ВОЗВРАТНЫЙ ЭКЗЕМПЛЯР
Group of companies
RUSSELL BEDFORD

JSC Social-Entrepreneurial Corporation Almaty

Consolidated financial statements

As at 30 June and for the six months ended 30 June 2026, with the independent auditor's report

JSC Social-Entrepreneurial Corporation Almaty

Table of contents

	Page
Management confirmation of responsibility for the preparation and approval of consolidated financial statements as at and for the six months ended 30 June 2026	
Independent auditor's report	
Consolidated financial statements for the six months ended 30 June 2026:	
Consolidated statement of financial position	1
Consolidated statement of profit or loss and other comprehensive income	2
Consolidated statement of cash flows	3
Consolidated statement of changes in equity	4
Notes to the consolidated financial statements	5-39

JSC Social-Entrepreneurial Corporation Almaty

Management confirmation of responsibility for the preparation and approval of consolidated financial statements as at and for the six months ended 30 June 2026

The following statement, which should be read in conjunction with the description of the auditors' responsibilities contained in the independent auditor's report, is provided to clarify the auditors' responsibilities in relation to the consolidated financial statements of JSC Social-Entrepreneurial Corporation Almaty and its subsidiaries (hereinafter referred to as the Group).

The Group's management is responsible for preparing consolidated financial statements that present fairly, in all material respects, the financial position as at 30 June 2026, as well as the results of its operations, cash flows and changes in equity for the period ended on that date, in accordance with International Financial Reporting Standards (IFRS).

In preparing the consolidated financial statements, the management of the Group is responsible for:

- ensuring the right choice and application of accounting policies;
- presentation of information, incl. data on accounting policies in a form that ensures the relevance, reliability, comparability and comprehensibility of such information;
- disclosure of additional information in cases where compliance with IFRS is not sufficient for users to understand the financial statements of the impact that certain transactions, as well as other events or conditions, have on the financial position and financial performance of the Group;
- assessment of the Group's ability to continue operations in the foreseeable future.

The management is also responsible for:

- development, implementation and maintenance of an effective and reliable system of internal control of the Group;
- maintaining records in a form that allows you to disclose and explain the transactions of the Group, as well as provide at any date information of sufficient accuracy about the financial position of the Group and ensure that consolidated financial statements comply with IFRS;
- accounting in accordance with the legislation of the Republic of Kazakhstan and IFRS;
- taking all reasonably possible measures to ensure the safety of the assets of the Group; and
- identification and prevention of facts of financial and other abuses.

These consolidated financial statements for the six months ended 30 June 2026 were authorised by the Group's management on 17 August 2026 and signed on its behalf by:

Y.K. Aldazharov
Deputy Chair of the Board

R.M. Akhmetova
Chief Accountant – Director of the Accounting and Reporting Department

Russell Bedford
taking you further

INDEPENDENT AUDITOR'S REPORT

To the shareholders and management of JSC Social-Entrepreneurial Corporation Almaty

Opinion

We have audited the consolidated financial statements of JSC Social-Entrepreneurial Corporation Almaty and its subsidiaries (hereinafter - the Group), which comprise the consolidated statement of financial position as at 30 June 2026, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the six months then ended, as well and notes to the consolidated financial statements, including a summary of the key accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 30 June 2026, as well as its consolidated financial performance and its consolidated cash flows for the six months then ended, in accordance with International Financial Reporting Standards (IFRS).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under these standards are described in the *Responsibilities of the Auditor for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), together with the professional ethics requirements applicable to our audit of financial statements in the Republic of Kazakhstan, and we have fulfilled other responsibilities in accordance with these professional ethics requirements and the IESBA Code.

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

Key audit matters

Key audit matters are matters which, in our professional judgement, were of the greatest significance to our audit of the consolidated financial statements for the current period. These matters were considered in the context of our audit of the consolidated financial statements as a whole and in forming our opinion on those financial statements, and we do not express a separate opinion on these matters.

We have determined that there are no key audit matters that need to be disclosed in our audit report.

Responsibilities of the management and those responsible for corporate governance for the conslidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with IFRS and for the internal control system that management considers necessary to prepare consolidated financial statements that are free from material misstatement due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the ability of the Group to continue to operate continuously, for disclosing, as appropriate, information related to business continuity, and for preparing statements based on the going concern assumption, unless management intends to liquidate the Group, terminate its activity or when it does not have any other real alternative, except liquidation or termination of activity.

Those charged with governance are responsible for overseeing the preparation of the consolidated financial statements of the Group.

Responsibilities of the auditor for the audit of consolidated financial statements

Our objectives is to obtain reasonable assurance that the consolidated financial statements are free from material misstatement, whether due to fraud or error, and to issue an auditor's report containing our opinion.

Reasonable assurance represents a high degree of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect material misstatement when it exists.

Misstatements may be the result of fraud or error and are considered material if it can reasonably be assumed that, individually or in aggregate, it may affect the economic decisions of users based on these consolidated financial statements.

We apply professional judgment and maintain professional skepticism throughout the audit as part of the audit conducted in accordance with the International Auditing Standards. In addition, we do the following:

- we identify and assess the risks of material misstatement of the consolidated financial statements due to fraud or error; we develop and conduct audit procedures in response to these risks; we obtain audit evidence that is sufficient and appropriate to serve as the basis for our opinion. The risk of not detecting material misstatement as a result of fraud is higher than the risk of not detecting material misstatement as a result of an error, as fraud can include collusion, forgery, intentional omissions, misrepresentations or the override of internal control;
- we gain an understanding of the internal control system that is relevant to the audit, with the aim of developing audit procedures that are appropriate to the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control system; we evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures by management;
- we conclude that it is legitimate for management to apply the going concern assumption, and based on the audit evidence obtained, it concludes that there is significant uncertainty in connection with events or conditions that could result in significant doubts about the Group's ability to continue its business. If we conclude that there is material uncertainty, we must draw attention in our audit report to the appropriate disclosures in the consolidated financial statements or, if such disclosures are inappropriate, to modify our opinion. Our findings are based on audit evidence obtained prior to the date of our audit opinion. However, future events or conditions may cause the Group to cease to continue as a going concern;
- we evaluate the presentation of the consolidated financial statements as a whole, its structure and content, including disclosure of information, as well as whether the consolidated financial statements represent the underlying operations and events in such a way that their reliable presentation is ensured.

We carry out informational interaction with those charged with governance, bringing to their attention, among other things, information about the planned volume and timing of the audit, significant observations on the results of the audit, as well as significant shortcomings of the internal control system that we identify during the audit.

We also provide those charged with governance with a statement confirming that we have complied with all relevant ethical requirements regarding independence and have disclosed to them all relationships and other matters that could reasonably be considered to affect the auditor's independence, as well as any safeguards taken where necessary.

Saule Badambayeva
Audit Partner
IAC Russell Bedford A+ Partners LLP
The qualification certificate of the auditor No. MF-0000720
dated 10 January 2019

Sholpanay Kudaibergenova
General Director
IAC Russell Bedford A+ Partners LLP
The state license for engaging in audit activities No. 18013076,
issued by the Committee of
State Audit of the Ministry
Finance of the Republic
as at 3 July 2018

Almaty, Republic of Kazakhstan

17 August 2026

JSC Social-Entrepreneurial Corporation Almaty

Consolidated statement of financial position as at 30 June 2026

KZT'000	Note	30 June 2026	31 December 2025
ASSETS			
Non-current assets			
Property, plant, and equipment	5	12,415,448	12,584,835
Investment property	6	17,103,881	6,650,083
Intangible assets		226,281	202,733
Long-term financial assets	7, 27	24,221,630	23,378,704
Investment securities	27	117,850	118,548
Long-term receivables	8, 27	13,199,542	13,629,256
Deferred tax assets	24	150,466	413,068
Other long-term assets	9	6,825,738	8,937,345
Total non-current assets		**74,260,836**	**65,914,572**
Current assets			
Inventories	10	34,681,701	38,274,066
Current income tax assets		2,375,035	2,416,617
Prepayments and other short-term assets	11	13,576,799	36,771,692
Short-term financial assets	7, 27	2,893,947	4,562,454
Trade and other receivables	8, 27	44,752,751	45,677,302
Reverse repurchase agreements	12, 27	38,413,412	25,804,648
Cash and cash equivalents	13, 27	4,506,315	53,293,455
Total current assets		**141,199,960**	**206,800,234**
TOTAL ASSETS		**215,460,796**	**272,714,806**
EQUITY AND LIABILITIES			
Equity			
Share capital	14	193,351,569	193,351,569
Treasury shares	14	(35,996,485)	(14,111,060)
Retained earnings		20,797,330	16,025,443
Total equity		**178,152,414**	**195,265,952**
Non-current liabilities			
Long-term borrowings	15, 27	18,861,858	18,291,312
Other long-term liabilities	16	257,238	257,238
Total non-current liabilities		**19,119,096**	**18,548,550**
Current liabilities			
Trade and other payables	17, 27	8,280,331	3,218,394
Provisions for litigation	18, 27	–	1,226,670
Taxes and fees payable		211,700	198,674
Current income tax liabilities		404,025	190,110
Contract liabilities	16	9,293,230	54,066,456
Total current liabilities		**18,189,286**	**58,900,304**
Total liabilities		**37,308,382**	**77,448,854**
TOTAL EQUITY AND LIABILITIES		**215,460,796**	**272,714,806**

These consolidated financial statements have been approved by the Group's management and signed on its behalf:

Y.K. Aldazharov
Deputy Chair of the Board

R.M. Akhmetova
Chief Accountant – Director of the Accounting and Reporting Department

17 August 2026

The explanatory notes form an integral part of these consolidated financial statements

Consolidated statement of profit or loss and other comprehensive income for the six months ended 30 June 2026

KZT'000	Note	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Revenue from contracts with customers	19	8,573,055	4,031,442
Cost of sales	20	(7,951,951)	(3,429,603)
Gross profit		**621,104**	**601,839**
Selling expenses		(130,699)	(144,360)
Administrative expenses	21	(2,350,399)	(1,517,805)
Net finance income/(costs)	22	3,105,409	6,201,946
Net gain on disposal of property	23	1,084,569	–
Net other income/(expenses)		2,913,251	(291,143)
Net foreign exchange gain/(loss)		448	(1,754)
Net impairment gains on financial and non-financial assets		414,501	120,838
Profit before tax		**5,658,184**	**4,969,561**
Income tax expense	24	(831,558)	(332,947)
Net profit for the period		**4,826,626**	**4,636,614**
Other comprehensive income for the period		–	–
Total comprehensive income for the period		**4,826,626**	**4,636,614**

These consolidated financial statements have been approved by the Group's management and signed on its behalf:

Y.K. Aldazharov
Deputy Chair of the Board

R.M. Akhmetova
Chief Accountant – Director of the Accounting and Reporting Department

17 August 2026

The explanatory notes form an integral part of these consolidated financial statements

