others	257	500
	<u>161,670</u>	<u>159,372</u>
Amounts included in bank borrowings, financial assets at amortised cost, cash and cash equivalents and trade and other receivables		
<i>Shareholder</i>		
Dubai Electricity and Water Authority PJSC	<u>4,490</u>	<u>4,490</u>
<i>Entities under common control of shareholder</i>		
Emirates NBD PJSC	<u>5,921,192</u>	<u>5,556,869</u>
Dubai Aviation City Corporation (DACC)	<u>1,012,906</u>	<u>1,028,187</u>
Nakheel PJSC	<u>291,933</u>	<u>296,600</u>
Dubai Islamic Bank	<u>291,838</u>	<u>1,022,820</u>
Emirates Islamic Bank	<u>138,725</u>	<u>135,847</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

13 Financial assets at fair value through profit or loss (FVTPL)

	2025 AED'000	2024 AED'000
Investment in National Bonds	45,283	25,454
Interest accrued	178	12
At 31 December	45,461	25,466

During the period ended 31 December 2025, the Group invested an additional amount of AED 19,829 thousand into the National Bonds Corporation Sole Proprietorship P.S.C. on similar terms as existing investments.

14 Term deposits

	2025 AED'000	2024 AED'000
Short-term bank deposits – more than 3 months	57,704	30,264

The term deposits held by the Group have original maturities of more than 3 months. These short-term bank deposits bear an effective interest rate ranging from 3.9% to 4.6% per annum (2024: 4.6% to 5.8% per annum).

Term deposits are presented as cash equivalents only if they have a maturity of three months or less or are readily convertible to known amounts of cash which are subject to insignificant risk of changes in value.

15 Cash and cash equivalents

	2025 AED'000	2024 AED'000
Cash at bank	204,886	394,761
Short-term bank deposits – less than 3 months	2,050,859	1,541,866
	2,255,745	1,936,627

Bank balances are held with branches of local and international banks. Short-term bank deposits bear an effective interest which ranges between 3.9% to 4.8%. (2024: 3.5% to 5.5% per annum).

16 Share capital

	2025 AED'000	2024 AED'000
Authorised, issued and fully paid up share capital		
Ordinary shares of 10,000,000 thousand of AED 0.10 each	1,000,000	1,000,000

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

16 Share capital (continued)

The authorised and paid up capital of the Company as at 31 December 2025 amounted to AED AED 1,000,000 thousand (2024: AED 1,000,000 thousand), of which AED AED 560,000 thousand (2024: AED 560,000 thousand) was contributed by DEWA, AED AED 240,000 thousand (2024: AED 240,000 thousand) was contributed by Emirates Power Investment LLC and AED 200,000 thousand (2024: AED 200,000 thousand) by public shareholders.

In accordance with Decree No. 22 of 2022 issued by the Ruler of Dubai on 14 October 2022, the share capital of the Company was structured as part of the Initial Public Offering (IPO) process as follows:

Number of shares	10,000,000
Par value per share	thousand
	AED 0.10
Capital	AED 1,000,000
	thousand

17 Statutory reserve

In accordance with the Articles of Association of the Company and its subsidiaries, 5% of the profit for the year is required to be transferred to the statutory reserve for each entity. Such transfers are required to be made until the reserve equals 50% of the share capital in each of the subsidiaries. This reserve is not available for distribution, except in circumstances stipulated in the commercial laws applicable to each entity. The transfer of profit to the statutory reserve has been suspended as the reserve has reached 50% of the paid-up share capital in prior years.

18 Contributed capital

In previous years, the Group received certain plots of land from the Government of Dubai, which were valued by an independent firm. As disclosed in Note 2.11, the value of such land, equivalent to AED 64,690 thousand, was treated as a capital contribution from the shareholders as the Company is controlled by DEWA, which is also controlled by the Government of Dubai.

During the year 2020, the Group also received 2 plots of land from Meydan City Corporation, with a value of AED 17,500 thousand.

