JSC Social-Entrepreneurial Corporation Almaty

Consolidated financial statements

As at 31 December and for the year ended 31 December 2025, with the independent auditor's report

JSC Social-Entrepreneurial Corporation Almaty

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JSC Social-Entrepreneurial Corporation Almaty

Statement of management's responsibilities for the preparation and approval of the consolidated financial statements as at and for the year ended 31 December 2025

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

The Group's management is responsible for the preparation of consolidated financial statements that present fairly, in all material respects, the financial position as at 31 December 2025, 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 (hereinafter – IFRS).

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

- ensuring the appropriate selection and application of accounting policies;
- presenting information, including details of accounting policies, in a form that ensures the relevance, reliability, comparability and understandability of such information;
- disclosing additional information where compliance with IFRS is insufficient to enable users of the financial statements to understand the impact that particular transactions, as well as other events or conditions, have on the Group's financial position and financial performance;
- assessing the Group's ability to continue as a going concern.

Management is also responsible for:

- developing, implementing and maintaining an effective and reliable internal control system for the Group;
- maintaining accounts in a manner that enables the Group's transactions to be disclosed and explained, as well as providing information of sufficient accuracy regarding the Group's financial position at any given date and ensuring that the consolidated financial statements comply with IFRS;
- maintaining accounting records in accordance with the legislation of the Republic of Kazakhstan and IFRS;
- taking all reasonable measures to safeguard the Group's assets; and
- identifying and preventing instances of financial and other misconduct.

These consolidated financial statements for the year ended 31 December 2025 were approved by the Group's management on 28 April 2026 and signed on its behalf:

Y.K. Aldazharov
Deputy Chairman of the Management 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 31 December 2025, 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 year 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 31 December 2025, as well as its consolidated financial performance and its consolidated cash flows for the year 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 set out in the section *'The auditor's responsibilities for the audit of the consolidated financial statements'* of our report. We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants, developed by the International Ethics Standards Board for Accountants (IESBA Code), together with the professional ethics requirements applicable to our audit of separate financial statements in the Republic of Kazakhstan, and we have fulfilled our other responsibilities in accordance with these professional ethical 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.

Responsibility of management and those charged with governance for the consolidated 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 deems necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, for disclosing, where applicable, information relating to going concern, and for preparing the financial statements on a going concern basis, except where management intends to liquidate the Group, to cease its operations, or where it has no realistic alternative but to liquidate or cease operations.

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

The auditor's responsibility for the audit of the consolidated financial statements

Our objective 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 setting out our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect material misstatements if they exist.

Misstatements may result from fraud or error and are considered material if it can reasonably be expected that, individually or in the aggregate, they could influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit conducted in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. In addition, we perform the following procedures:

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error; design and perform audit procedures in response to those risks; and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than the risk of not detecting a material misstatement resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control;
- we obtain an understanding of the internal control system relevant to the audit in order to design audit procedures 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 the accounting policies applied and the reasonableness of the accounting estimates and related disclosures prepared by management;
- we form a conclusion on the appropriateness of management's use of the going concern assumption and, based on the audit evidence obtained, a conclusion as to whether there is material uncertainty related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that there is material uncertainty, we are required to draw attention in our audit report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on audit evidence obtained up to the date of our audit report. However, future events or conditions may cause the Group to cease to continue as a going concern;
- we assess the presentation of the consolidated financial statements as a whole, their structure and content, including disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that ensures a fair presentation.

We communicate with those charged with governance, bringing to their attention, amongst other matters, the planned scope and timing of the audit, as well as significant observations arising from the audit, including any significant weaknesses in 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 informed them of all relationships and other matters that might reasonably be considered to affect the auditor's independence, and, where necessary – the actions taken to address threats or the safeguards applied.

From the matters we have brought to the attention of those charged with governance, we identify those that were most significant to the audit of the consolidated financial statements for the current period and are therefore key audit matters. We describe these matters in our auditor's report, except where public disclosure of such matters is prohibited by law or regulation, or where, in extremely rare cases, we conclude that information regarding a particular matter should not be included in our report because it is reasonable to expect that the adverse consequences of such disclosure would outweigh the public benefit of its disclosure.

Saule Badambayeva
Audit Partner
Russell Bedford A+ Partners LLP
Auditor's Qualification Certificate No.
MF-0000720 dated 10 January 2019

Sholpanay Kudaibergenova
General Director
LLP "MAK "Russell Bedford A+ Partners"
State licence to practise
auditing activities No. 18013076,
issued by the Internal State Audit
Committee of the Ministry of Finance of the
Republic of Kazakhstan

Almaty, Republic of Kazakhstan

28 April 2026

JSC Social-Entrepreneurial Corporation Almaty

Consolidated statement of financial position as at 31 December 2025

KZT'000	Note	31 December 2025	31 December 2024
ASSETS			
Non-current assets			
Property, plant and equipment	5	12,584,835	12,384,885
Investment property	6	6,650,083	7,010,754
Intangible assets		202,733	197,942
Long-tern financial assets	7	23,378,704	22,671,001
Investment securities		118,548	32,211
Long-term receivables	8	13,629,256	47,494,045
Deferred tax assets	24	413,068	67,478
Other long-term assets	9	8,937,345	5,618,732
Total non-current assets		**65,914,572**	**95,477,048**
Current assets			
Inventories	10	38,274,066	31,729,280
Current income tax assets		2,416,617	2,068,355
Prepayments and other short-term assets	11	36,771,692	27,372,043
Short-term financial assets	7	4,562,454	2,199,791
Trade and other receivables	8	45,677,302	5,159,036
Reverse repurchase agreements	12	25,804,648	7,248,580
Cash and cash equivalents	13	53,293,455	70,178,560
Total current assets		**206,800,234**	**145,955,645**
TOTAL ASSETS		**272,714,806**	**241,432,693**
EQUITY AND LIABILITIES			
Equity			
Share capital	14	193,351,569	193,351,569
Treasury shares	14	(14,111,060)	(22,356,100)
Retained earnings		16,025,443	7,464,500
Total equity		**195,265,952**	**178,459,969**
Non-current liabilities			
Long-term borrowings	15	18,291,312	2,904,495
Other long-term liabilities	16	257,238	246,729
Total non-current liabilities		**18,548,550**	**3,151,224**
Current liabilities			
Short-term borrowings	15	–	6,230,608
Trade and other payables	17	3,218,394	4,411,332
Provisions for litigation	18	1,226,670	744,800
Taxes and fees payable		198,674	143,663
Current income tax liabilities		190,110	181,000
Contract liabilities	16	54,066,456	48,110,097
Total current liabilities		**58,900,304**	**59,821,500**
Total liabilities		**77,448,854**	**62,972,724**
TOTAL EQUITY AND LIABILITIES		**272,714,806**	**241,432,693**

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

Y.K. Aldazharov
Deputy Chairman of the Management Board

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

28 April 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 year ended 31 December 2025

KZT'000	Note	Year ended 31 December 2025	Year ended 31 December 2024
Revenue from contracts with customers	19	19,236,422	9,171,030
Cost of sales	20	(18,358,306)	(8,769,944)
Gross profit		**878,116**	**401,086**
Selling expenses		(403,802)	(396,436)
Administrative expenses	21	(4,114,903)	(3,232,671)
Net finance income/(costs)	22	12,739,653	10,408,913
Net other income/(expenses)		785,517	1,025,515
Net gain on disposal of property	23	432,036	178,534
Net foreign exchange loss		(1,754)	(23)
Net impairment losses on financial and non-financial assets		(1,025,712)	(148,764)
Profit before tax		**9,289,151**	**8,236,154**
Income tax expense	24	(731,064)	(235,803)
Net profit for the year		**8,558,087**	**8,000,351**
Other comprehensive Income for the year		–	–
Total comprehensive income for the year		**8,558,087**	**8,000,351**

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

Y.K. Aldazharov
Deputy Chairman of the Management Board

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

28 April 2026

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Consolidated statement of cash flows for the year ended 31 December 2025