Consolidated statement of cash flows for the six months ended 30 June 2026

KZT'000	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Cash flows from operating activities		
Cash received from customers	38,541,677	16,719,389
Guarantee deposits received	35,720	450,968
Guarantee deposits refunded	–	(65,288)
Proceeds from repayment of loans issued	2,991,759	3,593,566
Interest received on loans issued	674,938	190,529
Other receipts	34,196	35,562
Cash paid to suppliers	(44,393,119)	(30,586,427)
Cash paid to employees	(1,476,076)	(1,096,893)
Loans issued	(1,413,516)	(5,512,029)
Other taxes and social security taxes paid	(808,781)	(546,964)
Income tax paid	(182,645)	(697,162)
Interest paid	(200)	(200)
Other cash payments	(7,328)	(744,858)
Net cash used in operating activities	**(6,003,375)**	**(18,259,807)**
Cash flows from investing activities		
Proceeds from repayment of loans issued	(934,080)	1,347,657
Interest received	876,332	1,313,563
Loans issued	–	(2,409,928)
Purchase of property, plant and equipment, investment property and intangible assets	–	(639,309)
Net cash flows from reverse repurchase agreements	(13,086,224)	(6,602,695)
Net cash used in investing activities	**(13,143,972)**	**(6,990,712)**
Cash flows from financing activities		
Dividends paid	–	(295,541)
Proceeds from issue of shares	(29,682,614)	1,698,796
Net cash (used in)/from financing activities	**(29,682,614)**	**1,403,255**
Net decrease in cash and cash equivalents	(48,829,961)	(23,847,264)
Change in allowance for expected credit losses	42,641	11,482
Effect of changes in foreign exchange rate on cash and cash equivalents	180	(88)
Cash and cash equivalents at the beginning of the period	53,293,455	70,178,560
Cash and cash equivalents at the end of the period	**4,506,315**	**46,342,690**

These consolidated financial statements have been approved by the Group's management and signed on its behalf:

Y.K. Aldazharov
Deputy Chair of the Board

R.M. Akhmetova
Chief Accountant – Director of the Accounting and Reporting Department

17 August 2026

The explanatory notes form an integral part of these consolidated financial statements

Consolidated statement of changes in equity for the six months ended 30 June 2026

KZT'000	Share capital	Treasury shares	Retained earnings	Total equity
As at 1 January 2025	**193,351,569**	**(22,356,100)**	**7,464,500**	**178,459,969**
Treasury shares sold	–	1,765,102	–	**1,765,102**
Net profit for the period (unaudited)	–	–	4,636,614	4,636,614
Dividends declared	–	–	(295,541)	(295,541)
Other transactions with owners	–	–	34,630	34,630
Other movements	–	–	278,037	278,037
As at 30 June 2025 (unaudited)	**193,351,569**	**(20,590,998)**	**12,118,240**	**184,878,811**
As at 1 January 2026	**193,351,569**	**(14,111,060)**	**16,025,443**	**195,265,952**
Treasury shares purchased	–	(21,885,425)	–	**(21,885,425)**
Net profit for the period	–	–	4,826,626	**4,826,626**
Other movements	–	–	(54,739)	**(54,739)**
As at 30 June 2026	**193,351,569**	**(35,996,485)**	**20,797,330**	**178,152,414**

These consolidated financial statements have been approved by the Group's management and signed on its behalf:

Y.K. Aldazharov
Deputy Chair of the Board

R.M. Akhmetova
Chief Accountant – Director of the Accounting and Reporting Department

17 August 2026

The explanatory notes form an integral part of these consolidated financial statements

Russell Bedford A+ Partners

Notes to the consolidated financial statements as at and for the six months ended 30 June 2026

1. GENERAL INFORMATION

JSC Social-Entrepreneurial Corporation Almaty and its subsidiaries, collectively referred to as the Group.

JSC Social-Entrepreneurial Corporation Almaty (hereinafter referred to as the Company) was originally registered with the Ministry of Justice of the Republic of Kazakhstan on 27 August 2010. The Company was re-registered on 8 October 2018 following a change of name. Business Identification Code is 100840016104.

The Company is registered as a taxpayer with the Almaty City Department of Justice, having been assigned taxpayer registration number 600400621639. The Company is registered as a value-added tax payer with the Tax Committee of the Bostandyk District of Almaty, certificate No. 1202376, series 60001, dated 8 October 2018.

The Group's actual and legal address: 303 Baizakov Street, Block B, Almaty, Republic of Kazakhstan, 050040.

As at 30 June 2026 and at the date of issue of these consolidated financial statements, the sole shareholder of the Group is the Communal State Institution "Almaty City Department of Entrepreneurship and Investment" (the "Shareholder"). The ultimate controlling party of the Group is the Akimat of Almaty city.

The Group operates in the Republic of Kazakhstan. The Group's assets and liabilities are located within the territory of the Republic of Kazakhstan.

The Group's principal activities comprise providing advice on commercial and management matters, regulating and facilitating the effective conduct of economic activity, establishing a regional stabilisation fund, and implementing mechanisms to stabilise prices for socially significant foodstuffs.

The rating agency Fitch Ratings (Dubai, UAE) confirmed the Group's foreign and local currency default ratings at BBB- with a Stable outlook on 20 February 2026.

The following subsidiaries have been included in these consolidated financial statements:

		Ownership interest	
Company/location	Type of activity	30 June 2026	31 December 2025
Almaty Finance LLP (Kazakhstan)	Provision of business loans to small and medium-sized enterprises	100%	100%
Industrial Zone Almaty LLP / (Kazakhstan)	Operational management of the Industrial Zone's activities	100%	100%
"Capital Construction Enterprise of the Akimat of Almaty" LLP was renamed to Almaty Renovation LLP	Activities relating to the organisation of the construction of residential buildings by raising funds from individuals and legal entities (including public-sector bodies) for the purpose of share-based participation in housing construction	100%	100%
Almaty Tau Management LLP	Carrying out investment, property development and operational activities, including property management, the development of infrastructure and commercial projects, as well as the provision of consultancy and related services.	100%	100%

1. GENERAL INFORMATION (continued)

Microfinance Organisation Almaty LLP ("MFO Almaty LLP") was established under the Almaty Business-2025 regional entrepreneurship development programme. The MFO Almaty LLP provides preferential loans to small and medium-sized enterprises (SMEs) to support their development. MFO Almaty LLP is a subsidiary of Almaty Finance LLP, which holds a 99.999999690% ownership interest.

In 2025, the Group acquired control of Almaty Tau Management LLP (100% ownership interest) pursuant to a resolution of the Akimat of the City of Almaty. The date on which control was acquired was 31 July 2025. The transaction constitutes a transaction under common control.

The financial results of the subsidiary are included in the consolidated financial statements from the date control is obtained. The difference between the carrying amount of the net assets at the date of acquisition and the cost of the investment is recognised in the Group's equity as a transaction with the owner.

2. BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

Statement of compliance

These consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the International Accounting Standards Board (IASB) and the interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC) of the IASB.

Basis of preparation

These consolidated financial statements have been prepared in accordance with the historical cost convention, with the exception of the initial recognition of financial instruments at fair value.

Going concern principle

The Group's consolidated financial statements have been prepared on a going concern basis, which assumes that the Group will continue as the going concern and will be able to realize its assets and settle its liabilities and contractual obligations in the ordinary course of business.

The Group's management has therefore not identified any conditions or events that could materially affect the Group's ability to continue as the going concern. These consolidated financial statements do not include any adjustments that would be required if the Group were unable to continue as the going concern.

Basis of preparation of the consolidated financial statements

The consolidated financial statements must be prepared by a group of companies comprising the parent organisation, entities under its control and entities over which the Group exercises significant influence.

The consolidated financial statements include the financial statements of the parent company and its subsidiaries as at 30 June 2026. Control exists where the Group is exposed to the risk of changes in income from its investment in an entity, or has the right to receive such income, as well as the ability to influence that income through the exercise of its powers over the investee.

The consolidated financial statements have been prepared on a historical cost basis, except as stated in the accounting policies and the notes to these consolidated financial statements.

Russell Bedford A+ Partners

2. BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

The consolidated financial statements are presented in Kazakhstani tenge (KZT), and all monetary amounts are rounded to the nearest thousand tenge, unless otherwise stated.

These consolidated financial statements have been prepared in accordance with the accrual basis of accounting. Transactions and events are recognised in the accounts and included in the consolidated financial statements in the period to which they relate. The accrual basis is ensured by recognising the results of business transactions, as well as events that do not result from the Group's business activities but which affect its financial position, at the time they occur, regardless of when payment is made.

All components of the consolidated financial statements are presented as line items in the accompanying consolidated statement of financial position and consolidated statement of comprehensive income. The combination of several components of the financial statements into a single line item has been carried out taking into account their nature within the Group's operations.

The consolidated financial statements include all transactions and events that meet the definition of items in the financial statements and the criteria for their recognition. The Group is reasonably certain that any economic benefit associated with an item will be received or forfeited, and that the item has a value or measurement that can be reliably determined. The presentation and classification of items in the consolidated financial statements are consistent from one period to the next.

Changes to accounting policies and the presentation

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those applied in the preparation of the Group's consolidated half-yearly financial statements for the six months ended 30 June 2026. The Group has not early adopted any other standards, interpretations or amendments that have been issued but are not yet effective.

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS TO EXISTING STANDARDS AND INTERPRETATIONS

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with the IFRSs issued by the International Accounting Standards Board (IASB), which were applied in the preparation of the Group's consolidated financial statements for the period ended 30 June 2026, with the exception of new standards and interpretations adopted which came into force on 1 January 2026.

New and revised IFRSs applicable from 1 January 2026

The amendments to standards and interpretations set out below became applicable to the Group with effect from 1 January 2026:

1) Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures – classification and disclosure of financial instruments.

The amendments to IFRS 9 and IFRS 7 clarify the requirements regarding: the recognition and derecognition of individual financial assets and financial liabilities, including settlements via electronic payment systems; the measurement of contractual cash flows for financial assets containing individual contingent features; and additional disclosure requirements for financial instruments.

The above standards and interpretations have been reviewed by the Group's management but do not have a material impact on the Group's current consolidated financial statements.

2) Annual Improvements to IFRS – Volume 11.

The amendments included in the Annual Improvements to IFRSs – Volume 11 did not have a material impact on the Group's consolidated financial statements.

Russell Bedford A+ Partners

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS TO EXISTING STANDARDS AND INTERPRETATIONS (continued)

Standards and amendments that have been issued but not yet effective

The Group has not early adopted any standards, interpretations or amendments that have been issued but not yet effective.

The following standards have been issued but are not yet effective at the date of approval of the these consolidated financial statements of the Group:

1) IFRS 18 – Presentation and Disclosure in Financial Statements, effective for annual reporting periods beginning on or after 1 January 2027.

2) IFRS 19 – Subsidiaries without Public Accountability: Disclosures, effective for annual reporting periods beginning on or after 1 January 2027.

The management is assessing the impact of the new standards. According to a preliminary assessment, the application of IFRS 18 will primarily result in changes to the presentation of information in the consolidated profit and loss account and to disclosure requirements, but will not have a material impact on the recognition and measurement of the Group's assets, liabilities, income and expenses.

IFRS 19 sets out simplified disclosure requirements for unlisted subsidiaries within a group that apply IFRS. The standard does not alter the requirements for recognition and measurement, but relates solely to the scope of disclosures. The Group is assessing the applicability of this standard and its potential impact on the scope of disclosures in the consolidated financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Classification of assets and liabilities as current and non-current

In consolidated statement of financial position, the Group presents assets and liabilities based on their classification as current or non-current. An asset is classified as current if:

- it is intended to be sold or is held for sale or consumption within the normal operating cycle;
- it is held primarily for trading purposes;
- it is intended to be sold within 12 (twelve) months after the end of the reporting period;
- it consists of cash or cash equivalents, unless there are restrictions on its exchange or use to settle liabilities for at least 12 (twelve) months after the end of the reporting period.

All other assets are classified as non-current. A liability is current if:

- it is expected to be settled within the normal operating cycle;
- it is held primarily for trading purposes;
- but is due to be settled within 12 (twelve) months after the end of the reporting period; or
- the Group does not have an unconditional right to defer settlement of the liability for at least 12 (twelve) months after the end of the reporting period.