The total contributed capital amounted to AED 82,190 thousand (2024: AED 82,190 thousand).

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

19 Bank borrowings

	2025 AED'000	2024 AED'000
Term loan	-	2,750,000
Interest accrued	-	388
Unamortised arrangement fee	-	(3,781)
Term loan	<u>-</u>	<u>2,746,607</u>
Revolving credit facilities	5,500,000	2,750,000
Interest accrued	3,418	1,808
Revolving credit facilities	<u>5,503,418</u>	<u>2,751,808</u>
Total Borrowings	5,503,418	5,498,415
Less: current portion	3,418	2,196
Non-current portion	<u>5,500,000</u>	<u>5,496,219</u>

Interest accrued as of 31 December 2025 amounts to AED 3,418 thousand (2024: AED 2,196 thousand), classified as short-term portion of bank borrowings which is payable within one year.

The movement in bank borrowings during the year:

	2025 AED'000	2024 AED'000
As at 1 January	5,498,415	4,492,438
Drawdown during the year	6,749,358	4,749,358
Interest expense during the year (Note 30)	220,753	246,359
Interest capitalised during the year (Note 30)	10,711	55,489
Interest paid during the year	(229,600)	(299,010)
Principal repayment during the year	(6,750,000)	(3,750,000)
Arrangement fee charged to profit and loss	3,781	3,781
As at 31 December	<u>5,503,418</u>	<u>5,498,415</u>

During the year ended 31 December 2024, the Group exchanged certain borrowing facilities with one of its existing lenders. For further information, please refer to note 19 in the Group's annual consolidated financial statements for the year ended 31 December 2024.

On 25 February 2025, the Group exchanged certain borrowing facilities with one of its existing lenders which resulted in the following changes to the terms of the facilities:

- Extension of the maturity date from September 2027 to February 2028.
- Reduction in interest margin.
- Change in the nature of the facilities from term loans to revolving facilities.

Pursuant to the requirements of International Financial Reporting Standard 9, the Group assessed whether the present value of the new cash flows under the new terms is at least 10% different from the present value of the remaining cash flows of the original liability, using the original effective interest rate, based on this quantitative test the difference is less than 10%.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

19 Bank borrowings (continued)

The Group has adopted as its accounting policy to perform a qualitative assessment in addition to the quantitative test, when the difference is less than 10%.

Management has considered the qualitative changes (e.g. change in the nature of the facilities from term loan to revolving credit facilities, extension of term, changes in interest margin) and concluded that those changes are substantial, and as such the exchange of the loan with the existing lender results in a new loan with substantially different terms compared to the original loan. Therefore, the arrangement was accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability, at fair value.

The difference between the carrying amount of a financial liability extinguished and the consideration paid is recognised in profit or loss, together with the related costs/fees incurred amounting to AED 5,065 thousand which includes the arrangement fee in relation to previous borrowings amounting to AED 3,781 thousand.

As of 31 December 2025, the Group has the following outstanding borrowing facilities:

Facility	Maturity	Interest rate	Amount (AED'000)
RCF – Conventional & Islamic	September 2027	EIBOR + margin	2,750,000
RCF – Conventional & Islamic	February 2028	EIBOR + margin	2,750,000
Total			5,500,000

Revolving credit facilities (RCF) are classified as non-current liabilities at the end of the reporting period as the Company has a right to defer settlement of these for at least 12 months after the reporting period.

The maturity profile of the borrowings is as follows:

	2025 AED'000	2024 AED'000
Within one year	3,418	2,196
After one year but not more than three years	5,500,000	5,496,219
	<u>5,503,418</u>	<u>5,498,415</u>

The change in financial covenants is not substantial and the facilities are guaranteed by the Company and Palm District Cooling LLC.