KZT'000	Year ended 31 December 2025	Year ended 31 December 2024
Cash flows from operating activities		
Cash received from customers	14,580,830	4,288,784
Advances received from customers	34,427,387	46,646,650
Guarantee deposits received	765,245	29,338
Guarantee deposits refunded	–	(493,367)
Proceeds from repayment of loans issued	11,746,021	5,409,191
Interest received on loans issued	1,360,245	1,245,973
Other receipts	266,004	74,484
Cash paid to suppliers	(70,999,812)	(46,276,004)
Cash paid to employees	(2,582,105)	(2,115,350)
Loans issued	(13,332,612)	(12,495,253)
Other taxes and social security taxes paid	(1,366,078)	(1,048,228)
Income tax paid	(1,137,917)	(3,965,228)
Interest paid	(800)	(1,477)
Repayment of funds to the state budget	(2,819,911)	–
Other cash payments	(787,368)	(17,948)
Net cash used in operating activities	**(29,880,871)**	**(8,718,435)**
Cash flows from investing activities		
Proceeds from repayment of loans issued	2,279,652	4,152,148
Proceeds from repayment of financing provided to third parties	–	2,473,184
Interest received	1,864,941	659,861
Acquisition of subsidiary, net of cash acquired	469	–
Loans issued	(3,445,313)	(5,586,844)
Purchase of property, plant and equipment, investment property and intangible assets	(1,160,248)	(1,035,538)
Net cash flows from reverse repurchase agreements	(1,112,828)	10,023,059
Net cash (used in)/from investing activities	**(1,573,327)**	**10,685,870**
Cash flows from financing activities		
Repayment of borrowings	–	(8,000,000)
Proceeds from borrowings	8,186,798	6,500,000
Dividends paid	(295,541)	–
Proceeds from issue of shares	6,698,796	–
Net cash from/(used in) financing activities	**14,590,053**	**(1,500,000)**
Net (decrease)/increase in cash and cash equivalents	(16,864,145)	467,435
Change in allowance for expected credit losses	(20,872)	(15,900)
Effect of changes in foreign exchange rates on cash and cash equivalents	(88)	(4)
Cash and cash equivalents at the beginning of the year	70,178,560	69,727,029
Cash and cash equivalents at the end of the year	**53,293,455**	**70,178,560**

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

Y.K. Aldazharov
Deputy Chairman of the Management Board

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

28 April 2026

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Consolidated statement of changes in equity for the year ended 31 December 2025

KZT'000	Share capital	Treasury shares	Retained earnings	Total equity
As at 1 January 2024	**193,351,569**	**(21,051,538)**	**(562,047)**	**171,737,984**
Treasury shares sold	–	1,354,305	–	**1,354,305**
Net profit for the year	–	–	8,000,351	**8,000,351**
Treasury shares purchased	–	(2,658,867)	–	**(2,658,867)**
Other movements	–	–	26,196	**26,196**
As at 31 December 2024	**193,351,569**	**(22,356,100)**	**7,464,500**	**178,459,969**
Treasury shares sold	–	11,064,951	–	**11,064,951**
Treasury shares purchased	–	(2,819,911)		**(2,819,911)**
Net profit for the year	–	–	8,558,087	**8,558,087**
Dividends declares	–	–	(295,541)	**(295,541)**
Other movements	–	–	298,397	**298,397**
As at 31 December 2025	**193,351,569**	**(14,111,060)**	**16,025,443**	**195,265,952**

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

Y.K. Aldazharov
Deputy Chairman of the Management Board

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

28 April 2026

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

1. GENERAL INFORMATION

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

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

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

The Group's registered and business address is: 050040, Republic of Kazakhstan, Almaty, 303 Baizakov Street, Block B.

As at 31 December 2025 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 conducts its operations 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 business and management consulting, regulating and facilitating the effective conduct of economic activities, establishing a regional stabilisation fund, and implementing mechanisms to stabilise prices for socially significant foodstuffs.

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

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

		Ownership interest	
Company/location	Type of activity	31 December 2025	31 December 2024
Almaty Finance LLP (Kazakhstan)	Provision of loans for business purposes to small and medium-sized enterprises	100%	100%
Almaty Industrial Zone LLP / (Kazakhstan)	Operational management of the Industrial Zone of Almaty city activities	100%	100%
"Capital Construction Enterprise of the Akimat of Almaty" LLP was renamed to Almaty Renovation LLP	Activities relating to the organisation of residential construction by attracting funds from individuals and legal entities (including budgetary entities) for equity participation in housing construction	100%	100%
Almaty Tau Management LLP	Carrying out investment, development and operational activities, including property management, the development of infrastructure and commercial facilities, as well as the provision of consultancy and related services.	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 Almaty City Administration. The date of acquisition of control 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 of obtaining control. The difference between the carrying amount of 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 (hereinafter "IFRIC") of the IASB.

Basis of preparation

These consolidated financial statements have been prepared on a historical cost basis, 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 the realisation of assets and the settlement of liabilities and contractual obligations in the ordinary course of business.

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

Basis of preparation of the consolidated financial statements

Consolidated financial statements must be prepared by a group of companies comprising the parent company, 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 31 December 2025. Control exists where the Group is exposed to the risks 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 investment.

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

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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 on an accrual basis. 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 the recognition of the results of economic transactions, as well as events that are not the result of the Group's economic activities but which affect its financial position, upon their occurrence, regardless of the timing of payment.

All components of the consolidated financial statements are presented in the accompanying consolidated Statement of Financial Position and consolidated Statement of Comprehensive Income in the form of line items. The combination of several components of the financial statements into a single line item has been made taking into account their nature within the Group's operations.

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

Changes in accounting policies and 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 annual financial statements for the year ended 31 December 2025. 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 (hereinafter 'IASB') applicable to the preparation of the Group's consolidated financial statements for the year ended 31 December 2024, with the exception of new standards and interpretations adopted that came into effect on 1 January 2025. The Group has not early adopted any standards, interpretations or amendments that have been issued but have not yet come into force.

New IFRS standards, amendments and interpretations

Amendment to IAS 21 'The Effects of Changes in Foreign Exchange Rates' — Non-convertible currencies

From 1 January 2025, an amendment to IAS 21 came into force, establishing the procedure for determining the exchange rate in cases where exchange between two currencies is not possible. The amendment introduces criteria for recognising a currency as non-convertible, requirements for determining an alternative exchange rate, as well as enhanced disclosure requirements.

The amendment is applied from the date of initial application; comparative information is not restated. The effect of initial application is reflected in the opening balances of the relevant items, where applicable. The application of this amendment has not had a material impact on the Group's financial position and results of operations.

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

Standards and amendments issued but not yet effective

IFRS 18 'Presentation and Disclosure of Information in Financial Statements'

IFRS 18 replaces IAS 1 and introduces new requirements for the presentation of the Statement of Profit or Loss, including the classification of income and expenses into operating, investing and financing activities, as well as mandatory disclosures of management profit measures (MPMs) with their reconciliation to measures calculated in accordance with IFRS.

The standard comes into force for annual periods beginning on 1 January 2027 and is subject to retrospective application. The Group is assessing the potential impact of IFRS 18 on the presentation and disclosure of information in the consolidated financial statements.

IFRS 19 'Non-publicly listed subsidiaries: disclosure'

IFRS 19 establishes simplified disclosure requirements for unlisted subsidiaries applying IFRS within a group. The standard does not change the requirements for recognition and measurement, but relates solely to the scope of disclosures.

Effective date: 1 January 2027. The Group is assessing the applicability of this standard and its potential impact on the scope of disclosures in the financial statements.

Amendments to IFRS 9 and IFRS 7

The amendments, effective from 1 January 2026, relate to the classification and measurement of financial instruments, including the accounting for contracts with contingent cash flows (including those containing ESG conditions), transactions conducted via electronic payment platforms, and also expand the disclosure requirements for financial assets carried at amortised cost.

The Group is assessing the potential impact of these amendments on its consolidated financial statements.