The Group classifies all other liabilities as non-current. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair value measurement

Fair value is the price that would be received for the sale of an asset or paid for the transfer of a liability in an arm's-length transaction between market participants on the measurement date. The measurement of fair value assumes that the transaction to sell the asset or transfer the liability takes place:

- either on the primary market for that asset or liability;
- or, in the absence of a primary market, on the most appropriate market for that asset or liability.

The Group must have access to the primary or most favorable market.

The fair value of an asset or liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their best interests. The measurement of the fair value of a non-financial asset takes into account

- the ability of a market participant to generate economic benefits either by using the asset in the best and
- most efficient manner, or by selling it to another market participant who will use the asset in the best and most efficient manner.

The Group uses valuation techniques that are appropriate under the circumstances and for which sufficient data is available to estimate fair value, making maximum use of relevant observable inputs and minimum use of unobservable inputs.

All assets and liabilities whose fair value is measured or disclosed in the financial statements are classified within the fair value hierarchy described below based on the lowest-level inputs that are material to the overall fair value measurement:

- Level 1 - quoted prices in an active market for identical assets or liabilities (without any adjustments);
- Level 2 - valuation models in which the inputs that are significant to the fair value measurement and that relate to the lowest level in the hierarchy are directly or indirectly observable in the market;
- Level 3 - valuation models in which the inputs that are significant to the fair value measurement and that relate to the lowest level of the hierarchy are not observable in the market.

For the purposes of disclosing fair value information, the Group classified assets and liabilities based on their nature, inherent characteristics, and risks, as well as their applicable level in the fair value hierarchy, as described above.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property, plant and equipment

Recognition and measurement

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

Cost includes expenses directly attributable to the acquisition of the asset. The cost of assets manufactured or constructed in-house includes the cost of materials and direct labor, any other costs directly related to bringing the asset to working condition for its intended use, as well as costs for dismantling and removing items and restoring the site on which they are located, and capitalized borrowing costs.

If the property, plant and equipment item consists of separate components with different useful lives, each component is accounted for as a consolidated item (significant component) of property, plant and equipment.

Any gain or loss on the disposal of the property, plant and equipment is determined by comparing the proceeds from its disposal with its carrying amount and is recognized on a net basis under other income or other expenses as part of net profit or loss.

Subsequent expenditures

Costs associated with the replacement of a part (a significant component) of the property, plant and equipment increase the carrying amount of that asset if it is highly probable that the Group will receive future economic benefits associated with that part and its cost can be reliably measured. The carrying amount of the replaced part is written off. Expenses for routine repairs and maintenance of property, plant and equipment are recognized in income and expenses as incurred.

Depreciation

Depreciation is calculated using the straight-line method over the asset's expected useful life down to its residual value. The expected useful lives of property, plant and equipment are as follows:

	Useful life, years
Buildings and constructions	25-50
Computers and office equipment	4-8
Vehicles	4-8
Other property, plant and equipment	3-4

The expected useful lives and residual values of property, plant and equipment are assessed at each reporting date.

Investment property

Property held to earn lease income or for capital appreciation, or both, but not for sale in the ordinary course of business, for use in the production or supply of goods or services, or for administrative purposes. Investment property is recognized at cost less any accumulated depreciation and any accumulated impairment losses. The cost of acquired investment property includes acquisition costs and other costs associated with the purchase.

The cost of property constructed in-house includes the cost of the property as of the date of completion of construction. Equipment and fixtures that are an integral part of the building are treated as part of investment property.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investment property is depreciated in accordance with the principles applicable to property, plant and equipment.

Impairment of non-financial assets

At each reporting date, the Group assesses whether there are any indications of a possible impairment of the fair value of its non-current assets. If any such indication is identified, an assessment is performed to determine whether the recoverable amount of the assets has decreased (if applicable). If it is not possible to estimate the recoverable amount for an individual asset, the Group determines the recoverable amount of the cash-generating unit to which the asset belongs.

Determination of the recoverable amount

The recoverable amount of an asset is defined as the higher of its value in use and its fair value less costs to sell. When estimating the asset's value in use, expected future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

The recoverable amount of assets that do not generate cash flows on their own is determined as part of the recoverable amount of the cash-generating unit to which those assets belong.

Reversal of impairment losses

A previously recognized impairment loss is reversed if there are changes in the estimates used to determine the recoverable amount. The impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, had the impairment loss not been recognized.

Investments in associates

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the decision-making process regarding the investee's financial and operating policies, but not the power to control or jointly control those policies.

The Group's investment in its associate is accounted for using the equity method.

Under the equity method, investment in the associate is initially recognized at cost. The carrying amount of the investment is subsequently adjusted to reflect changes in the Group's share of the net assets of the associate or joint venture arising after the acquisition date.

Financial instruments – initial recognition and subsequent measurement

A financial instrument is any contract that results in the creation of a financial asset for one entity and a financial liability or equity instrument for another entity.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets

Initial recognition and measurement

Upon initial recognition, financial assets are classified as measured subsequently at amortized cost, at fair value through other comprehensive income, or at fair value through profit or loss. The classification of financial assets upon initial recognition depends on the contractual cash flow characteristics of the financial asset and the business model applied by the Group to manage these assets.

With the exception of trade receivables, which do not contain a significant financing component or for which the Group has applied a practical expedient, the Group initially measures financial assets at fair value, increased, in the case of financial assets not measured at fair value through profit or loss, by transaction costs. Trade receivables that do not contain a significant financing component or for which the Group has applied a practical simplification are measured at the transaction price determined in accordance with IFRS 15.

For the financial asset to be classified and measured at amortized cost or at fair value through other comprehensive income, the contractual terms of the asset must provide for cash flows that are exclusively payments of principal and interest on the outstanding principal amount. This assessment is performed at the level of each instrument. The business model used by the Group to manage its financial assets describes the manner in which the Group manages its financial assets to generate cash flows. The business model determines whether cash flows will result from the receipt of contractual cash flows, the sale of financial assets, or both.

All transactions involving the purchase or sale of financial assets that require delivery of the assets within a period established by law or in accordance with the rules adopted in a particular market (standardized trading) are recognized on the trade date, i.e., the date on which the Group assumes the obligation to buy or sell the asset.

Subsequent measurement

For the purposes of subsequent measurement, financial assets are classified into four categories:

- financial assets measured at amortized cost (debt instruments);
- financial assets measured at fair value through other comprehensive income with subsequent reclassification of accumulated gains and losses (debt instruments);
- financial assets classified at the entity's discretion as measured at fair value through other comprehensive income without subsequent reclassification of accumulated gains and losses upon derecognition (equity instruments);
- financial assets measured at fair value through profit or loss.

Financial assets measured at amortised cost (debt instruments)

The Group measures financial assets at amortized cost if both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial assets to collect the contractual cash flows;
- the contractual terms of the financial asset provide for the receipt, on specified dates, of cash flows consisting solely of payments of principal and interest on the outstanding principal amount.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets measured at amortized cost are subsequently measured using the effective interest method and are subject to impairment testing. Gains or losses are recognized in profit or loss upon derecognition, modification, or impairment of the asset. The Group classifies trade receivables and loans issued as financial assets measured at amortized cost.

Financial assets measured at fair value through other comprehensive income (debt instruments)

The Group measures debt instruments at fair value through other comprehensive income if both of the following conditions are met:

- the financial asset is held as part of a business model whose objective is both to collect the contractual cash flows and to sell financial assets;
- the contractual terms of the financial asset provide for cash flows on specified dates that consist solely of payments of principal and interest on the outstanding principal. For debt instruments measured at fair value through other comprehensive income, interest income, foreign exchange gains and losses, and impairment losses or reversals of such losses are recognized in the statement of profit or loss and calculated in the same manner as for financial assets measured at amortized cost. The remaining changes in fair value are recognized in other comprehensive income. Upon derecognition, the cumulative amount of changes in fair value recognized in other comprehensive income is reclassified to profit or loss. The Group has no debt instruments measured at fair value through other comprehensive income.

Financial assets classified at the Group's discretion as measured at fair value through other comprehensive income (equity instruments)

Upon initial recognition, the Group may, at its discretion and without the right to subsequently reverse this decision, classify investments in equity instruments as measured at fair value through other comprehensive income if they meet the definition of equity under IAS 32 Financial Assets: Presentation and are not held for trading. The decision regarding such classification is made on an instrument-by-instrument basis. Gains and losses on such financial assets are never reclassified to profit or loss.

Financial assets measured at fair value through profit or loss

The category of financial assets measured at fair value through profit or loss includes financial assets held for trading, financial assets classified at the Group's discretion upon initial recognition as measured at fair value through profit or loss, or financial assets that are required to be measured at fair value. Financial assets are classified as held for trading if they are acquired with the intent to sell them in the near future.

Derivative instruments, including separated embedded derivatives, are also classified as held for trading, unless the Group designates them as effective hedging instruments at its discretion. Financial assets whose cash flows are not solely payments of principal and interest are classified and measured at fair value through profit or loss regardless of the business model used. Notwithstanding the criteria for classifying debt instruments as measured at amortized cost or at fair value through other comprehensive income, as described above, upon initial recognition, the Group may, at its discretion, classify debt instruments as measured at fair value through profit or loss if such classification eliminates or significantly reduces a measurement mismatch.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets measured at fair value through profit or loss are carried in the consolidated statement of financial position at fair value, and net changes in their fair value are recognized in the consolidated statement of profit or loss and other comprehensive income.

Derecognition

Financial assets (or, where applicable, a portion of financial asset or a portion of a group of similar financial assets) are derecognized (i.e., removed from the Group's consolidated statement of financial position) if:

- 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 a third party the cash flows received in full and without material delay under a pass-through agreement;
- the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has not transferred, nor does it retain, substantially all the risks and rewards of the asset, but has transferred control over the asset.

If the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through agreement, it assesses whether it has retained the risks and rewards associated with ownership and, if so, to what extent. If the Group has neither transferred nor retained substantially all the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognize the transferred asset to the extent of its continuing involvement in it. In this case, the Group also recognizes a corresponding liability. The transferred asset and the corresponding liability are measured on a basis that reflects the rights and obligations retained by the Group. A continuing involvement that takes the form of a guarantee on a transferred asset is measured at the lower of the asset's initial carrying amount and the maximum amount of compensation that the Group may be required to pay.

Derecognition due to a material modification of the terms of the instruments

The Group derecognizes a financial asset (loans issued) if the terms of the contract are renegotiated in such a way that, in substance, it becomes a new loan, and the difference is recognized as a gain or loss on derecognition before an impairment loss is recognized.

Upon initial recognition, loans are classified as Stage 1 for the purposes of assessing expected credit losses (hereinafter 'ECL'), except where the originated loan is considered a purchased or originated credit-impaired (hereinafter 'POCI') financial asset.

When assessing whether to derecognize financial assets due to a significant modification, the Group considers, among other things, the following factors:

- a change in the currency of the loan;
- the addition of an equity component;
- a change in the counterparty;
- whether the modification results in the instrument no longer meeting the SPPI test criteria.

The Group derecognizes a financial liability when an existing financial liability is replaced by another with the same creditor but under substantially different terms, or if the terms of the existing liability are substantially modified. For financial liabilities, terms are considered substantially different if the present value of cash flows under the new terms, including commission payments net of commission income received, discounted at the original effective interest rate (hereinafter 'EIR'), differs by at least 10% from the discounted present value of the remaining cash flows under the original financial liability.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

If the modification does not result in a significant change in cash flows, the modification does not result in derecognition. Based on the change in cash flows discounted at the original effective interest rate, the Group recognizes the gain or loss on the modification (for financial assets, before any impairment loss is recognized).

Impairment of financial assets

Expected credit losses are recognized in two stages. For financial instruments for which credit risk has not increased significantly since initial recognition, a loss allowance is established for credit losses that may arise from defaults expected within the next 12 months (12-month expected credit losses). For financial instruments for which credit risk has increased significantly since initial recognition, a loss allowance is established for credit losses expected over the remaining life of the financial instrument, regardless of the timing of defaults (lifetime expected credit losses).