The Group had no undrawn facilities, outstanding balance in bank guarantees and letters of credits as at 31 December 2025 and 2024.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

19 Bank borrowings (continued)

The Group has the financial bank covenants to maintain net debt to tangible net worth and net debt to EBITDA. The Group has complied with its financial covenants as at reporting period end.

The exposure of the Group's borrowings to interest rate changes and the contractual repricing ranges between one to twelve months. The fair value of current borrowings equals their carrying amount, as the loans are priced based on EIBOR plus a margin.

20 Government grants

Government grants received prior to 23 November 2009 are recognised as income over the useful life of the plant constructed on the granted land. The current portion represents the expected release of the government grant for the plants currently in operation and those which are expected to be completed during next year. The actual amount of release may vary due to delay in completion/commencement of the operations of these plants.

	2025 AED'000	2024 AED'000
At 1 January	305,948	308,728
Released during the year (Note 29)	<u>(2,780)</u>	<u>(2,780)</u>
At 31 December	303,168	305,948
Less: current portion	<u>(3,170)</u>	<u>(3,170)</u>
Non-current portion	<u>299,998</u>	<u>302,778</u>

21 Provision for employees' end of service benefits

In accordance with the provisions of IAS 19, management has carried out an exercise to assess the present value of its obligations as at 31 December 2025 and 2024, using the projected unit credit method, in respect of employees' end of service benefits payable under the UAE Labour Law. Under this method, an assessment has been made of the employee's expected service life with the Group and the expected basic salary at the date of leaving the service. Future salary increases have been estimated on a basis consistent with the natural progression of an employee's salary in-line with the Group's salary scales, past experience and market conditions.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

21 Provision for employees' end of service benefits (continued)

The following tables summarise the components of net benefit expense recognised in the consolidated statement of profit or loss and other comprehensive income:

	2025 AED'000	2024 AED'000
Current service cost	6,408	6,350
Interest cost	<u>2,756</u>	<u>2,436</u>
Net expense recognised in the consolidated statement of profit or loss	<u>9,164</u>	<u>8,786</u>
Actuarial loss / (gain) recognised in the consolidated statement of comprehensive income, net of tax	<u>5,021</u>	<u>(3,427)</u>

Changes in the present value of defined benefit obligations is as follows:

	2025 AED'000	2024 AED'000
At 1 January	57,646	54,666
Current service cost	6,408	6,350
Interest cost	2,756	2,436
Benefits paid during the year	(1,435)	(2,379)
Actuarial loss / (gain) recognised in the consolidated statement of comprehensive income	<u>5,518</u>	<u>(3,427)</u>
At 31 December	<u>70,893</u>	<u>57,646</u>

The expected maturity analysis of undiscounted benefits plans is as follows:

	0 to 5 years	>5 years	Total
As at 31 December 2025			
Defined benefits obligation	<u>50,193</u>	<u>39,422</u>	<u>89,615</u>
As at 31 December 2024			
Defined benefits obligation	<u>42,054</u>	<u>32,789</u>	<u>74,843</u>

The end-of-service benefits relate entirely to the United Arab Emirates under the UAE Labour Law.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

21 Provision for employees' end of service benefits (continued)

The principal assumptions used in determining the provision for end of service benefit obligations are shown below:

	2025 AED'000	2024 AED'000
Discount rate per year	4.4%	4.9%
Salary increase per year	3%	3%

Management believes that no reasonably possible change in any of the above key assumptions would have material impact on the amounts disclosed in the consolidated financial statements.

Contribution plan

The amount of pension contribution made by the Group for UAE Nationals during the year is AED 5,123 thousand (2024: AED 5,338 thousand).

22 Trade and other payables

	2025 AED'000	2024 AED'000
Deferred revenue	741,871	520,094
Refundable customers' security deposits (Note 11)	549,132	492,212
Project cost accruals	361,648	277,730
Project payables	143,675	93,539
Retentions payable	108,514	91,673
Other liabilities*	276,051	218,578
Total	2,180,891	1,693,826
Less: Non-current portion retentions payable	(15,835)	(16,189)
Current portion	2,165,056	1,677,637

* Other liabilities include accrued expenses for water and electricity amounting to AED 50,207 thousand (2024: AED 37,967 thousand) payable to DEWA.