Annual Improvements to IFRS

As part of the annual improvements project, amendments have been issued affecting certain provisions of IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7. The amendments come into effect on 1 January 2026 and are of a clarifying and explanatory nature. The Group does not expect these amendments to have a material impact on the consolidated financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Classification of assets and liabilities as current and non-current

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

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

All other assets are classified as non-current. A liability is current (short-term) if:

- it is expected to be settled within the normal operating cycle;
- it is held principally for trading purposes;
- but is due for settlement 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.

Fair value measurement

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

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

The Group must have access to the principal or most favourable 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 through 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 in 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 for which 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 active markets for identical assets or liabilities (without any adjustments);
- Level 2 – valuation models in which the input data relevant to the fair value measurement at the lowest level of 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 relate to the lowest level of the hierarchy are not observable in the market.

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

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property, plant and equipment

Recognition and measurement

Property, Plant and Equipment is 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 labour, any other costs directly attributable to bringing the asset to a working condition for its intended use, as well as costs of dismantling and removing items and restoring the site on which they are located, and capitalised borrowing costs.

If a Property, Plant and Equipment asset consists of separate components with different useful lives, each of them is accounted for as a consolidated Property, Plant and Equipment asset (significant component).

Any gain or loss on the disposal of Property, Plant and Equipment is determined by comparing the proceeds from its disposal with its carrying amount and is recognised on a net basis under 'other income' or 'other expenses' as part of net profit or loss.

Subsequent costs

Costs associated with the replacement of a part (a significant component) of 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 measured reliably. The carrying amount of the replaced part is written off. Expenditure on routine repairs and maintenance of Property, Plant and Equipment is recognised in profit or loss as incurred.

Depreciation

Depreciation is calculated using the straight-line method over the expected useful life of the asset to its residual value. Expected useful lives of Property, Plant and Equipment:

	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 analysed as at each reporting date.

Investment property

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

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

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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 non-current assets. If any such indication is identified, an assessment is carried out to determine whether there has been a reduction in the recoverable amount of the assets (if applicable). Where 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 determined as the higher of its value in use and the fair value of the asset less costs to sell. When assessing the value in use of an asset, 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 that asset.

The recoverable amount of assets that do not generate cash flows independently is determined as part of the recoverable amount of the cash-generating unit to which these assets belong.

Reversal of impairment losses

A previously recognised impairment loss is reversed if there are changes in the estimates used to determine the recoverable amount. An 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 amortisation, had the impairment loss not been recognised.

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 financial and operating policies of the investee, but not 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, an investment in an associate is initially recognised at cost. The carrying amount of the investment is subsequently adjusted to recognise changes in the Group's share of the net assets of the associate or joint venture arising after the date of acquisition.

Financial instruments – initial recognition and subsequent measurement

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets

Initial recognition and measurement

Upon initial recognition, financial assets are classified as measured subsequently at amortised cost, at fair value through Other Comprehensive Income, or at fair value through profit or loss. The classification of financial assets on 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 that do not contain a significant financing component or in respect of 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 in respect of which the Group has applied a practical expedient are measured at the transaction price determined in accordance with IFRS 15.

For a financial asset to be classified and measured at amortised 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. Such measurement is performed at the level of each instrument. The business model used by the Group to manage 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 prescribed by law or in accordance with the rules adopted in a particular market (standardised trading) are recognised on the trade date, i.e. the date on which the Group assumes an 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 amortised cost (debt instruments);
- financial assets measured at fair value through Other Comprehensive Income with subsequent reclassification of cumulative 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 amortised 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 cash flows on specified dates that consist solely of payments of principal and interest on the outstanding principal.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets measured at amortised cost are subsequently measured using the effective interest rate method and are subject to impairment testing. Gains or losses are recognised in profit or loss upon derecognition, modification or impairment of the asset. The Group classifies trade receivables and loans granted as financial assets measured at amortised 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 within 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 amount. In the case of 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 recognised in the Statement of Profit or Loss and calculated in the same way as for financial assets measured at amortised cost. The remaining changes in fair value are recognised in Other Comprehensive Income. Upon derecognition, the cumulative amount of changes in fair value recognised 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)

On initial recognition, the Group may, at its discretion and without the right to reverse this decision subsequently, classify investments in equity instruments as measured at fair value through other comprehensive Income, provided they meet the definition of equity in accordance with IAS 32 'Financial Assets: Presentation' and are not held for trading. The decision to classify an investment in this way 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 mandatorily measured at fair value. Financial assets are classified as held for trading if they are acquired with the intention of selling them in the near future.

Derivatives, including separated embedded derivatives, are also classified as held for trading, unless they are designated by the Group as effective hedging instruments. 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 employed. Notwithstanding the criteria for classifying debt instruments as measured at amortised 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 an accounting mismatch.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets measured at fair value through profit or loss are recognised in the consolidated Statement of Financial Position at fair value, and net changes in their fair value are recognised in the consolidated Statement of Profit or Loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or a part of a group of similar financial assets) is derecognised (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 the cash flows received to a third party in full and without material delay under a 'pass-through' arrangement;
- 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 of the asset.

If the Group has transferred its rights to receive cash flows from the asset or has entered into a transit 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 recognise the transferred asset to the extent of its continuing involvement in it. In this case, the Group also recognises 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 the transferred asset is measured at the lower of the asset's original 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 derecognises 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 recognised as a gain or loss on derecognition before any impairment loss is recognised.

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 derecognise financial assets due to a material 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.

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 recognises a gain or loss on the modification (for financial assets, before any impairment loss is recognised).

Impairment of financial assets

Expected credit losses are recognised 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 provision for expected credit losses is established in respect of credit losses expected over the remaining life of the financial instrument, regardless of the timing of defaults (lifetime expected credit losses).

For cash and cash equivalents, the Group calculates expected credit losses over a 12-month period. 12-month expected credit losses are a portion of lifetime expected credit losses, representing the expected credit losses arising from defaults on the financial instrument that are possible within 12 months of the reporting date. However, in the event of a significant increase in credit risk on a financial instrument since initial recognition, the estimated provision for losses 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. A 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 all remaining contractual payments, without taking into account credit enhancement mechanisms held by the Group.

Grouping of financial assets measured on a collective basis

Where an OCI is measured on a collective basis within a group of similar assets, the Group applies the same principles to assess 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.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Based on the process described above, the Group classifies 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 a 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' and 'adverse' scenarios), weighted by probability, to estimate expected shortfalls in cash flows, which are discounted using the WACC or its approximate value. A shortfall in cash flows 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 OCC calculation are described below, and the main elements are as follows:

Probability of Default (PD)	Probability of default (PD) is an estimated measure of the probability of default over a specified time period. A default can only occur at a specific point in time during the period under consideration, provided that the asset has not been derecognised and remains part of the portfolio.
Exposure at Default (EAD)	Exposure at Default (EAD) is a calculated estimate of the exposure at default on any future date, taking into account expected changes in that exposure after the reporting date, including principal and interest payments due under the contract or otherwise, repayments of loans granted and interest accrued as a result of late payments.
Loss Given Default (LGD)	Loss given default (LGD) represents an estimated measure of the losses arising in the event of 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 sale of collateral. This indicator is usually expressed as a percentage of EAD.

When assessing EAD, the Group considers two scenarios: a base case and an adverse case. The purpose of using multiple scenarios is to model the non-linear impact of assumptions regarding macroeconomic factors on EAD. The 'base case' scenario has a probability of 75%, and the 'adverse case' scenario has a probability of 25%. Separate PD, EAD and LGD figures are established for each of them.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Where appropriate, the assessment of multiple scenarios also takes into account the manner in which repayment of defaulted loans is expected, including the likelihood of an improvement in credit quality, as well as the value of collateral and the amount that may be realised 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 recognised and disclosed separately from gains or losses arising from modifications, which are recognised as adjustments to the gross carrying amount of financial assets.

Forecasting

In its models for determining the fair value of financial assets, the Group uses a wide range of forecast information as input data:

- GDP growth;
- inflation;
- oil prices.