With respect to cash and cash equivalents, the Group calculates expected credit losses over a 12-month period. 12-month expected credit losses are a portion of the total lifetime credit losses, representing the expected credit losses arising from defaults on a financial instrument that are possible within 12 months after the reporting date. However, if credit risk on a financial instrument has increased significantly since initial recognition, the estimated loss allowance is measured at an amount equal to the lifetime expected credit losses.

The Group considers that a significant increase in credit risk has occurred if payments under a contract are more than 30 days past due. The financial asset is also considered to be in default if payments under a contract are 90 days past due. However, in certain cases, the Group may conclude that a financial asset is in default if internal or external information indicates that it is unlikely that the Group will receive the full amount of the remaining payments due under the contract, without taking into account credit enhancement mechanisms held by the Group.

Grouping of financial assets that are measured on a collective basis

Where ECLs are assessed on a collective basis for a group of similar assets, the Group applies the same principles in assessing whether there has been a significant increase in credit risk since initial recognition.

Depending on the factors set out below, the Group assesses ECL either on an individual or collective basis.

Types of assets for which the Group assesses ECL on an individual basis include:

- all Stage 3 assets, regardless of the type of financial assets;
- large and unique instruments within the loan portfolio (more than 5% of the total loan portfolio).

Types of assets for which the Group assesses ECL on a collective basis include:

- small and standardised assets within the portfolio of loans to individuals and legal entities.

The Group combines these financial assets into homogeneous groups based on the following internal and external characteristics:

- product type;
- geographical location of the borrower;
- use of loan proceeds;
- value of the financial instrument.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Based on the process described above, the Group classifies its financial assets as follows:

Stage 1	Upon initial recognition of a loan, the Group recognises a loss allowance at an amount equal to 12-month ECL. Stage 1 also includes loans for which credit risk has decreased to the extent that they have been transferred from Stage 2.
Stage 2	If the credit risk on loans has increased significantly since initial recognition, the Group recognises a loss allowance at an amount equal to lifetime ECL. Stage 2 also includes loans for which credit risk has decreased to the extent that they have been transferred from Stage 3.
Stage 3	Stage 3 comprises loans that are credit-impaired. The Group recognises a loss allowance at an amount equal to lifetime ECL.
POCI	Purchased or originated credit-impaired (POCI) financial assets are assets that are credit-impaired on initial recognition. POCI financial assets are initially recognised at fair value, and subsequently interest income is recognised based on a credit-adjusted effective interest rate (EIR). An ECL allowance is recognised or reversed only to the extent that there is a subsequent change in the amount of expected credit losses.

If the Group has no reasonable expectation of recovering all or part of the financial asset, the gross carrying amount of that financial asset must be reduced. Such a reduction is treated as a (partial) derecognition of the financial asset.

Calculation of expected credit losses

The Group calculates ECL based on two scenarios (the base case and adverse case scenarios), weighted by probability, to estimate expected shortfalls in cash flows, which are discounted using the EIR or its approximate value. Cash shortfall is the difference between the cash flows due to the entity under the contract and the cash flows the entity expects to receive.

The mechanics of the ECL calculation are described below, and the key elements are as follows:

Probability of Default (PD)	The probability of default (PD) is a calculated estimate of the likelihood of default over a specified time period. The default can occur only at a specific point in time during the period under consideration, provided that the asset has not been derecognized and remains part of the portfolio.
Exposure at Default (EAD)	The exposure at default (EAD) is an estimate of the amount at risk of default as of a future date, taking into account expected changes in that amount after the reporting date, including principal and interest payments required by contract or otherwise, repayments of loans issued and interest accrued as a result of late payments.
Loss Given Default (LGD)	The loss given default (LGD) is an estimated measure of the losses that would occur in the event of a default at a specific point in time. LGD is calculated as the difference between the contractual cash flows and the cash flows that the creditor expects to receive, including those resulting from the realization of collateral. This metric is typically expressed as a percentage of EAD.

When assessing ECL, the Group considers two scenarios: the base case and the adverse case. The purpose of using multiple scenarios is to model the nonlinear impact of assumptions regarding macroeconomic factors on ECL. The base case scenario has a 75% probability, while the adverse case scenario has a 25% probability. Separate PD, EAD, and LGD metrics are established for each scenario.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Where appropriate, the multi-scenario assessment also considers the manner in which repayment of defaulted loans is expected to occur, including the likelihood of credit quality improvement, as well as the value of collateral and the amount that may be recovered from the sale of the asset.

The maximum period for which expected credit losses are calculated is the contractual term of the financial instrument, unless the Group has a legal right to call the instrument earlier.

Impairment losses and their reversals are recognized and reported separately from gains or losses arising from modifications, which are reflected as adjustments to the gross carrying amount of financial assets.

Forecasting

In its ECL recognition models, the Group uses a wide range of forecast data as input:

- GDP growth;
- inflation;
- oil prices.

The input data and models used in ECL calculations do not always reflect all market conditions at the date of presentation of the consolidated financial statements. In order to account for this, qualitative adjustments or overlays are sometimes applied as temporary adjustments if such differences are material.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified upon initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, trade payables, or derivatives classified at the Group's discretion as hedging instruments in an effective hedge. All financial liabilities are initially recognized at fair value, less (in the case of trade payables) transaction costs directly attributable to them. The Group's financial liabilities include loans, trade and other payables, and finance lease liabilities.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows: Financial liabilities measured at fair value through profit or loss. The category financial liabilities measured at fair value through profit or loss includes financial liabilities held for trading and financial liabilities classified at the Group's discretion upon initial recognition as measured at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred with the intent to repurchase them in the near future.

Gains or losses on liabilities held for trading are recognized in the consolidated statement of profit or loss and other comprehensive income. Financial liabilities classified at the Group's discretion upon initial recognition as measured at fair value through profit or loss are included in this category on the date of initial recognition and only if they meet the criteria of IFRS 9.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Group has no financial liabilities classified at its discretion as measured at fair value through profit or loss.

Derecognition

Financial liabilities are derecognized when they are settled, canceled, or expire. If an existing financial liability is replaced by another liability to the same creditor on substantially different terms, or if the terms of the existing liability are substantially modified, such replacement or modification is accounted for as the derecognition of the original liability and the recognition of a new liability, and the difference in their carrying amounts is recognized in the consolidated statement of profit or loss or in other comprehensive income

In 2025, the Group amended its accounting policy regarding the determination of the fair value of financial instruments. Specifically, it was established that, for financial assets and liabilities provided under state and regional programmes, the rates of return specified in the relevant programmes are regarded as reflecting fair value.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is presented in the consolidated statement of financial position when there is a legally enforceable right to offset the recognized amounts and when there is an intention to settle on a net basis, to realize the assets, and to settle the liabilities simultaneously.

Inventories

Inventories are stated at the lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the costs of completion and selling expenses. Net realizable value is based on an estimate of the potential selling price less all estimated costs associated with completion, marketing, sale, and delivery of the goods.

The cost of inventories includes all costs of acquisition, processing, and other costs, including non-refundable taxes and duties, incurred to bring the inventories to their present condition and location.

Inventory is written off to the cost of services and period expenses using the weighted-average cost method.

Cash and cash equivalents

Cash and cash equivalents in the consolidated statement of financial position include cash on hand and short-term bank deposits.

Restricted cash

Cash held in the account with the Almaty City Treasury Department of the Treasury Committee of the Ministry of Finance of the Republic of Kazakhstan was allocated for the implementation of the investment projects Municipal Bus Fleet No. 3 of Almaty and Simulation Training and Methodological Centre for Training the Public and Rescuers in Almaty. The cash held in this account may be used exclusively for payments related to these investment projects. If cash is in any way restricted from use for a period of up to 12 (twelve) months from the reporting date, such cash is classified as a current asset and disclosed accordingly in the notes to the consolidated financial statements.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

If cash is restricted in its use for a period exceeding 12 (twelve) months from the reporting date, such cash is recognised as a non-current asset.

Salaries and related payroll expenses

Expenses for salaries, pension contributions, contributions to the social insurance fund, paid annual leave and sick leave, and bonuses are recognized as the Group's employees perform the corresponding work. On behalf of its employees, the Group pays pension and severance benefits as required by the laws of the Republic of Kazakhstan. In accordance with the laws of the Republic of Kazakhstan, the Group makes payments equal to 10% of employees' salaries as contributions to the Unified Accumulative Pension Fund.

When employees retire, the Group's financial liabilities cease, and all subsequent payments to retired employees are made by the Unified Accumulative Pension Fund. In accordance with the Law of the Republic of Kazakhstan On Compulsory Social Health Insurance, the Group transfers to the CSHI and CSHI contributions from employees' income on a monthly basis.

Lease

At the time the agreement is entered into, the Group assesses whether the agreement is a lease or contains elements of a lease; that is, the Group determines whether the agreement transfers the right to control the use of an identifiable asset for a specified period of time in exchange for consideration.

The Group as a lessee

The Group applies the short-term lease exemption to its short-term lease agreements (i.e., agreements under which the lease term is 12 months or less as of the lease commencement date and which do not contain an option to purchase the underlying asset). The Group also applies the recognition exemption for low-value asset leases to lease agreements where the asset is considered to be of low value. Lease payments for short-term leases and leases of low-value assets are recognized as expenses on a straight-line basis over the lease term. The Group recognizes right-of-use assets at the commencement of the lease (i.e., the date on which the underlying asset becomes available for use). Right-of-use assets are measured at cost, less accumulated depreciation and accumulated impairment losses, adjusted for the revaluation of lease liabilities. The initial cost of right-of-use assets includes the amount of recognized lease liabilities, initial direct costs incurred, and lease payments made on or before the lease commencement date, net of any lease incentives received. Right-of-use assets are amortized on a straight-line basis over the shorter of the lease term or the estimated useful life of the assets.

The Group as a lessor

The lease under which the Group retains substantially all the risks and rewards associated with ownership of the asset is classified as an operating lease. The resulting lease income is recognized on a straight-line basis over the lease term and is included in revenue in the statement of profit or loss and other comprehensive income due to its operating nature. Initial direct costs incurred in entering into the operating lease are included in the carrying amount of the leased asset and recognized over the lease term on the same basis as lease income. Contingent rent is recognized as revenue in the period in which it is received.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue from contracts with customers

The Group's activities involve the provision of services by nature of its business, which may include services relating to the development of investment projects, the disposal of other inventories and/or services which may include those relating to the provision of trust management.

Revenue from contracts with customers is recognised when control of the goods or services is transferred to the customer and is measured at an amount reflecting the consideration to which the Group expects to be entitled in exchange for such goods or services. The Group has concluded that it acts as the principal in the contracts it has entered into that give rise to revenue, as the Group retains control over the goods or services until they are transferred to the customer.

Contracts entered into by the Group with customers for the sale of goods and services generally involve a single performance obligation. The Group has concluded that revenue should be recognised at the point in time when control of the assets is transferred to the customer, which generally occurs upon delivery of the goods and provision of the services.

The Group is not subject to the variable consideration model, as the contract does not provide for any other promises that might constitute separate performance obligations (for example, warranties or reward points granted under a customer loyalty scheme) to which a portion of the transaction price would need to be allocated. As a rule, the Group receives payments from customers after the supply of goods and services. In rare cases, the Group receives short-term advance payments. As a result of applying the practical expedient provided for in IFRS 15, the Group does not adjust the promised consideration to account for the effect of a significant financing component if, at the time the contract is concluded, it expects the period between the transfer of the promised goods or services to the customer and the customer's payment for such goods or services to be no more than one year.