Movement in deferred revenue is as follows:

	2025 AED'000	2024 AED'000
At 1 January	520,094	341,792
Billed during the year	1,632,119	1,397,092
Less: income recognised during the year	(1,410,342)	(1,218,790)
At 31 December	741,871	520,094

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

22 Trade and other payables (continued)

Terms and conditions of the financial liabilities:

Trade payables and other financial liabilities are non-interest bearing and are normally settled on 60-90 day terms. Retentions payable are non-interest bearing and are normally settled in accordance with the terms of the contracts.

Revenue recognised in relation to deferred revenue

The following table shows how much of the revenue recognised in the current reporting period relates to carried-forward contract liabilities and how much relates to performance obligations that were satisfied in a prior year:

	2025 AED'000	2024 AED'000
Revenue recognised that was included in the contract liability balance at the beginning of the period	146,034	111,142
Revenue recognised from performance obligations satisfied in previous periods	-	-

Revenue is recognised at the point in time for connection fee to building owners at which the performance obligation is satisfied.

23 Revenue

	2025 AED'000	2024 AED'000
District cooling services	3,402,090	3,239,722
Sale of pre-insulated pipes	17,214	20,767
	<hr/> 3,419,304	<hr/> 3,260,489

24 Operating segments

The Group has determined that the Board of Directors, are the Chief Operating Decision-Makers (“CODM”) per the requirements of IFRS 8 *Operating Segments*.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

24 Operating segments (continued)

The Board of Directors are also provided with multiple levels of information which comprise of revenue, gross profit and net profit, aggregated for higher level components by stream. The financial accounting system of the Group is currently configured in this manner and this information is readily available. However, for decision making purposes, the Board of Directors relies mainly on the revenue and net profit information that contains lower level components. Hence, the segment information provided is primarily to the net profit level of the Group.

For the Board of Directors, the Group is currently organised into two major operating and reportable segments as follows:

- The 'Chilled water' segment constructs, owns, assembles, installs, operates and maintains cooling and conditioning systems. In addition, the segment distributes and sells chilled water for use in district cooling technologies.
- The 'Pre-insulated pipe business' segment is involved in manufacture, assemble and selling activities relating to the expansion of the Group's chilled water business.

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

24 Operating segments (continued)

	2025			2024		
	Chilled water AED'000	Pre-insulated pipe AED'000	Intersegment eliminations AED'000	Total AED'000	Chilled water AED'000	Pre-insulated pipe AED'000
Revenues						
External revenue*	3,402,090	17,214	-	3,419,304	3,239,722	20,767
Inter-segment revenue	-	30,369	(30,369)	-	-	-
Interest earned on financial asset	58,307	-	-	58,307	59,151	-
Total revenues	3,460,397	47,583	(30,369)	3,477,611	3,298,873	49,263
Cost of sales	(1,976,156)	(30,675)	17,548	(1,989,283)	(1,900,515)	(33,536)
Gross profit	<u>1,484,241</u>	<u>16,908</u>	<u>(12,821)</u>	<u>1,488,328</u>	<u>1,398,358</u>	<u>15,727</u>
General and administrative expenses	(250,767)	(5,616)	-	(256,383)	(229,303)	(5,816)
Reversal of expected credit losses	16,137	-	-	16,137	17,020	462
Other income	24,310	120	-	24,430	6,823	1,115
Operating profit	<u>1,273,921</u>	<u>11,412</u>	<u>(12,821)</u>	<u>1,272,512</u>	<u>1,192,898</u>	<u>11,488</u>
Finance income	53,254	2,093	-	55,347	52,600	1,427
Finance costs	(224,698)	-	-	(224,698)	(248,139)	-
Profit before tax	<u>1,102,477</u>	<u>13,505</u>	<u>(12,821)</u>	<u>1,103,161</u>	<u>997,359</u>	<u>12,915</u>
Income taxes	(99,157)	(1,153)	1,084	(99,226)	(90,003)	(94)
Net profit for the year	<u>1,003,320</u>	<u>12,352</u>	<u>(11,737)</u>	<u>1,003,935</u>	<u>907,356</u>	<u>12,821</u>

Inter-segment transactions are eliminated on consolidation.