The input data and models used in calculating the fair value do not always reflect all market characteristics as at the date of the consolidated financial statements. To address this, qualitative adjustments or pro-rata adjustments are sometimes made as temporary adjustments if such differences are material.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified on 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 recognised at fair value, net of (in the case of trade payables) directly attributable transaction costs. 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 at fair value through profit or loss The 'financial liabilities at fair value through profit or loss' category 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 intention of repurchasing them in the near future.

Gains or losses on liabilities held for trading are recognised 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 the criteria of IFRS 9 are met.

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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

A financial liability is derecognised if the liability is settled, cancelled or expires. 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 a 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 recognised in the consolidated Statement of Profit or Loss or in other comprehensive income.

In 2025, the Company amended its accounting policy regarding the determination of the fair value of financial instruments. In particular, it was established that for financial assets and liabilities provided under state and regional programmes, the rates of return provided for by the relevant programmes are considered to reflect 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 recognised amounts and when there is an intention to settle on a net basis, to realise the assets and simultaneously settle the liabilities.

Inventories

Inventories are stated at the lower of cost or net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the costs of completion and selling expenses. Net realisable value is based on an estimate of the potential realisable value 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-recoverable taxes and duties, incurred in bringing the inventories to their present condition and location.

Inventories are written off against the cost of services and period expenses using the weighted average cost method.

Cash and cash equivalents

Cash in the consolidated statement of financial position comprises cash at banks and short-term bank deposits.

Restricted cash

Cash held in the account of the Almaty City Treasury Department of the Treasury Committee of the Ministry of Finance of the Republic of Kazakhstan has been allocated for the implementation of the investment projects 'Almaty Municipal Bus Fleet No. 3' and 'Simulation Training and Methodological Centre for the Public and Rescue Workers in Almaty'. The cash recorded in this account may be used exclusively for making payments in respect of investment projects. If the funds are in any way restricted in their use for a period of up to 12 (twelve) months from the reporting date, such funds are classified as current assets and disclosed accordingly in the notes to the consolidated financial statements.

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.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Salaries and related payroll expenses

Payroll costs, pension contributions, social insurance contributions, paid annual leave and sick pay, and bonuses are recognised as the relevant work is performed by the Group's employees. 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 legislation of the Republic of Kazakhstan, the Group makes payments amounting to 10% of employees' salaries as contributions to the unified state funded pension fund.

Upon the retirement of employees, the Group's financial obligations cease, and all subsequent payments to retired employees are made by the unified state funded pension fund. In accordance with the Law of the Republic of Kazakhstan 'On Compulsory Social Health Insurance', the Group makes monthly payments of compulsory social health insurance (CSHI) and CSHI contributions from employees' income.

Lease

At the inception of a contract, the Group assesses whether the agreement is a lease or contains elements of a lease; that is, the Group determines whether the contract transfers the right to control the use of an identifiable asset for a defined 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 where, at the commencement of the lease, the lease term is 12 months or less and which do not contain an option to purchase the underlying asset). The Group also applies the recognition exemption for low-value leases to lease agreements where the value of the asset is considered low. Lease payments for short-term leases and leases of low-value assets are recognised as expenses on a straight-line basis over the lease term. The Group recognises 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 recognised lease liabilities, initial direct costs incurred and lease payments made on or before the commencement date of the lease, net of any lease incentives received. Right-of-use assets are depreciated 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

A lease under which the Group retains substantially all the risks and rewards incidental to ownership of the asset is classified as an operating lease. The resulting rental income is recognised 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 an operating lease are included in the carrying amount of the leased asset and recognised over the lease term on the same basis as the lease income. Contingent rent is recognised as revenue in the period in which it is received.

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 operations, which may include services related to the development of investment projects, the sale of other inventories and/or services, which may include services related to the performance 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 the 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 enters into that generate revenue, as the Group retains control of 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 variable consideration, as the contract does not contain other promises that could constitute separate performance obligations (e.g. warranties, loyalty points provided under a customer loyalty programme) to which a portion of the transaction price would need to be allocated. As a rule, the Group receives payments from customers after the goods and services have been provided. 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 of concluding the contract, 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

A contract asset is the Group's right 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, a contract asset is recognised for the consideration received that 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 regarding financial assets is set out in Section 9 of IFRS, 'Financial Instruments'.

Contract liabilities

A contractual liability is an obligation to transfer goods or services to a customer for which the Group will receive (or has received) consideration from the customer. If the customer makes payment before the Group delivers the goods or services to the customer, a contractual liability is recognised at the time of payment or when the payment becomes due (whichever occurs first). Contractual 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 contracts do not provide for a right of return by the customer; accordingly, there are no assets or liabilities relating to the customer's right of return.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Recognition of interest income

Interest income on all financial instruments measured at amortised 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 amortised cost of the asset) is calculated taking into account any discount or premium received on acquisition, as well as fees and costs that form an integral part of the EIR. The Group recognises 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 recognises the impact of potentially different interest rates applicable at different stages and other characteristics of the instrument's life cycle. If expectations regarding cash flows on financial assets are revised for reasons unrelated to credit risk, the adjustment is recognised in the Statement of Financial Position as a positive or negative change in the carrying amount of the asset and as an increase or decrease in interest income. The amount of this adjustment is subsequently amortised and recognised in profit or loss as interest income. The Group calculates interest income by applying the effective interest method to the gross carrying amount of financial assets, except for credit-impaired financial assets.

In the case of a financial asset that becomes credit-impaired and is therefore classified in Stage 3, the Group calculates interest income by applying the effective interest rate to the net amortised 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 on a gross basis. Interest income on financial assets that are mandatorily measured at fair value through profit or loss is recognised 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 comprises current income tax and deferred tax. Income tax expense is recognised in profit or loss, except for the portion relating to transactions recognised in equity, in which case it is also recognised in equity.

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

Deferred tax is determined using the balance sheet method by identifying temporary differences between the carrying amounts of assets and liabilities for the preparation of financial statements 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 realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the balance sheet date.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

A deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the asset can be utilised. The amount of deferred tax assets is reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to set off 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 on 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 the other party. In 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 recognised in the consolidated financial statements. Where realisation of the asset is virtually certain, the asset is not considered contingent and its recognition is appropriate.

Contingent liabilities are not recognised in the consolidated financial statements. They are disclosed unless the possibility of an outflow of resources is remote.

Uncertain tax positions

Management reassesses the Group's uncertain tax positions at the end of each reporting period. Liabilities are recognised for those income tax positions which, in management's judgement, are most likely to result in additional tax charges should they be challenged by the tax authorities. This assessment is based on an interpretation of tax legislation in force or substantially in force 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 recognised based on management's best estimate of the expenditure required 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 recognised 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.

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Significant accounting judgements, estimates and assumptions

The preparation of the Group's consolidated financial statements requires management to exercise judgement 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 lead to outcomes that could require significant future adjustments to the carrying amount of the asset or liability in respect of which such assumptions and estimates are made.

The key assumptions about the future and other key sources of estimation uncertainty at the reporting date, which may result in material 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 of preparing the consolidated financial statements.

However, current circumstances and assumptions regarding the future may change due to market developments 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 leasing of retail units and equipment;

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

Revenue from retail units and equipment provided 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 judgement; 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, and the value of collateral. Such estimates depend on a number of factors, changes in which may result in different amounts of impairment provisions.

The Group's OCI calculations are the result of complex models incorporating a number of underlying assumptions regarding the selection of input variables and their interdependencies. The elements of the OCI calculation models that are considered to be judgements and estimates include the following:

- 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 should be measured at an amount equal to the ECL over the entire term, and a qualitative assessment;
- the grouping of financial assets where their ECL is assessed on a collective basis;
- the development of EAD calculation models, including various formulas and the selection of input data;
- determining the relationships between macroeconomic scenarios and economic data, as well as the impact on PD, EAD and LGD indicators;
- selection of forecast macroeconomic scenarios and their weighting, taking into account probability, to obtain economic input data for EAD estimation models.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Group's policy involves regularly reviewing the models in light of actual losses and adjusting them where necessary.