Contract assets

Contract assets are the Group's rights to receive consideration in exchange for goods or services transferred to the customer. If the Group transfers goods or services to the customer before the customer pays the consideration, or before the consideration becomes due, the contract assets are recognised in respect of the consideration received, which is contingent.

Trade receivables

Trade receivables represent the Group's right to reimbursement, which is unconditional (i.e. the point at which such reimbursement becomes due is determined solely by the passage of time). The accounting policy relating to financial assets is set out in IFRS 9 Financial Instruments.

Contract liabilities

A contract liability is an obligation to transfer goods or services to the customer in return for which the Group will receive (or has received) consideration from the customer. If the customer makes payment before the Group transfers the goods or services to the customer, the contract liability is recognised either at the time the payment is made or at the time the payment becomes due (whichever is earlier). Contract liabilities are recognised as revenue when the Group fulfils its obligations under the contract.

Assets and liabilities arising from the right of return

The Group's contract does not provide for the buyer's right to return goods; consequently, there are no assets or liabilities relating to the buyer's right to return goods.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Recognition of interest income

Interest income on all financial instruments measured at amortized cost (hereinafter 'AC') and financial instruments classified at the entity's discretion as measured at fair value through profit or loss (hereinafter 'FVTPL'), is calculated using the effective interest rate method.

Interest income on interest-bearing financial assets measured at fair value through other comprehensive income (hereinafter 'FVOCI') is calculated using the effective interest rate method. The effective interest rate (hereinafter 'EIR') is the rate that discounts estimated future cash flows over the expected life of the financial instrument, or, where appropriate, a shorter period, exactly to the net carrying amount of the financial asset.

The EIR (and, consequently, the amortized cost of the asset) is calculated taking into account any discount or premium received upon acquisition, as well as fees and costs that form an integral part of the EIR. The Group recognizes interest income using a rate of return that represents the best estimate of the constant rate of return over the expected life of the loan. Consequently, it recognizes the impact of potentially varying interest rates applied at different stages and other characteristics of the instrument's life cycle. If expectations regarding cash flows from financial assets are revised for reasons unrelated to credit risk, the adjustment is recognized in the statement of financial position as a positive or negative change in the asset's carrying amount and as an increase or decrease in interest income. The amount of this adjustment is subsequently amortized and recognized in profit or loss as interest income. The Group calculates interest income by applying the EIR to the gross carrying amount of financial assets, excluding credit-impaired financial assets.

In the case of a financial asset that becomes credit-impaired and is therefore classified as Stage 3, the Group calculates interest income by applying the effective interest rate to the net amortized cost of that financial asset. If the default on a financial asset is resolved and it is no longer credit-impaired, the Group reverts to calculating interest income based on the gross amount. Interest income on financial assets that are mandatorily measured at fair value through profit or loss is recognized using the contractual interest rate under Net gains/(losses) on financial assets at fair value through profit or loss.

Income tax expense

Income tax expense includes current income tax and deferred tax. Income tax expense is recognized in profit or loss, except for the portion attributable to transactions recognized in equity, in which case it is also recognized in equity.

Current income tax represents the amount of tax payable on taxable income for the year, as well as any adjustments to the income tax liability for prior years.

Deferred tax is determined using the balance method by identifying temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for tax purposes.

Deferred tax assets and liabilities are measured at the tax rates expected to apply to the period in which the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Deferred tax assets are recognized only to the extent that it is probable that future taxable income will be available against which the asset can be utilized. The amount of deferred tax assets is reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets against current tax liabilities and if the deferred taxes relate to the same taxable item and the same tax authority.

Related party transactions

In accordance with IAS 24 Related Party Disclosures, the Group discloses the nature of the relationships between related parties, as well as information about these transactions and outstanding balances, necessary to understand the potential impact of these relationships on the consolidated financial statements.

In these consolidated financial statements, parties are considered to be related if they have the ability to control or exercise significant influence over the operational and financial decisions of another party. When determining whether parties are related, the substance of the relationship between the parties is taken into account, rather than merely their legal form.

Contingent assets and liabilities

Contingent assets are not recognized in the consolidated financial statements. When the realization of the asset is virtually certain, the asset is no longer considered contingent and its recognition is appropriate.

Contingent liabilities are not recognized in the consolidated financial statements. They are disclosed only if the outflow of resources is not remote.

Uncertain tax positions

The management reassesses the Group's uncertain tax positions at the end of each reporting period. The liabilities are recognized for those income tax positions that, in management's judgment, are most likely to result in additional tax assessments if challenged by the tax authorities. This assessment is based on an interpretation of tax legislation in effect or substantially in effect at the end of the reporting period and any known court rulings or other decisions on similar matters. Liabilities for fines, penalties, and taxes, other than income tax, are recognized based on management's best estimate of the costs necessary to settle the liabilities at the end of the reporting period.

Events after the reporting date

Events occurring after the end of the reporting period that provide evidence of conditions that existed at the reporting date (adjusting events) are reflected in the consolidated financial statements. Events occurring after the end of the reporting period that are not adjusting events are disclosed in the notes to the consolidated financial statements if they are material.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Significant accounting judgments, estimates and assumptions

The preparation of the Group's consolidated financial statements requires management to exercise judgment and make estimates and assumptions at the end of the reporting period that affect the reported amounts of revenue, expenses, assets, and liabilities, as well as the disclosure of contingent liabilities. However, uncertainty regarding these assumptions and estimates may result in outcomes that could require significant future adjustments to the carrying amount of the asset or liability for which such assumptions and estimates are made.

The key assumptions regarding the future and other major sources of uncertainty in estimates at the reporting date, which could result in significant adjustments to the carrying amounts of assets and liabilities during the next financial year, are discussed below. The Group's assumptions and estimates are based on the information available to it at the time the consolidated financial statements were prepared.

However, current circumstances and assumptions regarding the future may change due to market fluctuations or circumstances beyond the Group's control. Such changes are reflected in the assumptions as they occur.

Revenue from contracts with customers

The Group has applied the following judgements, which have a significant impact on the amount and timing of revenue recognition under contracts with customers:

Identification of performance obligations in contracts for the provision of trust management services and the letting of retail units and equipment;

The Group has determined that a contract for the supply of goods provides for a single performance obligation – the obligation to supply the goods.

Income from retail pavilions and equipment leased out under operating leases is recognised on a straight-line basis over the lease term and is included in revenue in the consolidated statement of profit or loss due to its operating nature.

Impairment losses on financial assets

The assessment of impairment losses across all categories of financial assets requires the exercise of judgment; in particular, when determining impairment losses and assessing a significant increase in credit risk, it is necessary to estimate the amount and timing of future cash flows, as well as the value of collateral. Such estimates depend on a number of factors, changes in which may result in different amounts of allowance for impairment.

The Group's ECL calculations are based on complex models that incorporate a number of underlying assumptions regarding the selection of input variables and their interdependencies. The following elements of the ECL calculation models are considered to be judgments and estimates:

- the criteria used by the Group to assess whether there has been a significant increase in credit risk, as a result of which the impairment allowance for financial assets must be measured at an amount equal to lifetime ECL, and a qualitative assessment;
- grouping of financial assets when their ECL is assessed on a collective basis;
- development of ECL calculation models, including various formulas and the selection of input data;
- determination of the relationships between macroeconomic scenarios and economic data, as well as the impact on PD, EAD, and LGD metrics;
- selection of forecast macroeconomic scenarios and their weighting based on probability to obtain economic input data for ECL estimation models.

Russell Bedford A+ Partners

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Group's policy calls for regular reviews of its models based on actual losses and adjustments as necessary.

Classification and measurement of fair value of investment property

Investment property includes land, buildings, and retail units that are not used in the Group's operations or held for sale in the course of business, but are held primarily to generate rental income and capital appreciation.

Investment property is recorded in the financial statements at cost less accumulated depreciation and accumulated impairment losses. Fair value is determined based on recent transactions involving properties with similar characteristics and locations.

Useful life of property, plant and equipment

The Group estimates the remaining useful lives of its property, plant and equipment at least at the end of each financial year, and if expectations differ from previous estimates, the changes are accounted for as changes in accounting estimates in accordance with IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors. These estimates may have a material effect on the carrying amounts of property, plant and equipment and the depreciation recognized in the statement of profit or loss and other comprehensive income. The management assessed the remaining useful lives of property, plant and equipment at the reporting date and concluded that no revision of the useful lives of property, plant and equipment is required.

Deferred tax assets and liabilities

Deferred tax assets are recognized for all unused tax losses to the extent that it is probable that taxable temporary differences will arise and that such expenses are of a commercial nature. Significant management judgment is required to determine the amount of deferred tax assets that can be recognized in the financial statements, based on the likely timing and amount of future taxable income, as well as future tax planning strategies.

The Group recognizes tax liabilities based on an assessment of the likelihood that additional tax liabilities will arise. In cases where the final amounts of withholding taxes differ from the amounts initially recognized, such differences will affect the deferred tax expense for the period in which such tax expenses were incurred.

Taxation

When assessing tax risks, the management considers as potential liabilities those known tax positions that the Group would be unable to contest or does not believe it could successfully contest if challenged by the tax authorities. Such determinations involve significant judgment and may change as a result of changes in tax laws and regulations, the determination of expected outcomes from tax assessments, and the results of tax audits by tax authorities.

Russell Bedford A+ Partners

5. PROPERTY, PLANT AND EQUIPMENT

KZT'000	Land	Buildings and constructions	Machinery and equipment	Vehicles	Other	Total
Cost						
As at 1 January 2025	**1,601,114**	**10,115,273**	**1,418,580**	**118,691**	**425,682**	**13,679,340**
Additions	126,493	359,809	144,942	51,294	40,332	**722,870**
Disposals	(104,677)	(24,594)	(8,424)	-	(8,067)	**(145,762)**
As at 31 December 2025	**1,622,930**	**10,450,488**	**1,555,098**	**169,985**	**457,947**	**14,256,448**
Additions	-	443,496	68,980	-	13,901	**526,377**
Disposals	-	(471,087)	(8,986)	(13,503)	(94)	**(493,670)**
As at 30 June 2026	**1,622,930**	**10,422,897**	**1,615,092**	**156,482**	**471,754**	**14,289,155**
Accumulated depreciation						
As at 1 January 2025	**-**	**(765,051)**	**(222,551)**	**(34,408)**	**(272,445)**	**(1,294,455)**
Charge	-	(278,752)	(64,669)	(7,768)	(32,837)	**(384,026)**
Impairment loss recognised	-	-	-	-	(2,598)	**(2,598)**
Disposals	-	2,254	317	-	6,895	**9,466**
As at 31 December 2025	**-**	**(1,041,549)**	**(286,903)**	**(42,176)**	**(300,985)**	**(1,671,613)**
Charge		(124,471)	(49,676)	(5,863)	(13,568)	**(193,578)**
Impairment loss recognised	-	(23,162)	932	-	-	**(22,230)**
Disposals	-	3,997	1,312	8,327	78	**13,714**
As at 30 June 2026		**(1,185,185)**	**(334,335)**	**(39,712)**	**(314,475)**	**(1,873,707)**
Carrying amount						
As at 31 December 2025	**1,622,930**	**9,408,939**	**1,268,195**	**127,809**	**156,962**	**12,584,835**
As at 30 June 2026	**1,622,930**	**9,237,712**	**1,280,757**	**116,770**	**157,279**	**12,415,448**

6. INVESTMENT PROPERTY

KZT'000	Land	Buildings and constructions	Other	Total
Cost				
As at 1 January 2025	**5,155,276**	**2,086,562**	**3,246**	**7,245,084**
Additions	6,826	594,536	-	**601,362**
Disposals	(21,446)	(874,869)	-	**(896,315)**
As at 31 December 2025	**5,140,656**	**1,806,229**	**3,246**	**6,950,131**
Additions	-	10,494,158	48,448	**10,542,606**
Disposals	-	-	-	**-**
As at 30 June 2026	**5,140,656**	**12,300,387**	**51,694**	**17,492,737**
Accumulated depreciation				
As at 1 January 2025	**-**	**(231,404)**	**(2,926)**	**(234,330)**
Charge	-	(75,605)	(607)	**(76,212)**
Disposals	-	10,207	287	**10,494**
As at 31 December 2025	**-**	**(296,802)**	**(3,246)**	**(300,048)**
Charge	-	(51,563)	(404)	**(51,967)**
Impairment loss recognised	-	(36,841)	-	**(36,841)**
Disposals	-	-	-	**-**
As at 30 June 2026	**-**	**(385,206)**	**(3,650)**	**(388,856)**
Carrying amount				
As at 31 December 2025	**5,140,656**	**1,509,427**	**-**	**6,650,083**
As at 30 June 2026	**5,140,656**	**11,915,181**	**48,044**	**17,103,881**

The Group's investment property comprises property held for lease in Almaty.