* External revenue include connection charges related to the connection of individual customer units and is recognised over the provision period of district cooling services.

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

24 Operating segments (continued)

Segment results include an amount of depreciation and amortisation allocated to the operating segments as follows:

	2025			2024		
	Chilled Water AED'000	Pre-insulated pipe AED'000	Total AED'000	Chilled water AED'000	Pre-insulated pipe AED'000	Total AED'000
Depreciation of property, plant & equipment (Note 5)	349,981	2,218	352,199	340,012	2,320	342,332
Depreciation of right-of-use asset (Note 6)	5,361	-	5,361	4,592	-	4,592
Amortisation of intangible asset (Note 7)	12,157	-	12,157	12,157	-	12,157
Total depreciation and amortisation	367,499	2,218	369,717	356,761	2,320	359,081

Segment assets and liabilities are as follows:

	2025			2024		
	Chilled Water AED'000	Pre-insulated pipe AED'000	Total AED'000	Chilled water AED'000	Pre-insulated pipe AED'000	Total AED'000
Segment assets	11,694,027	122,795	11,816,822	11,095,769	86,970	11,182,739
Investment in joint venture	-	-	-	307	-	307
Total assets	11,694,027	122,795	11,816,822	11,096,076	86,970	11,183,046
Total liabilities	8,301,790	17,721	8,319,511	7,795,192	14,519	7,809,711

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

24 Operating segments (continued)

The table below illustrates the capital expenditures added during the year:

	2025			2024		
	Chilled Water AED'000	Pre-insulated pipe AED'000	Total AED'000	Chilled water AED'000	Pre-insulated pipe AED'000	Total AED'000
Property, plant and equipment	585,364	73	585,437	435,979	20	435,999

Geographic information

The following table presents certain non-current assets and revenue information relating to the Group based on geographical location of the operating units:

	Revenue		Non-current assets	
	2025 AED'000	2024 AED'000	2025 AED'000	2024 AED'000
United Arab Emirates	3,419,304	3,260,489	9,038,193	8,823,595

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

25 Cost of sales

	2025 AED'000	2024 AED'000
Utilities cost	1,481,133	1,452,212
Depreciation on property, plant and equipment (Note 5)	341,696	333,610
Staff costs (Note 27)	52,134	43,179
Repairs and maintenance	45,416	21,540
Amortisation of intangible assets (Note 7)	12,157	12,157
Materials (Note 10)	10,138	13,695
Depreciation on right-of-use assets (Note 6)	1,325	1,174
Impairment charge on property, plant and equipment	-	919
Others *	<u>45,284</u>	<u>39,011</u>
	<u>1,989,283</u>	<u>1,917,497</u>

* Others include expenses related to spares, consumables, insurance, freight and transportation.

26 General and administrative expenses

	2025 AED'000	2024 AED'000
Staff costs (Note 27)	177,603	168,958
Depreciation on property, plant and equipment (Note 5)	10,503	8,722
Consultancy charges	7,363	4,768
Depreciation on investment properties (Note 37)	6,317	-
Board of Directors' remuneration (Note 12)	5,940	5,880
Communication expenses	5,931	5,382
Bank charges	5,300	4,821
Advertising and marketing expenses*	5,188	5,584
Software maintenance expenses	4,388	3,851
Depreciation on right-of-use assets (Note 6)	4,036	3,418
HSE equipment expenses	2,764	2,352
Water and Electricity	2,226	2,240
Repairs & Maintenance	2,167	3,890
Business travel	1,676	2,328
Rent (Note 6)	556	504
Others	<u>14,425</u>	<u>12,421</u>
	<u>256,383</u>	<u>235,119</u>