Classification and measurement of fair value of investment property

Investment property comprises land, buildings and retail units that are held neither for use in the Group's operations nor for sale in the course of business, but are held primarily to earn rental income and for capital appreciation.

Investment property is carried in the accounts at cost less accumulated depreciation and accumulated impairment losses. Fair value is determined on the basis of recent transactions involving properties with similar characteristics and locations.

Useful life of property, plant and equipment

The Group assesses the remaining useful life of 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 recognised in the statement of profit or loss and Other Comprehensive Income. At the reporting date, management assessed the remaining useful lives of Property, Plant and Equipment and concluded that no revision to the useful lives of Property, Plant and Equipment was required.

Deferred tax assets and liabilities

Deferred tax assets are recognised 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 judgement is required to determine the amount of deferred tax assets that can be recognised in the financial statements, based on the likely timing and amount of future taxable profits, as well as future tax planning strategies.

The Group recognises tax liabilities based on an assessment of the likelihood of additional tax liabilities arising. Where the final amounts of tax withheld differ from those initially recognised, such differences will affect the deferred tax expense for the period in which such tax expenses were incurred.

Taxation

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

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5. PROPERTY, PLANT AND EQUIPMENT

KZT'000	Land	Buildings and constructions	Machinery and equipment	Vehicles	Other	Total
Cost						
As at 1 January 2024	**1,248,745**	**9,896,691**	**1,473,973**	**51,167**	**387,275**	**13,057,851**
Additions	352,369	1,057,868	48,592	-	61,368	**1,520,197**
Transfers from inventories and construction in progress	-	-	-	-	135	**135**
Reclassifications	-	-	(67,524)	67,524	-	**-**
Disposals	-	(839,286)	(36,461)	-	(23,096)	**(898,843)**
As at 31 December 2024	**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**
Accumulated depreciation						
As at 1 January 2024	**-**	**(540,951)**	**(179,182)**	**(23,115)**	**(222,198)**	**(965,446)**
Charge	-	(261,113)	(60,386)	(7,389)	(71,735)	**(400,623)**
Reclassifications	-	-	3,904	(3,904)	-	**-**
Disposals	-	37,013	13,113	-	21,488	**71,614**
As at 31 December 2024	**-**	**(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)**
Carrying amount						
As at 31 December 2024	**1,601,114**	**9,350,222**	**1,196,029**	**84,283**	**153,237**	**12,384,885**
As at 31 December 2025	**1,622,930**	**9,408,939**	**1,268,195**	**127,809**	**156,962**	**12,584,835**

6. INVESTMENT PROPERTY

KZT'000	Land	Buildings and constructions	Other	Total
Cost				
As at 1 January 2024	**5,155,276**	**928,138**	**38,602**	**6,122,016**
Additions	-	1,229,424	-	**1,229,424**
Disposals	-	(71,000)	(35,356)	**(106,356)**
As at 31 December 2024	**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**
Accumulated depreciation				
As at 1 January 2024	**-**	**(186,524)**	**(30,864)**	**(217,388)**
Charge	-	(62,080)	(2,258)	**(64,338)**
Disposals	-	17,200	30,196	**47,396**
As at 31 December 2024	**-**	**(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)**
Carrying amount				
As at 31 December 2024	**5,155,276**	**1,855,158**	**320**	**7,010,754**
As at 31 December 2025	**5,140,656**	**1,509,427**	**-**	**6,650,083**

The Group's investment property comprises property held for lease in Almaty. The fair value of investment property as at 31 December 2025 approximates its carrying amount.

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7. FINANCIAL ASSETS

KZT'000	31 December 2025	31 December 2024
Long-term portion		
Loans issued to third parties	890,429	2,163,076
Loans issued to related parties	-	-
Lending to small and medium-sized enterprises	22,659,387	21,096,558
Discount	-	(347,736)
Allowance for expected credit losses	(171,112)	(240,897)
Total long-term financial assets	**23,378,704**	**22,671,001**
Short-term portion		
Loans issued to third parties	4,217,822	2,575,539
Loans issued to related parties	6,566	-
Lending to small and medium-sized enterprises	325,821	236,575
Penalties, fines and late payment charges	12,245	13,395
Discount	-	(517,217)
Allowance for expected credit losses	-	(108,501)
Total short-term financial assets	**4,562,454**	**2,199,791**
Total financial assets	**27,941,158**	**24,870,792**

Loans issued to third parties

As part of the measures to contain prices for socially important food products, provided for by the Decree of the Government of the Republic of Kazakhstan, the Group provides current loans with 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 a preferential interest rate ranging from 2% to 12% per annum.

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

The movement of financial assets is presented as follows:

KZT'000	2025	2024
Principal, interest, discount and other		
As at 1 January	25,220,190	18,846,205
Principal advanced	16,591,127	16,667,508
Principal repayments	(14,111,085)	(9,530,349)
Offsetting	12,184	-
Penalties	37,102	7,238
Interest accrued	1,367,362	958,495
Interest received	(1,360,323)	(927,607)
Taxes and other payments	(14)	(306)
Other	8,023	(23,151)
Discount	(415)	(963,264)
Amortisation of discount	348,119	185,421
As at 31 December	**28,112,270**	**25,220,190**

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

KZT'000	2025	2024
As at 1 January	(349,398)	(419,674)
Charge	(20,972)	(33,167)
Reversals	323,654	103,443
Reclassifications	(124,396)	-
As at 31 December	**(171,112)**	**(349,398)**

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8. RECEIVABLES

KZT'000	31 December 2025	31 December 2024
Long-term portion		
Long-term trade receivables	26,486,556	67,937,135
Allowance for expected credit losses on long-term receivables	(7,115,927)	(7,115,927)
Discount	(5,741,373)	(13,327,163)
Total long-term receivables	**13,629,256**	**47,494,045**

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

In 2020, an investment agreement was signed with Rusalding Line LLP for the construction of a multi-unit residential complex at the junction of Al-Farabi Avenue, Rozybakiev Street and Gagarin Avenue, as part of the renovation of Almaty's housing stock. On 3 July 2021, a supplementary agreement was concluded 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 by Sovcombank JSC. The Group recognised a provision 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 was provided at an investment return rate of 16% for the construction of the 'Four Seasons Villa' cottage complex, with a repayment deadline no later than 30 June 2022. The Group decided to create an impairment provision for the full amount of the debt, less the value of the collateral, due to the breach of the investment repayment deadline.

In 2023, project agreements were concluded with Ask Prestige LLP, Sensata Construction LLP and KazSpetsEnergoService LLP for the development of a polycentric infrastructure in Almaty to carry out the construction of a new district under the 'Eastern Gate' project, located in the Turksib district, the As part of this project, the Group transferred land plots, and the counterparties are responsible for the project's implementation.

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, and its amortisation was recognised as financial income, which amounted to KZT 7,585,790 thousand for 2025 (KZT 7,182,385 thousand for 2024).