The fair value of investment property as at 30 June 2026 approximates its carrying amount.

Russell Bedford A+ Partners

7. FINANCIAL ASSETS

KZT'000	30 June 2026	31 December 2025
Long-term portion		
Loans issued to third parties	3,211,459	890,429
Lending to small and medium-sized enterprises	21,425,470	22,659,387
Discount	(250,978)	-
Allowance for expected credit losses	(164,321)	(171,112)
Total long-term financial assets	**24,221,630**	**23,378,704**
Short-term portion		
Loans issued to third parties	2,648,649	4,217,822
Loans issued to related parties	156,566	6,566
Lending to small and medium-sized enterprises	81,214	325,821
Penalties, fines and late payment charges	7,518	12,245
Total short-term financial assets	**2,893,947**	**4,562,454**
Total financial assets	**27,115,577**	**27,941,158**

Loans issued to third parties

As part of the measures to keep prices of essential foodstuffs in check, as provided for in the Decree of the Government of the Republic of Kazakhstan, the Group is providing short-term loans at an interest rate of 0.01%.

Lending to small and medium-sized enterprises

The Group provides loans for business purposes to small and medium-sized enterprises in the city of Almaty, at preferential interest rates ranging from 2% to 12% per annum.

The Group provides loans to customers against collateral in the form of guarantees, as well as immovable property, the value of which is determined by an independent valuation company.

The movement of financial assets is presented as follows:

KZT'000	Six months ended 30 June 2026	2025
Principal, interest and discount and other		
As at 1 January	28,112,270	25,220,190
Principal advanced	4,444,786	16,591,127
Principal repayments	(5,575,946)	(14,111,085)
Offsetting	-	12,184
Penalties	26,499	37,102
Interest accrued	681,420	1,367,362
Interest received	(675,108)	(1,360,323)
Taxes and other payments	-	(14)
Other	(294)	8,023
Discount	-	(415)
Amortisation of discount	266,271	348,119
At the end of the period	**27,279,898**	**28,112,270**

The movement of the allowance for expected credit losses on financial assets is as follows:

KZT'000	Six months ended 30 June 2026	2025
As at 1 January	(171,112)	(349,398)
Charge	(2,753)	(20,972)
Reversals	9,544	323,654
Reclassifications	-	(124,396)
At the end of the period	**(164,321)**	**(171,112)**

Russell Bedford A+ Partners

8. RECEIVABLES

KZT'000	30 June 2026	31 December 2025
Long-term portion		
Long-term trade receivables	25,652,616	26,486,556
Allowance for expected credit losses on long-term receivables	(6,076,020)	(7,115,927)
Discount	(6,377,054)	(5,741,373)
Total long-term receivables	**13,199,542**	**13,629,256**

Long-term receivables comprise amounts owed by counterparties in respect of assets sold on an instalment basis, as well as investment agreements.

In 2020, an investment agreement was concluded with Rusalding Line LLP for the construction of a multi-unit residential complex at the junction of Al-Farabi Avenue, Rozybakiyev Street and Gagarin Avenue, as part of the renovation of Almaty's housing stock. The supplementary agreement was signed on 3 July 2021, and an investment of KZT 5,260,000 thousand was provided on the terms of a 14% return on investment from a rouble-denominated loan raised from Sovcombank PJSC. The Group recognised allowance for impairment losses for the full amount.

In 2022, an investment agreement was concluded with RBest Home LLP and an investment of KZT 1, 200,000 thousand, with an investment return rate of 16%, for the construction of the Four Seasons Villa holiday village, with a repayment deadline no later than 30 June 2022. The Group decided to recognise an impairment allowance for the full amount of the debt, less the value of the collateral, due to the failure to meet the repayment deadline.

In 2023, project agreements were concluded with Ask Prestige LLP, Sensata Construction LLP and KazSpetsEnergoService LLP with a view to developing a polycentric infrastructure in Almaty for the construction of a new district under the Eastern Gate project, located in the Turksib district, Kairat microdistrict, with completion scheduled for 2027–2028. As part of this project, the Group has transferred the land plots, whilst the contractors are responsible for the project's implementation.

The long-term receivables were discounted to their net present value, reflecting the fair value of the receivables, which is the present value of expected cash flows at a rate of 16.75%. The discount was recognised in the amount of KZT 25,616,053 thousand as part of finance costs in 2023.

In March 2026, amendments were made to the aforementioned project agreements with Ask Prestige LLP, Sensata Construction LLP and KazSpetsEnergoService LLP. The changes related to the payment schedules. The Group has recalculated the net present value, which reflects the fair value of the liabilities under these agreements.

During the six months ended 30 June 2026, the Group recognised an increase in the discount of KZT 3,171,921 thousand, and the amortisation of this discount was recognised as part of net financial income, which for the six months of 2026 amounted to KZT 2,802,509 thousand (as at 30 June 2025, it amounted to KZT 4,071,667 thousand).

Short-term receivables are set out in the table below:

KZT'000	30 June 2026	31 December 2025
Short-term portion		
Short-term trade receivables	44,942,780	44,826,013
Property lease receivables	93,948	67,712
Land lease receivables	55,882	35,283
Claims receivables	737,896	1,072,777
Other short-term receivables	414,472	1,320,042
Allowance for expected credit losses on short-term receivables	(1,492,227)	(1,644,525)
Total trade and other receivables	**44,752,751**	**45,677,302**

Russell Bedford A+ Partners

8. RECEIVABLES (continued)

The movement in the allowance for expected credit losses on long-term receivables, and trade and other receivables is as follows:

KZT'000	Six months ended 30 June 2026	2025
As at 1 January	(8,760,452)	(8,470,521)
Charge	-	(293,668)
Reversals	1,192,205	3,737
At the end of the period	**(7,568,247)**	**(8,760,452)**

9. OTHER LONG-TERM ASSETS

KZT'000	30 June 2026	31 December 2025
Construction in progress	2,002,720	4,090,046
Land plots (investments)	8,265,009	8,338,086
Impairment loss for contract costs	(2,925,949)	(2,925,949)
Impairment loss on investments	(516,042)	(564,838)
Total other long-term assets	**6,825,738**	**8,937,345**

10. INVENTORIES

KZT'000	30 June 2026	31 December 2025
Apartments and houses	32,695,054	36,590,117
Non-residential premises	1,005,902	630,208
Parking spaces	814,085	966,688
Design and project documentation	82,362	82,362
Residential buildings under construction	3,061	37,964
Land plots and land acquisition options for residential development	-	-
Other materials	181,161	66,651
Impairment loss	(99,924)	(99,924)
Total inventories	**34,681,701**	**38,274,066**

The movement of the impairment loss on inventories is as follows:

KZT'000	Six months ended 30 June 2026	2025
As at 1 January	(99,924)	(81,937)
Charge	-	(17,987)
At the end of the period	**(99,924)**	**(99,924)**

11. PREPAYMENTS AND OTHER SHORT-TERM ASSETS

KZT'000	30 June 2026	31 December 2025
Advances paid for the construction of apartments	11,933,462	34,822,128
Advances paid for supply of inventories and services	1,366,924	1,704,810
Prepaid taxes other than income tax	606,559	629,511
Other	983,022	22,197
Impairment loss	(1,313,168)	(406,954)
Total prepayments and other short-term assets	**13,576,799**	**36,771,692**

12. REVERSE REPURCHASE AGREEMENTS

The Group and BCC INVEST – a subsidiary of BANK CENTER CREDIT JSC – there were outstanding reverse repurchase agreements in the amount of KZT 38,413,412 thousand (as at 31 December 2025: KZT 25,804,648 thousand). These agreements related to coupon bonds issued by Kazakhstan Stability FundJSC, the National Bank of the Republic of Kazakhstan, and government securities issued by the Ministry of Finance of the Republic of Kazakhstan, with annual interest rates ranging from 14% to 18%.

13. CASH AND CASH EQUIVALENTS

KZT'000	30 June 2026	31 December 2025
Cash at bank (current accounts)	1,160,846	31,586,682
Bank deposits	2,182,801	20,586,746
Cash at treasury accounts	1,170,566	1,170,566
Allowance for expected credit losses	(7,898)	(50,539)
	4,506,315	**53,293,455**
Restricted cash	1,608,884	1,611,590
Allowance for expected credit losses on restricted cash	(1,608,884)	(1,611,590)
	-	-
Total cash and cash equivalents	**4,506,315**	**53,293,455**

The movement in the allowance for expected credit losses on cash and cash equivalents is as follows:

KZT'000	Six months ended 30 June 2026	2025
As at 1 January	(50,539)	(29,665)
Charge	-	(20,874)
Reversals	42,641	-
At the end of the period	**(7,898)**	**(50,539)**

The cash at treasury accounts consists of funds held with the RSI Almaty City Treasury Department of the Treasury Committee of the Ministry of Finance of the Republic of Kazakhstan. The cash was allocated for the purpose of implementing five (5) investment projects. The cash funds recorded in this account are restricted in use and may be used exclusively to make payments in respect of investment budget projects developed as part of the financial and economic feasibility study.

As at 30 June 2026 Bank deposits consist of deposits held with second-tier banks in Kazakhstan for a term of up to three months at rates of 13.5% to 16.5% (31.12.2025: 13.5% to 16.5%).

The restricted cash consists of deposits previously held with KazInvestBank JSC and Bank Astana-Finance JSC. In accordance with Resolution No. 291 of the National Bank of the Republic of Kazakhstan dated 26 December 2016, a decision was taken to revoke the licence of KazInvestBank JSC to carry out banking and other operations and activities on the securities market. The Group's funds held with KazInvestBank JSC amounted to KZT 2,000,000 thousand.

The agreement was concluded on 17 May 2017 for the one-off transfer of assets and liabilities from the provisional administration of KazInvestBank JSC to Alfa-Bank JSC. Pursuant to this agreement, the Group and Alfa-Bank JSC entered into a pledge agreement on 23 June 2017 in respect of cash classified by the Group as long-term cash subject to restrictions on use.

In September 2018, the National Bank of the Republic of Kazakhstan revoked the banking licence of Bank Astana-Finance JSC. The Group recognised a provision for expected credit losses in respect of the full amount. The Group reverses the provision for expected credit losses in respect of the amount of payments received.

14. EQUITY

Information regarding the sole shareholder and the ultimate controlling party is set out in Note 1.

As at 30 June 2026 and 31 December 2025, the Group's share capital was fully paid up and amounted to KZT 193,351,569 thousand.