* Includes social contributions of AED 14 thousand.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

27 Staff costs

	2025 AED'000	2024 AED'000
Salaries	149,795	135,645
Staff benefits	70,778	67,706
End of service benefits (Note 21)	9,164	8,786
	<u>229,737</u>	<u>212,137</u>
Staff costs have been charged to:		
Cost of sales (Note 25)	52,134	43,179
General and administrative expenses (Note 26)	177,603	168,958
	<u>229,737</u>	<u>212,137</u>

28 Income tax

The Group is subject to income tax on profits generated in the financial year commencing 1 January 2025, and current taxes are accounted. As of 31 December 2025, the Group has current tax liabilities of AED 97,585 thousand (2024: AED 88,953 thousand) and deferred tax asset (net) of AED 15,077 thousand (2024: AED 16,228 thousand).

The financial year ended December 31, 2025, is the first financial year in which Pillar Two legislation was effective in the UAE. The Group has assessed the applicability of the OECD Pillar Two model rules and concluded that it is not within the scope of the legislation.

(a) Component of income tax

Income tax credit recorded in consolidated statement of profit or loss comprises of the following:

	2025 AED'000	2024 AED'000
Current tax	98,082	88,953
Deferred tax	1,144	1,144
Income tax	99,226	90,097

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

28 Income taxes (continued)

(b) *Reconciliation between the tax expense and profit or loss multiplied by applicable tax rate.*

The income tax rate applicable to the Group's income is 9% (2024: 9%). A reconciliation between the expected and the actual tax charge is provided below:

	2025 AED'000	2024 AED'000
Profit before tax	<u>1,103,161</u>	<u>998,332</u>
Profit before tax at statutory rate of 9%	99,284	89,850
Tax effect of amounts which are not deductible / (taxable) in calculating taxable income:		
Income exempt from taxation	(66)	(68)
Other adjustments	<u>8</u>	<u>315</u>
Income tax expense	<u>99,226</u>	<u>90,097</u>

The effective tax rate for the year 2025 is 9% (2024: 9%).

(c) *Deferred taxes analysed by type of temporary difference*

Differences between IFRS Accounting Standards and statutory taxation regulations in the United Arab Emirates give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. The tax effect of the movements in these temporary differences was not material to the consolidated financial statement.

Further, AED 6 thousand (31 December 2024: AED 82 thousand) of deferred tax relates to changes in fair value of financial assets at fair value through other comprehensive income which has been recognised in other comprehensive income in the consolidated statement of comprehensive income.

29 Other income

	2025 AED'000	2024 AED'000
Rental income	18,094	470
Government grant (Note 20)	2,780	2,780
Scrap sale	1,482	616
Others	<u>2,074</u>	<u>4,072</u>
	<u>24,430</u>	<u>7,938</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

30 Finance costs – net

	2025 AED'000	2024 AED'000
Interest income on short-term bank deposits	49,180	48,690
Interest income on financial assets at FVTOCI (Note 9)	3,305	3,305
Interest income on call account with banks	1,384	1,221
Interest income on financial assets at FVTPL	1,478	811
Total finance income	55,347	54,027
Interest expense on bank borrowings	(228,728)	(298,975)
Amortisation of arrangement fees	(3,781)	(3,781)
Arrangement fees paid on refinance	(2,736)	(642)
Interest on lease liabilities	(164)	(230)
	(235,409)	(303,628)
Interest expenses capitalised	10,711	55,489
Total finance costs	(224,698)	(248,139)
Finance costs – net	(169,351)	(194,112)

Capitalised borrowing costs

The capitalisation rate used to determine the amount of borrowing costs is the weighted average interest rate applicable to the entity's general borrowings during the year of 4.92% (2024: 6%).