Short-term receivables are shown in the table below:

KZT'000	31 December 2025	31 December 2024
Short-term portion		
Short-term trade receivables	44,826,013	4,951,333
Property lease receivables	67,712	31,146
Land lease receivables	35,283	30,779
Claims receivables	1,072,777	180,356
Other short-term receivables	1,320,042	1,320,016
Allowance for expected credit losses on short-term receivables	(1,644,525)	(1,354,594)
Total trade and other receivables	**45,677,302**	**5,159,036**

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

KZT'000	2025	2024
As at 1 January	(8,470,521)	(8,050,607)
Charge	(293,668)	(419,914)
Reversals	3,737	-
As at 31 December	**(8,760,452)**	**(8,470,521)**

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9. OTHER LONG-TERM ASSETS

KZT'000	31 December 2025	31 December 2024
Construction in progress	4,090,046	2,078,413
Land plots (investments)	8,338,086	6,466,268
Impairment loss for contract costs	(2,925,949)	(2,925,949)
Impairment loss on investments	(564,838)	-
Total other long-term assets	**8,937,345**	**5,618,732**

10. INVENTORIES

KZT'000	31 December 2025	31 December 2024
Apartments and houses	36,590,117	30,042,824
Parking spaces	966,688	966,688
Non-residential premises	630,208	599,967
Design and project documentation	82,362	62,691
Residential buildings under construction	37,964	37,964
Land plots and land acquisition options for residential development	-	1,780
Other materials	66,651	99,303
Impairment loss	(99,924)	(81,937)
Total inventories	**38,274,066**	**31,729,280**

11. PREPAYMENTS AND OTHER SHORT-TERM ASSETS

KZT'000	31 December 2025	31 December 2024
Advances paid for the construction of apartments	34,822,128	25,114,245
Advances paid for the supply of inventories and services	1,704,810	1,389,366
Prepaid taxes other than income tax	629,511	545,819
Guarantee deposits	-	415,315
Other	22,197	8,198
Impairment loss	(406,954)	(100,900)
Total prepayments and other short-term assets	**36,771,692**	**27,372,043**

12. REVERSE REPURCHASE AGREEMENTS

As at 31 December 2025, there were outstanding reverse repurchase agreements between the Group and BCC INVEST – a subsidiary of JSC BANKCENTRCREDIT – there were outstanding reverse repurchase agreements amounting to KZT 25,804,648 thousand (as at 31 December 2024: KZT 7,248,580 thousand). The subjects of these agreements were coupon bonds of the Eurasian Development Bank and government securities of the Ministry of Finance of the Republic of Kazakhstan, with an annual interest rate of 14%–18%.

13. CASH AND CASH EQUIVALENTS

KZT'000	31 December 2025	31 December 2024
Cash at bank (current accounts)	31,586,682	5,243,946
Bank deposits	20,586,746	32,462,183
Cash at treasury accounts	1,170,566	32,502,096
Allowance for expected credit losses	(50,539)	(29,665)
	53,293,455	**70,178,560**
Restricted cash	1,611,590	1,611,590
Allowance for expected credit losses on restricted cash	(1,611,590)	(1,611,590)
	-	-
Total cash and cash equivalents	**53,293,455**	**70,178,560**

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13. CASH AND CASH EQUIVALENTS (continued)

Cash at treasury accounts consists of funds held with the State Treasury Department for the City of Almaty of the Treasury Committee of the Ministry of Finance of the Republic of Kazakhstan. The funds were allocated for the implementation of five investment projects. The cash recorded in this account is restricted in use and may be used exclusively for making payments in respect of investment budget projects developed within the framework of the Financial and Economic Justification.

Bank deposits consist of deposits placed with second-tier banks in the Republic of Kazakhstan for a term of up to three months at rates of 13.5%–16.5% (2024: 14.75%–15.25%).

Restricted cash consists of deposits previously placed with KazInvestBank JSC and Astana-Finance Bank 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 conduct banking and other operations and activities on the securities market. The Group's funds placed with KazInvestBank JSC amounted to KZT 2,000,000 thousand.

On 17 May 2017, an agreement was concluded for the one-off transfer of assets and liabilities from the provisional administration of KazInvestBank JSC to Alfa-Bank JSC. Pursuant to this agreement, on 23 June 2017, an agreement was concluded between Alfa-Bank JSC and the Group regarding the pledge of cash classified by the Group as long-term cash restricted in use.

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

14. EQUITY

Information on the sole shareholder and ultimate controlling party is provided in Note 1.

As at 31 December 2025 and 31 December 2024, the Group's share capital was fully paid up and amounted to KZT 193,351,569 thousand.

As at 31 December 2025, the total amount of the Group's treasury shares was KZT 14,111,060 thousand (as at 31 December 2024: KZT 22,356,100 thousand).

In April 2024, the sole shareholder resolved to repurchase 16,250 treasury shares of the Group at a price of 1,000 tenge per share for a total amount of KZT 16,250 thousand and to transfer a property in lieu of payment for the shares.

In August 2024, by a resolution of the Almaty City Administration , the constructed cable ducting networks were transferred to the Group's ownership for a total amount of KZT 491,865 thousand, and the previously repurchased 458,275 shares of the Company were acquired at a price of 1,000 tenge per share for a total amount of KZT 458,275 thousand. These properties were acquired and subsequently transferred to the subsidiary Almaty Renovation LLP (Almaty City Administration Capital Construction Enterprise LLP) by way of a contribution to the subsidiary's share capital.

In October 2024, a decision was taken to transfer the administrative building in settlement for the 879,780 shares of the Group previously repurchased at a price of 1,000 tenge per share, for a total amount of KZT 879,780 thousand.

In December 2024, the sole shareholder resolved to repurchase 2,588,380 of its own shares at a price of 1,000 tenge per share, totalling KZT 2,588,380 thousand, and to transfer the Municipal Bus Fleet No. 3, a construction-in-progress project, to the municipal ownership of the city of in lieu of the repurchased shares, the unfinished construction project 'Municipal Bus Fleet No. 3'. The repurchase transaction was registered on 5 January 2025.

During the reporting period, the Group sold treasury shares to the sole shareholder at a nominal value of 1,000 tenge per share.

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14. EQUITY (continued)

The shares were sold both for cash and through the transfer of non-cash assets. The total amount of cash proceeds amounted to KZT 6,698,796 thousand. Non-cash assets, including real estate, infrastructure and land plots, were also received in payment for the shares, totalling KZT 4,366,155 thousand.

The cash received was used, amongst other things, to increase the authorised capital of the subsidiary Almaty Finance LLP by KZT 5,000,000 thousand.

The transaction is recognised as an increase in assets and a corresponding decrease in treasury shares within equity.

In July, 2,687,153 shares were repurchased at a price of 1,049.404654 tenge per share, totalling KZT 2,819,911 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. A distribution may not be made if it would result in a capital deficit or the Group's insolvency. In May 2025, in accordance with the sole shareholder's decision, dividends amounting to KZT 295,541 thousand were paid (in 2024: no dividends were declared).

15. BORROWINGS

KZT'000	Maturity	Interest rate	Currency	31 December 2025	31 December 2024
Loans from related parties	2028	0.01%	KZT	18,291,312	9,135,103
				18,291,312	**9,135,103**
Short-term portion				–	6,230,608
Total short-term borrowings				**–**	**6,230,608**
Long-term portion				18,291,312	2,904,495
Total long-term borrowings				**18,291,312**	**2,904,495**
Total borrowings				**18,291,312**	**9,135,103**

Loans from related parties

During 2019–2022, the Group received preferential loans from the parent company to keep prices of socially significant food products in check, which were recognised at amortised cost. The loans are unsecured, denominated in tenge, bearing interest at a rate of 0.01% per annum, and maturing in 2024–2026.

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 income statement as Net finance income/ (costs).

15. BORROWINGS (continued)

The movement of borrowings is presented as follows:

KZT'000	2025	2024
Principal and interest		
As at 1 January	11,999,997	14,999,997
Loans received	8,000,000	5,000,000
Loans paid	-	(8,000,000)
Interest accrued	800	1,477
Interest paid	(800)	(1,477)
As at 31 December	**19,999,997**	**11,999,997**
Discount		
As at 1 January	(2,864,894)	(3,050,477)
Recognition of discount	-	(2,046,344)
Change in estimates	-	(819,424)
Amortisation of discount	1,156,209	3,051,351
As at 31 December	**(1,708,685)**	**(2,864,894)**
Carrying amount		
Short-term portion	-	6,230,608
Long-term portion	18,291,312	2,904,495
As at 31 December	**18,291,312**	**9,135,103**

16. OTHER LONG-TERM LIABILITIES AND CONTRACT LIABILITIES

KZT'000	31 December 2025	31 December 2024
Contract liabilities		
Advances received – short-term portion	54,066,456	48,110,097
Total contract liabilities	**54,066,456**	**48,110,097**
Other long-term liabilities		
Advances received – long-term portion	177,364	-
Long-term contract liabilities	79,874	246,729
Total other long-term liabilities	**257,238**	**246,729**
Total other long-term liabilities and contract liabilities	**54,323,694**	**48,356,826**

17. TRADE AND OTHER PAYABLES

KZT'000	31 December 2025	31 December 2024
Trade payables	2,060,283	4,131,267
Tender security deposits	797,016	2,670
Contract liabilities to individuals for residential property transfer	6,261	6,261
Salaries payable	149,374	7,332
Other payables	205,460	263,802
	3,218,394	**4,411,332**

18. PROVISIONS FOR LITIGATION

In 2024, a court ruling was issued against the Group's subsidiary, Almaty Renovation LLP, ordering the recovery of a penalty and state duty in connection with the incomplete fulfilment of obligations under public procurement contracts for the purchase of housing for socially vulnerable groups. In the 2024 financial statements the Group recognised a corresponding estimated liability in the amount of KZT 744,800 thousand. During 2025, the liability was fully settled, including the final payment made in March 2025. As at 31 December 2025, there are no liabilities arising from this legal proceeding.