Russell Bedford A+ Partners

14. EQUITY (continued)

During the six months ended 30 June 2026, by resolution of the Shareholder, the Group repurchased its own equity instruments (ordinary shares) and, in payment for the ordinary shares, transferred to the Shareholder assets in the form of apartments totaling KZT 2,776,887 thousand and cash totaling KZT 29,682,614 thousand.

During the six months ended 30 June 2026, pursuant to a resolution of the Parent Company, the Group purchased its treasury shares in a non-cash transaction in exchange for assets comprising land plots totaling KZT 10,494,158 thousand and movable assets totaling KZT 79,918 thousand.

As at 30 June 2026, the total value of the Group's treasury shares amounted to KZT 35,996,485 thousand (as at 31 December 2025: KZT 14,111,060 thousand).

Dividends

In accordance with the legislation of the Republic of Kazakhstan, the Group's distributable reserves may not exceed the Group's retained earnings as shown in its separate financial statements prepared in accordance with IFRS, or the profit for the period in the event of loss carry-forwards. No distribution may be made if this would result in a capital deficit or the Group becoming insolvent.

No dividends were paid during the six months ended 30 June 2026 (30 June 2025: in accordance with a resolution of the Shareholder, dividends amounting to KZT 295,541 thousand were paid).

15. BORROWINGS

KZT'000	Maturity dates	Interest rate	Currency	30 June 2026	31 December 2025
Loans from related parties	2028	0.01%	KZT	18,861,858	18,291,312
				18,861,858	**18,291,312**
Short-term portion				–	–
Total short-term borrowings				**–**	**–**
Long-term portion				18,861,858	18,291,312
Total long-term borrowings				**18,861,858**	**18,291,312**
Total borrowings				**18,861,858**	**18,291,312**

Loans from related parties

During 2019-2022, the Group received preferential loans from the Shareholder to keep prices of socially significant food products in check; these were recognised at amortised cost. The loans are unsecured, denominated in tenge, bear interest at a rate of 0.01% per annum, and mature in 2028.

The loans were discounted to their net present value, reflecting the fair value of the debt, which is the present value of expected cash flows, and amounted to 12.4%–19.2% at the time of initial recognition. Amortisation of the discount and changes in estimates were recognised in the consolidated statement of profit or loss as net finance income/(costs).

Russell Bedford A+ Partners

15. BORROWINGS (continued)

The movement of borrowings is presented as follows:

KZT'000	Six months ended 30 June 2026	2025
Principal and interest		
As at 1 January	19,999,997	11,999,997
Loans received	-	8,000,000
Interest accrued	-	800
Interest paid	-	(800)
At the end of the period	**19,999,997**	**19,999,997**
Discount		
As at 1 January	(1,708,685)	(2,864,894)
Amortisation of discount	570,546	1,156,209
At the end of the period	**(1,138,139)**	**(1,708,685)**
Carrying amount		
Short-term portion	-	-
Long-term portion	18,861,858	18,291,312
At the end of the period	**18,861,858**	**18,291,312**

16. OTHER LONG-TERM LIABILITIES AND CONTRACT LIABILITIES

KZT'000	30 June 2026	31 December 2025
Contract liabilities		
Advances received – short-term portion	9,293,230	54,066,456
Total contract liabilities	**9,293,230**	**54,066,456**
Other long-term liabilities		
Advances received – long-term portion	177,364	177,364
Long-term contract liabilities	79,874	79,874
Total other long-term liabilities	**257,238**	**257,238**
Total other long-term liabilities and contract liabilities	**9,550,468**	**54,323,694**

17. TRADE AND OTHER PAYABLES

KZT'000	30 June 2026	31 December 2025
Trade payables	7,128,257	2,060,283
Tender security deposits	815,179	797,016
Salaries payable	120,549	149,374
Contract liabilities to individuals for residential property transfer	-	6,261
Other payables	216,346	205,460
Total trade and other payables	**8,280,331**	**3,218,394**

18. PROVISIONS FOR LITIGATION

In September 2025, a claim was brought against the Group by the State Municipal Institution Almaty City Construction Authority seeking the recovery of a penalty for the improper performance of obligations under public procurement contracts.

Based on an assessment of the likelihood of an outflow of economic benefits, the Group recognised a provision for an estimated liability of KZT 1,226,670 thousand as at 31 December 2025. The valuation of the provision is based on the terms of the contracts, calculations of the penalty and the professional judgement of management, taking into account the information available at the reporting date.

Russell Bedford A+ Partners

18. RPOVISIONS FOR LITIGATION (continued)

Following the consideration of the aforementioned claim, the Specialised Inter-district Economic Court of Almaty issued a ruling partially upholding the claims. The court refused to award a penalty of KZT 1,104,003 thousand, whilst upholding the award of a penalty of KZT 122,667 thousand and a state fee of KZT 3,680 thousand.

In March 2026, the appeal court issued a ruling overturning the first-instance court's decision insofar as it ordered the Group to pay a penalty of KZT 122,667 thousand to the State, as well as a state fee of KZT 3,680 thousand. Consequently, as at 30 June 2026, the Group has no liabilities arising from the aforementioned claim.

19. REVENUE FROM CONTRACTS WITH CUSTOMERS

KZT'000	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Sales of apartments, residential buildings, non-residential premises and land	6,839,967	2,666,422
Industrial zone management and maintenance services in Alatau district, Almaty	1,113,586	653,318
Sales of food products	366,983	499,912
Operating lease income	212,027	151,343
Commission income	40,492	60,447
Total revenue from contracts with customers	**8,573,055**	**4,031,442**

The Group provides services and transfers apartments and residential properties over a period of time, as the purchaser simultaneously receives and consumes the benefits as the Group delivers them.

20. COST OF SALES

KZT'000	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Cost of apartments, residential buildings and land sold	6,840,894	2,286,293
Cost of food products sold	366,872	499,912
Salaries	250,286	256,920
Depreciation and amortization	144,051	144,792
Professional services	199,076	83,469
Utilities	49,293	63,211
Security services	39,770	43,670
Payroll taxes and social contributions	28,158	30,552
Landscaping and improvement costs	746	2,773
Amortisation of prepaid expenses	3,808	2,709
Other	28,997	15,302
Total cost of sales	**7,951,951**	**3,429,603**

Russell Bedford A+ Partners

21. ADMINISTRATIVE EXPENSES

KZT'000	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Salaries	1,464,212	915,393
Rent utilities and maintenance expenses	148,908	51,046
Payroll taxes and social contributions	146,533	108,750
Depreciation and amortization	120,702	74,656
Non-deductible VAT	96,115	33,310
Taxes other than income tax	69,781	71,796
Consulting services	61,268	54,384
Audit and valuation fees	55,149	17,685
Insurance expenses	30,031	21,985
Rating agency fees	26,167	-
Travel and business trip expenses	16,682	6,667
Information services	13,781	4,071
Security services	8,617	4,614
Utilities	7,782	2,750
Financial services	5,170	2,265
Materials	3,216	3,310
Repair and maintenance of property, plant and equipment	3,022	7,138
Communication services	2,809	2,293
Office cleaning	2,600	2,360
Bank charges	1,348	2,223
Amortisation of prepaid expenses	1,051	592
Fines and penalties	255	501
Fair organisation expenses	-	39,480
Outsourcing and staff provision services	-	31,112
Transaction costs on repurchase agreements	-	5,990
Other	65,200	53,434
Total administrative expenses	**2,350,399**	**1,517,805**

22. NET FINANCE INCOME/(COSTS)

KZT'000	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Finance income		
Amortisation of discount on instalment contracts	2,536,240	3,907,519
Interest income on reverse repurchase agreements	2,476,277	1,198,078
Interest income on bank deposits	868,562	881,545
Interest income on loans issued	681,614	600,708
Amortisation of discount on loans issued	266,271	171,061
Income from investment activities	19,739	128,141
Total finance income	**6,848,703**	**6,887,052**
Finance costs		
Amortisation of discount on borrowings	(570,773)	(680,658)
Recognition of discount on loans issued	-	(415)
Interest expense on borrowings	(600)	(200)
Other	-	(3,833)
Recognition of discount on instalment contracts	(3,171,921)	-
Total finance costs	**(3,743,294)**	**(685,106)**
Total net finance income/(costs)	**3,105,409**	**6,201,946**

23. NET GAIN ON DISPOSAL OF PROPERTY

KZT'000	Gain on disposal of property	Loss on disposal of property	Total net gain on disposal of property
Six months ended 30 June 2026			
Residential buildings	5,321,678	(4,243,640)	1,078,038
Other	11,707	(5,176)	6,531
Total net gain on disposal of property	**5,333,385**	**(4,248,816)**	**1,084,569**
Six months ended 30 June 2025 (unaudited)			
Total net gain on disposal of property	**-**	**-**	**-**

24. INCOME TAX EXPENSE AND DEFERRED TAX ASSETS

The Group's income tax expense for the periods ending 30 June 2026 and 30 June 2025 (unaudited) is as follows:

KZT'000	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Current income tax expense	568,956	87,943
Deferred income tax expense	262,602	245,004
Income tax expense	**831,558**	**332,947**

In the Republic of Kazakhstan, income tax is calculated at a rate of 20% of the estimated taxable income for the year (period). Deferred taxes are calculated using the rates applicable to the period in which the asset is realized or the liability is settled.

KZT'000	Six months ended 30 June 2026	Six months ended 30 June 2025 (unaudited)
Profit before tax	**5,658,184**	**4,969,561**
Tax at the statutory rate of 20%	1,131,637	993,912
Change in unrecognized deferred tax assets	(429,766)	(1,443,616)
Tax effect of foreign exchange differences and other permanent differences	129,687	782,651
Income tax expense	**831,558**	**332,947**

The amounts of deferred tax assets/ (liabilities) are set out below:

KZT'000	30 June 2026	31 December 2025
Provision for unused vacation	49,284	57,187
Allowance for expected credit losses on loans issued	2,449	-
Taxes payable other than income tax	1,483	6,833
Allowance for expected credit losses on cash and cash equivalents	1,142	-
Other provisions	447,595	463,594
Provisions for litigation	-	245,334
Deferred tax assets	**501,953**	**772,948**
Discount on borrowings	(272,428)	(388,512)
Property, plant and equipment and intangible assets	(79,059)	28,632
Deferred tax liabilities	**(351,487)**	**(359,880)**
Net deferred tax assets	**150,466**	**413,068**

The movement of deferred tax assets/ (liabilities) is as follows:

KZT'000	Six months ended 30 June 2026	2025
As at 1 January	413,068	67,478
Recognised in profit or loss	(262,602)	345,590
At the end of the period	**150,466**	**413,068**

24. INCOME TAX EXPENSE AND DEFERRED TAX ASSETS (continued)

Unrecognised deferred tax assets

No deferred tax assets have been recognised in respect of the discount on short-term receivables as at 30 June 2026, in the amount of KZT 6,377,054 thousand (as at 31 December 2025: KZT 5,741,373 thousand), as it is not probable that the Group will generate future taxable income against which these deferred tax assets could be utilized.

25. RELATED PARTY DISCLOSURES

Parties are considered related if one party has the ability to control the other, is under common control, or can exert significant influence over the other party's financial and operational decisions. When evaluating relationships with related parties, the economic substance of such relationships is taken into account, rather than merely their legal form.

Balance and transactions with related parties:

KZT'000	Parent company	Associates
30 June 2026		
Loans issued	–	6,567
Borrowings received	19,999,997	–
Transactions with treasury shares	(21,885,425)	–
31 December 2025		
Loans issued	–	6,567
Borrowings received	(19,999,997)	–
Transactions with treasury shares	11,064,951	–

Transactions with key management personnel

The total remunerations paid to key management personnel for the first six months of 2026, included in administrative expenses (Note 21), amounts to KZT 104,012 thousand and comprises salaries, bonuses and other short-term payments (30 June 2025: KZT 128,537 thousand).