31 Financial instruments by category

The accounting policies for financial instruments have been applied to the line items below:

Amortised cost	2025 AED'000	2024 AED'000
Cash and cash equivalents (Note 15)	2,255,745	1,936,627
Financial assets at amortised cost (Note 8)	1,304,839	1,324,787
Trade and other receivables, excluding prepayments and advance to contractors / suppliers (Note 11)	219,115	182,572
Due from related parties (Note 12)	39,353	18,076
Term deposits (Note 14)	57,704	30,264
Total	3,876,756	3,492,326

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

31 Financial instruments by category (continued)

Fair value through other comprehensive income (FVTOCI)

	2025 AED'000	2024 AED'000
Financial assets at fair value through other comprehensive income (Note 9)	<u>55,778</u>	<u>55,709</u>

Financial assets at fair value through profit or loss (FVTPL)

	2025 AED'000	2024 AED'000
Investment in National Bonds (Note 13)	<u>45,461</u>	<u>25,466</u>
Other financial liabilities at amortised cost		
Bank borrowings (Note 19)	5,503,418	5,498,415
Trade and other payables (excluding deferred revenues and including non-current retention payable) (Note 22)	1,439,020	1,173,732
Due to related parties (Note 12)	161,670	159,372
Lease liabilities (Note 6)	<u>1,886</u>	<u>5,551</u>
	<u>7,105,994</u>	<u>6,837,070</u>

The fair values of the Group's financial assets and liabilities are not materially different from their carrying values at the reporting date.

32 Non-controlling interests

Set out overleaf is summarised financial information for a subsidiary that has non-controlling interests that are material to the Group. The amounts disclosed are before inter-company eliminations.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

32 Non-controlling interest (continued)

	2025 AED'000	2024 AED'000
Summarised statement of financial position		
Current assets	279,358	207,473
Current liabilities	35,870	49,355
Current net assets	243,488	158,118
Non-current assets	998,773	1,013,256
Net assets	1,242,261	1,171,374
Accumulated NCI	186,377	175,745
 Summarised statement of comprehensive income		
Total comprehensive income	70,883	76,540
Profit allocated to NCI	10,633	11,481
 Summarised cash flows		
Cash flows from operating activities	64,644	113,662
Cash flows from investing activities	5,488	2,490
Net increase in cash and cash equivalents	70,132	116,152

33 Guarantees

As at 31 December 2025 and 2024, the Group had no outstanding bank guarantees and letters of credits.

34 Commitments

Capital commitments

As at 31 December 2025, the Group had project commitments of AED 825,129 thousand (2024: AED 726,784 thousand) for projects-in-progress. These commitments represent the value of contracts issued as at 31 December 2025 and as at 31 December 2024, net of invoices recorded and accruals made as at that date.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

35 Earnings per share

	2025 AED'000	2024 AED'000
Profit attributable to the ordinary equity holders of the Company	993,302	896,754
Weighted average number of ordinary shares used as a denominator in calculating basic earnings per share	<u>10,000,000</u>	<u>10,000,000</u>
Basic and diluted earnings per share	<u>0.099</u>	<u>0.090</u>

36 Non-cash transactions

	2025 AED'000	2024 AED'000
Capital expenditure	<u>171,085</u>	<u>129,218</u>
Additions of right-of-use-assets (Note 6)	<u>1,726</u>	<u>4,036</u>

37 Investment properties

	2025 AED'000	2024 AED'000
	Land and building	Land and building
At 1 January	118,015	85,645
Additions during the year	25,687	-
Transfers from property, plant and equipment (Note 5)	33,408	32,370
Depreciation	<u>(6,317)</u>	<u>-</u>
At 31 December	<u>170,793</u>	<u>118,015</u>

The Group started construction of its head quarter project in 2021. The project consists of two towers (residential tower and office tower) with common area and retail outlets. The Group intends to occupy office tower for its own use and is classified as property, plant and equipment (Note 5) which is expected to be completed by second quarter of 2026. The residential tower is complete and the management has leased it.