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18. PROVISIONS FOR LITIGATION (continued)

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

Based on an assessment of the likelihood of an outflow of economic benefits, the subsidiary recognised a provision for a contingent liability in the amount of KZT 1,226,670 thousand as at 31 December 2025. The estimate 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.

Further information on developments in the legal proceedings after the reporting date is disclosed in Note 28.

19. REVENUE FROM CONTRACTS WITH CUSTOMERS

KZT'000	Year ended 31 December 2025	Year ended 31 December 2024
Sales of apartments, residential buildings, non-residential premises and land	16,109,219	6,842,577
Industrial zone management and maintenance services in Alatau district, Almaty	1,375,209	1,027,408
Sales of food products	1,258,348	1,075,732
Operating lease income	362,617	225,313
Commission income	131,029	–
Total revenue from contracts with customers	**19,236,422**	**9,171,030**

The Group recognises revenue from the provision of services and the transfer of apartments and residential houses over time, as the buyer simultaneously receives and consumes the benefits as the Group delivers them.

20. COST OF SALES

KZT'000	Year ended 31 December 2025	Year ended 31 December 2024
Cost of apartments, residential buildings and land sold	15,743,713	6,499,785
Cost of food products sold	1,258,348	1,075,732
Salaries	569,153	408,641
Depreciation and amortisation	287,989	292,826
Professional services	152,975	55,945
Utilities	120,926	115,658
Security services	86,300	70,980
Payroll taxes and social contributions	67,455	44,482
Repair and maintenance expenses	20,000	-
Landscaping and improvement costs	5,730	96,803
Amortisation of prepaid expenses	5,393	24,058
Cost of non-residential premises sold	-	28,962
Other	40,324	56,072
Total cost of sales	**18,358,306**	**8,769,944**

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21. ADMINISTRATIVE EXPENSES

KZT'000	Year ended 31 December 2025	Year ended 31 December 2024
Salaries	2,538,119	2,126,138
Payroll taxes and social contributions	269,340	177,281
Rent, utilities and maintenance expenses	146,615	93,127
Depreciation and amortisation	146,591	121,531
Taxes other than income tax	127,390	162,134
Insurance expenses	111,801	36,605
Repair and maintenance of property, plant and equipment	110,858	20,954
Audit and valuation fees	94,272	49,422
Non-deductible VAT	81,158	93,022
Outsourcing and staff provision services	71,174	43,004
Information services	56,607	9,740
Consulting services	35,718	33,264
Travel and business trip expenses	22,282	11,526
Utilities	15,394	6,647
Security services	14,079	5,905
Transaction costs on repurchase agreements	12,743	10,881
Third party services	8,686	4,387
Materials	7,049	6,560
Communication services	5,088	6,119
Financial services	4,953	8,292
Office cleaning	4,640	4,690
Bank charges	4,276	1,948
Amortisation of prepaid expenses	1,200	1,518
Fair organisation expenses	-	68,384
Other	224,870	129,592
	4,114,903	**3,232,671**

22. NET FINANCE INCOME/(COSTS)

KZT'000	Year ended 31 December 2025	Year ended 31 December 2024
Finance income		
Amortisation of discount on instalment contracts	7,585,790	7,182,385
Interest income on reverse repurchase agreements	2,586,388	2,222,362
Interest income on bank deposits	1,843,185	834,951
Interest income on loans issued	1,367,362	958,495
Amortisation of discount on loans issued	348,119	185,421
Coupon payments	128,260	–
Income from investment activities	100,196	37,007
Recognition of discount on borrowings received	–	2,865,768
Other	629	138,616
Total finance income	**13,959,929**	**14,425,005**
Finance costs		
Amortisation of discount on borrowings	(1,156,209)	(3,051,351)
Interest expense on borrowings	(800)	(1,477)
Recognition of discount on loans issued	(415)	(963,264)
Other	(62,852)	–
Total finance costs	**(1,220,276)**	**(4,016,092)**
Total net finance income/(costs)	**12,739,653**	**10,408,913**

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
Year ended 31 December 2025			
Land plots	292,552	(21,446)	271,106
Non-residential premises	1,024,495	(864,662)	159,833
Other	5,721	(4,624)	1,097
Total net gain on disposal of property	**1,322,768**	**(890,732)**	**432,036**
Year ended 31 December 2024			
Construction in progress	3,117,142	(3,117,119)	23
Lease purchase option	170,667	(2,799)	167,868
Non-residential premises	20,643	(10,000)	10,643
Total net gain on disposal of property	**3,308,452**	**(3,129,918)**	**178,534**

24. INCOME TAX EXPENSE AND DEFERRED TAX ASSETS

The Group's income tax expense for the years ended 31 December 2025 and 2024 is as follows:

KZT'000	Year ended 31 December 2025	Year ended 31 December 2024
Current income tax expense	1,071,131	399,476
Adjustments in respect of current income tax of prior periods	5,523	-
Deferred income tax benefit	(345,590)	(163,673)
Income tax expense	**731,064**	**235,803**

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

KZT'000	Year ended 31 December 2025	Year ended 31 December 2024
Profit before tax	**9,289,151**	**8,236,154**
Tax at the statutory rate of 20%	1,857,830	1,647,231
Change in unrecognised deferred tax assets	(1,517,158)	(1,442,088)
Tax effect of foreign exchange differences and other permanent differences	390,392	30,660
Income tax expense	**731,064**	**235,803**
Effective tax rate	8%	3%

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

KZT'000	31 December 2025	31 December 2024
Discount on borrowings	(388,512)	(572,979)
Other provisions	463,594	450,459
Provisions for litigation	245,334	148,960
Provision for unused vacation	57,187	26,376
Property, plant and equipment and intangible assets	28,632	11,553
Taxes payable other than income tax	6,833	3,109
Net deferred tax assets	**413,068**	**67,478**

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

KZT'000	2025	2024
As at 1 January	67,478	(96,195)
Recognised in profit or loss	345,590	163,673
As at 31 December	**413,068**	**67,478**

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

Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the discount and amortisation of the discount on long-term receivables as at 31 December 2025 amounting to KZT 1,148,275 thousand (as at 31 December 2024: KZT 2,665,433 thousand), due to the low probability of the Group generating future taxable profits against which these deferred tax assets could be utilized.

25. RELATED PARTY DISCLOSURES

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

Balances and transactions with related parties:

KZT'000	Parent company	Associates
31 December 2025		
Loans issued	–	6,567
Borrowings received	(19,999,997)	–
Transactions with treasury shares	11,064,951	–
31 December 2024		
Borrowings received	(13,499,997)	–

Transactions with key management personnel

Total remuneration of key management personnel for 2025, included in administrative expenses (Note 21), amounted to KZT 213,156 thousand (2024: KZT 156,495 thousand) and comprised salaries, bonuses and other short-term employee benefits.

26. CONTRACTUAL AND CONTINGENT LIABILITIES

Legal proceedings

The Group is involved in various immaterial legal proceedings relating to its operating activities, such as claims for payment of fines, penalties under loan agreements, and disputes regarding public procurement. The Group does not believe that such pending legal proceedings or potential claims, individually or in aggregate, are likely to have any material adverse effect on its financial position or results of operations.