26. CONTRACTUAL AND CONTINGENT LIABILITIES

Legal proceedings

The Group is involved in various non-material legal proceedings related to its operations, such as claims for payment of fines, penalties under loan agreements, and disputes regarding government procurement. The Group does not believe that such pending legal proceedings or potential claims, individually or in the aggregate, could have any material adverse effect on its financial condition or results of operations.

The Group assesses the likelihood of incurring a material liability and recognizes a corresponding provision in consolidated financial statements only when it is reasonably certain that the events giving rise to the liability will occur and the amount of the liability can be reasonably estimated.

Taxation

Kazakhstani tax laws and regulations are subject to constant changes and varying interpretations. Disagreements between local, regional, and national tax authorities are not uncommon. The current system of fines and penalties for identified and confirmed violations of Kazakhstani tax laws is particularly strict.

Tax audits may cover five calendar years of activity immediately preceding the year of the audit. Under certain circumstances, audits may cover longer periods. Given the uncertainty inherent in the Kazakhstani tax system, the potential amount of taxes, penalties, and interest, if any, may exceed the amount currently expensed and accrued as at 30 June 2026.

The management believes that as at 30 June 2026, its interpretation of applicable legislation is appropriate and that there is a likelihood that the Group's tax position will be upheld.

26. CONTRACTUAL AND CONTINGENT LIABILITIES (continued)

Financial guarantees

As at 17 November 2023, the Group entered into a guarantee agreement with Black Biotechnology LLP to secure the due performance of Black Biotechnology LLP's obligations to bondholders in the amount of KZT 1,500,000 thousand, representing 75% of the nominal value of the bonds issued by Black Biotechnology LLP. The guarantee covers Black Biotechnology LLP's obligations in respect of the principal amount of the debt, excluding accrued interest and other additional costs.

Under the terms of the agreement, the financial guarantee comes into effect on the 101st day from the date the bonds were first listed, that is, from the moment the bonds officially began trading, which took place on 24 October 2023. Consequently, the guarantee became active on 2 February 2024 and remains in force for three years.

In return for providing the guarantee, the Group receives remuneration amounting to 3% per annum of the guarantee amount, which is paid quarterly. The remuneration is recognised as operating income at the time it is accrued in accordance with the established payment schedule.

As collateral, the Group was provided with a building under construction for a plant for the production of bio-feed additives and fertilisers, subject to quarterly revaluation as the construction stages are completed, vehicles and production equipment, a 95% interest in the charter capital of Black Biotechnology LLP, as well as personal guarantees from the management of Black Biotechnology LLP.

In addition, in April 2025, the Group provided an additional financial guarantee in favour of MFO Almaty LLP to secure Black Biotechnology LLP's obligations in respect of financing obtained in the amount of KZT 78,640 thousand, with a term of 15 months from the date of issuance of the guarantee. The guarantee was provided pursuant to a decision of the Group's management and was issued in the form of an irrevocable guarantee undertaking. Following the full settlement by Black Biotechnology LLP of its obligations to MFO Almaty LLP, the guarantee was terminated.

As at the reporting date, the risk of losses arising from the guarantees provided is assessed as low, as Black Biotechnology LLP performs its obligations on a timely basis. In the event of a deterioration in the borrower's financial position, the Group recognises an allowance for expected credit losses in accordance with IFRS 9.

Environmental matters

The Group is required to comply with various environmental laws and regulations. Kazakhstani environmental legislation is constantly changing and is subject to varying interpretations. Although management is confident that the Group complies with government environmental requirements, it cannot be certain that no contingent liabilities exist.

Operating environment

Economic reforms are continuing in Kazakhstan, along with the development of legal, tax, and administrative infrastructure that meets the requirements of a market economy. The stability of Kazakhstan's economy will depend largely on the progress of these reforms, as well as on the effectiveness of the measures taken by the government in the areas of economic, financial, and monetary policy.

During the first half of 2026, the National Bank of the Republic of Kazakhstan began a cautious cycle of lowering the base rate, reducing it to 17.00% per annum in June 2026 (with a subsequent reduction to 16.75% in July). This decision was made against the background of a steady slowdown in annual inflation to 10.3% and the strengthening of the tenge exchange rate.

The Group continues to assess the impact of these events on its operations, financial position, and financial conditions.

The Group's management believes that it is taking appropriate measures to maintain the Group's economic stability under current conditions.

Russell Bedford A+ Partners

27. FINANCIAL RISK MANAGEMENT

In the course of its operations, the Group is exposed to various financial risks associated with its financial instruments. The main risks arising from financial instruments are liquidity risk, credit risk, and foreign exchange risk.

The Group's financial instruments are as follows:

KZT'000	30 June 2026	31 December 2025
Financial assets		
Long-term financial assets	24,221,630	23,378,704
Long-term receivables	13,199,542	13,629,256
Trade and other receivables	44,752,751	45,677,302
Short-term financial assets	2,893,947	4,562,454
Reverse repurchase agreements	38,413,412	25,804,648
Cash and cash equivalents	4,506,315	53,293,455
Investment securities	117,850	118,548
	127,999,382	**166,464,367**
Financial liabilities		
Long-term borrowings	18,861,858	18,291,312
Provisions for litigation	-	1,226,670
Trade and other payables	8,280,331	3,218,394
	27,142,189	**22,736,376**

Credit risk

The Group is exposed to credit risk, which is the risk that one party to a transaction involving a financial instrument will cause the other party to incur financial losses due to a failure to fulfill its contractual obligations. Credit risk arises from the Group's lending and other transactions with counterparties that result in the creation of financial assets.

The Group's maximum credit risk is equal to the carrying amount of these instruments:

KZT'000	30 June 2026	31 December 2025
Long-term financial assets	24,221,630	23,378,704
Long-term receivables	13,199,542	13,629,256
Trade and other receivables	44,752,751	45,677,302
Short-term financial assets	2,893,947	4,562,454
Reverse repurchase agreements	38,413,412	25,804,648
Cash and cash equivalents	4,506,315	53,293,455
Investment securities	117,850	118,548
	127,999,382	**166,464,367**

The Group establishes the allowance for expected credit losses. The Group deposits its funds only with approved financial institutions and within the limits set for each financial institution. These limits are established to minimize risk concentration and reduce financial losses in the event of a financial institution's insolvency. The Group places its cash with second-tier banks in Kazakhstan that have a credit rating from Standard & Poor's of at least BB.

Liquidity risk

Liquidity risk is the risk that the Group may encounter difficulties in raising funds to settle obligations related to financial instruments. Liquidity risk may arise from the inability to quickly sell a financial asset at a price close to its fair value. The Group regularly monitors its liquidity needs, and management ensures that sufficient funds are available to meet any upcoming obligations.

Russell Bedford A+ Partners

27. FINANCIAL RISK MANAGEMENT (continued)

The following table provides information on the contractual maturity dates of financial liabilities, including the estimated amounts of undiscounted interest payments:

KZT'000	Less than 3 months	From 3 to 12 months	From 1 to 5 years	Total
30 June 2026				
Trade and other payables	7,248,806	1,031,525	-	**8,280,331**
Long-term borrowings			19,999,997	**19,999,997**
	7,248,806	**1,031,525**	**19,999,997**	**28,280,328**
31 December 2025				
Trade and other payables	2,060,283	1,158,111	-	**3,218,394**
Provisions for litigation	1,226,670	-	-	**1,226,670**
Long-term borrowings	-	-	19,999,997	**19,999,997**
	3,286,953	**1,158,111**	**19,999,997**	**24,445,061**

Interest rate risk

The Group has no loans or credits with variable interest rates as at the reporting dates of 31 December 2025 and 30 June 2026. The Group does not account for any financial instruments with a fixed interest rate in the manner prescribed for instruments measured at fair value with changes in fair value recognized in profit or loss for the period, or as available-for-sale.

Therefore, any change in interest rates at the reporting date would not affect the amount of profit or loss for the period or equity.

Currency risk

Currency risk is the risk that the fair value of future cash flows from a financial instrument will fluctuate due to changes in exchange rates. The Group's exposure to foreign exchange rate risk relates to its operating activities. The Group does not hold any financial instruments denominated in currencies other than its functional currency and is not exposed to currency risk.

Fair value

The management believes that the fair value of the Group's financial assets and liabilities is approximately equal to their carrying amount. The fair value of financial assets and liabilities is calculated in accordance with Level 2 of the fair value hierarchy.

28. EVENTS AFTER THE REPORTING DATE

As at 8 July 2026, the Group entered into a contract for the construction of ski infrastructure, including aerial cableways, ski slopes and water supply infrastructure for snowmaking systems in the Central Zone of the Almaty Mountain Cluster (Chkalov Peak, Sukhoy Log, Kimasar, Oi-Qaragai – Pioneer, Pioneer – Butakovka), located within the territory of the Ile-Alatau State National Nature Park. The total contract value is KZT 473,359,118 thousand, including VAT of KZT 65,290,913 thousand. Construction is scheduled to be completed by 30 September 2029. The contract will be financed under Budget Programme 065 Formation or Increase of the Charter Capital of Legal Entities. In Kazakhstan, this programme is classified as a development budget programme and is aimed at government investment and the acquisition of shares and ownership interests in state-owned entities for the implementation of significant economic and social objectives.

By Resolution of the Akimat of Almaty City No. 2/349 dated 3 June 2026, Decision of the Management of the Group No. 9 dated 31 July 2026, and Decision of the Shareholder No. 32 dated 3 August 2026, the Shareholder acquires 1 (one) previously repurchased ordinary share of the Group at a price of KZT 1,000 (one thousand) per share and transfers to the Group a 100% participation interest in the charter capital of Grand Hall Unity LLP in payment for the said share.

On 1 July 2026, pursuant to the Shareholder's decision, the Group transferred 4 land plots to the municipal ownership of Almaty city as consideration for the share buyback (repurchase of treasury shares) for a total amount of KZT 1,919,243 thousand.

Russell Bedford A+ Partners

28. EVENTS AFTER REPORTING DATE (continued)

According to Resolution No. 2/23 dated 5 May 2026, and Shareholder Decision No. 25 dated 13 July 2026, the Department of State Assets of Almaty City is removing real estate property worth KZT 4,568 thousand from the operational management of the "Tourism Department of Almaty City" Communal State Institution and transferring it to the ownership of the Group as payment for the Group's issued shares.

On 31 July 2026, the Group's Management decided to increase the charter capital of the subsidiary LLP "Almaty Tau Management" (hereinafter referred to as the "subsidiary") by an amount of KZT 35,241,429 thousand by means of a cash contribution by the Group to the subsidiary in the specified amount, and to approve amendments to the Charter of the subsidiary, according to which the Charter capital of the subsidiary amounts to KZT 39,241,822 thousand. As of the date of issuance of these consolidated financial statements of the Group, KZT 4,000,000 thousand was transferred to the current account of the subsidiary under the specified transaction.

On 26 June 2026, the Group issued the second tranche of the loan to Adrom Dynamics LLP in the amount of KZT 135,400 thousand in accordance with Loan Agreement No. 18-06/2 dated 26 June 2026.

On 24 July 2026, the Group issued 9,991,168 shares for a total amount of KZT 9,991,168 thousand. Out of this amount, KZT 4,000,000 thousand was used to increase the charter capital of the subsidiary, Almaty Tau Management LLP, in cash. The remaining KZT 5,991,168 thousand was retained as capitalization of the Company's net profit for the 2025 financial year through the distribution of share dividends, which in turn was approved by a resolution of the Parent Company dated 19 June 2026.

Russell Bedford A+ Partners