During the year ended 31 December 2025, management revisited its plan of occupation of office tower and concluded to lease three floors for commercial use. As a result, the carrying amount of these floors and related areas were transferred to investment properties from property, plant and equipment (Note 5).

The investment property includes Land amounting to AED 2,536 thousand (2024: AED 2,536 thousand).

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

37 Investment properties (continued)

The investment property is carried at cost and its fair value approximates to AED 239,350 thousand (31 December 2024: AED 180,050 thousand). It is valued by qualified independent property valuation firms based on income method and the significant input is rent per square feet. The fair value stated is determined using valuation methods with parameters not based exclusively on observable market data (level 3). Rental income recognised during the year was AED 16,030 thousand in the consolidated statement of profit or loss (2024: nil).

38 Fair value measurement

The Group measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1: inputs that are quoted market price (unadjusted) in an active market for identical instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable either directly (i.e., as prices) or indirectly (i.e., derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted market prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3: inputs that are unobservable. This category includes all instruments where the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

The table overleaf analyses financial instruments, measured at fair value at the end of the reporting period, by the level in the fair value hierarchy into which the fair value measurement is categorised.

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

38 Fair value measurement (continued)

	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
31 December 2025				
Financial assets at fair value through other comprehensive income (Note 9)	55,778	-	-	55,778
Financial assets at fair value through profit or loss (Note 13)	-	45,461	-	45,461
	<u>55,778</u>	<u>45,461</u>	<u>-</u>	<u>101,239</u>
31 December 2024				
Financial assets at fair value through other comprehensive income (Note 9)	55,709	-	-	55,709
Financial assets at fair value through profit or loss (Note 13)	-	25,466	-	25,466
	<u>55,709</u>	<u>25,466</u>	<u>-</u>	<u>81,175</u>

There were no transfers between Level 1, Level 2 and Level 3 fair value measurements.

Specific valuation techniques used to value financial instruments include:

- the use of quoted market prices or dealer quotes for similar instruments; and
- for other financial instruments - discounted cash flow analysis. All of the resulting fair value estimates are included in level 2.

39 Dividends

	2025 AED'000	2024 AED'000
Final dividend for the year ended 31 December 2024 AED 0.04375 per share (2024: Final dividend for the year ended 31 December 2023, AED 0.0425 per share)	437,500	425,000
Interim dividend for the year ended 31 December 2025 AED 0.04375 per share (2024: Interim dividend of AED 0.0425 per share)	<u>437,500</u>	<u>425,000</u>
Total dividends	<u>875,000</u>	<u>850,000</u>

Emirates Central Cooling Systems Corporation P.J.S.C

Notes to the consolidated financial statements for the year ended 31 December 2025 (continued)

39 Dividends (continued)

During the year 2025, a final dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the year ended 31 December 2024 was declared and approved in the Annual General Assembly Meeting held on 19 March 2025 which was paid on 16 April 2025 (2024: Final dividend of AED 425,000 thousand (AED 0.0425 per share)). Further an interim dividend of AED 437,500 thousand (AED 0.04375 per share) in respect of the six-month period ended 30 June 2025 was declared and approved in the General Assembly Meeting held on 9 October 2025 which was paid on 30 October 2025 (2024: Interim dividend of AED 425,000 thousand (AED 0.0425 per share)).

40 Corresponding figures

The Group had previously presented receipts of AED 55,792 thousand as a non-cash adjustment to “Operating cash flows before changes in working capital and payment of employees’ end of service benefits,” under “Remeasurement of financial assets (settlement of financial assets)” in the statement of cash flows which has been presented as changes in Financial assets within the “Changes in working capital” in the consolidated statement of cash flows. This reclassification has no impact on the net cash generated from operating activities.