The Group assesses the likelihood of material liabilities arising and recognises a corresponding provision in the 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 reliably estimated.

Taxation

Kazakhstani tax legislation and regulations are subject to constant changes and varying interpretations. Disagreements between local, regional and national tax authorities are not uncommon. The current regime of fines and penalties for identified and confirmed breaches of Kazakhstani tax legislation is severe.

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 31 December 2025.

Management believes that, as at 31 December 2025, its interpretation of the applicable legislation is appropriate and that it is likely that the Group's tax position will be upheld.

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26. CONTRACTUAL AND CONTINGENT LIABILITIES (continued)

Financial guarantees

On 17 November 2023, the Group entered into an agreement with Black Biotechnology LLP to provide a guarantee to secure the proper performance of Black Biotechnology LLP's to bondholders in the amount of KZT 1,500,000,000, 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 traded, i.e. from the moment the bonds officially began trading, which occurred on 24 October 2023. Thus, 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 of 3% per annum of the guarantee amount, payable 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 producing bio-feed additives and fertilisers, subject to quarterly revaluation as construction phases are completed, vehicles and production equipment, a 95% stake in the share capital of Black Biotechnology LLP, as well as personal guarantees from the directors of Black Biotechnology LLP.

Furthermore, in April 2025, the Group provided an additional financial guarantee in favour of MFO 'Almaty' LLP to secure the obligations of Black Biotechnology LLP under the raised financing in the amount of KZT 78,640 thousand. The guarantee was issued pursuant to a resolution of the Group's Management Board and takes the form of an irrevocable guarantee.

As at the reporting date, the risk of incurring losses under the guarantee is assessed as low, as Black Biotechnology LLP is meeting its obligations in a timely manner. In the event of a deterioration in the financial position of Black Biotechnology LLP, the Group will recognise a provision for credit losses in the amount of the expected losses.

The Group has provided a financial guarantee for the liabilities of Sleipnir Technologies LLP to SDF I B.V. for an amount not exceeding KZT 7,350,000 thousand. As at the reporting date, the likelihood of the liability arising is considered low, as Sleipnir Technologies LLP meets its obligations in a timely manner. Consequently, the liability is not recognised. In the event of a deterioration in the financial position of Sleipnir Technologies LLP, the Group will recognise a provision for credit losses in the amount of expected losses.

The Group has provided a financial guarantee for the liabilities of Sleipnir Technologies LLP to SDF I B.V. in an amount not exceeding KZT 7,350,000 thousand. As at 31 December 2025, the project to construct a paint and varnish production plant was deemed to have been completed by Sleipnir Technologies LLP, and on 30 September 2025, by mutual agreement, the guarantee agreement was terminated.

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26. CONTRACTUAL AND CONTINGENT LIABILITIES (continued)

Environmental matters

The Group is required to comply with various environmental laws and regulations. Kazakhstani environmental legislation is constantly changing and is subject to ambiguous 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, alongside the development of a legal, tax and administrative infrastructure that meets the requirements of a market economy. The stability of the Kazakh 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.

Throughout 2025, the National Bank of the Republic of Kazakhstan pursued a moderately tight monetary policy, keeping the base rate at around 16–17% per annum amid persistent inflationary pressures. External inflationary factors remained generally moderate against the backdrop of stabilising global prices for commodities and foodstuffs; however, domestic inflation continued to be driven by sustained consumer demand, fiscal stimulus and persistent inflationary expectations.

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 in the current environment.

27. FINANCIAL RISK MANAGEMENT

In the course of its operations, the Group is exposed to various financial risks associated with its financial instruments. The Group's principal financial instruments include: loans to customers, trade and other receivables, cash and cash equivalents, loans and advances granted, and trade and other payables. The main risks arising from financial instruments are liquidity risk, credit risk and currency risk.

The Group's financial instruments are as follows:

KZT'000	31 December 2025	31 December 2024
Financial assets		
Long-term financial assets	23,378,704	22,671,001
Long-term receivables	13,629,256	47,494,045
Trade and other receivables	45,677,302	5,159,036
Short-term financial assets	4,562,454	2,199,791
Reverse repurchase agreements	25,804,648	7,248,580
Cash and cash equivalents	53,293,455	70,178,560
	166,345,819	**154,951,013**
Financial liabilities		
Long-term borrowings	18,291,312	2,904,495
Short-term borrowings	-	6,230,608
Provisions for litigation	1,226,670	744,800
Trade and other payables	3,218,394	4,411,332
	22,736,376	**14,291,235**

27. FINANCIAL RISK MANAGEMENT (continued)

Credit risk

The Group is exposed to credit risk, which is the risk that one party to a financial instrument transaction will cause the other party to incur financial losses due to a failure to fulfil contractual obligations. Credit risk arises from the Group's lending and other transactions with counterparties, which result in financial assets. Financial assets that potentially expose the Group to credit risk include, primarily, cash and cash equivalents, deposits and trade receivables from related parties.

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

KZT'000	31 December 2025	31 December 2024
Long-term financial assets	23,378,704	22,671,001
Long-term receivables	13,629,256	47,494,045
Trade and other receivables	45,677,302	5,159,036
Short-term financial assets	4,562,454	2,199,791
Reverse repurchase agreements	25,804,648	7,248,580
Cash and cash equivalents	53,293,455	70,178,560
	166,345,819	**154,951,013**

The Group establishes a provision for expected credit losses. The Group places its cash only with approved financial institutions and within the limits set for each financial institution. Limits are set to minimise 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 with a Standard & Poor's credit rating of at least BB.

Liquidity risk

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

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

KZT'000	Less than 3 months	From 3 to 12 months	From 1 to 5 years	Total
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**
Borrowings received	-	-	19,999,997	**19,999,997**
	3,286,953	**1,158,111**	**19,999,997**	**24,445,061**
31 December 2024				
Trade and other payables	3,386,467	1,024,865	-	**4,411,332**
Provisions for litigation	744,800	-	-	**744,800**
Borrowings received	338	5,006,775	7,001,225	**12,008,338**
	4,131,605	**6,031,640**	**7,001,225**	17,164,470

Interest rate risk

As at 31 December 2025 and 2024, the Group has no loans or borrowings with variable interest rates. 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 recognised in profit or loss for the period, or as available-for-sale.

27. FINANCIAL RISK MANAGEMENT (continued)

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 on a financial instrument will fluctuate due to changes in exchange rates. The Group's exposure to foreign exchange rate risk relates to the Group's operating activities. The Group has no financial instruments denominated in currencies other than its functional currency and is not exposed to currency risk.

Fair value

In the opinion of management, the fair value of the Group's financial assets and liabilities approximates their carrying amounts. The fair value of financial assets and liabilities is measured at Level 2 of the fair value hierarchy.

28. EVENTS AFTER THE REPORTING DATE

After the reporting date, in 2026, following the outcome of court proceedings regarding a claim by the State Municipal Institution 'Almaty City Construction Authority', the court ruled to partially uphold the claim. In particular, the claim for the recovery of the principal part of the penalty in the amount of KZT 1,104,003 thousand was dismissed, whilst a penalty of KZT 122,667 thousand was recognised as recoverable. This event is classified as a non-adjusting event after the reporting date and did not affect the valuation of the provision as at 31 December 2025.

In January 2026 The Group decided to transfer real estate (including residential buildings and built-in non-residential premises) to the municipal ownership of the city of Almaty to reduce the authorised capital of the subsidiary Almaty Renovation LLP and to repurchase its own shares in Almaty Agricultural Production Cooperative JSC. The total value of the transferred property amounted to KZT 2,237,183 thousand.

A decision was also taken to repurchase 2,096,744 ordinary shares at a price of 1,066.98 tenge per share, with payment to be made by transferring the specified property. In addition, a decision was taken to transfer built-in non-residential premises with a total value of KZT 96,275 thousand in lieu of the buyback of 90,029 shares of JSC "SPK "Almaty".

No other significant events have occurred between the reporting date of 31 December 2025 and the date of approval of these consolidated financial statements.

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