

EUROCENTRE FZCO

FINANCIAL STATEMENTS

DECEMBER 31, 2025

EUROCENTRE FZCO
Dubai - United Arab Emirates

Financial statements for the year ended December 31, 2025

Table of contents	Page Number
Independent auditor's report	1 - 2
Statement of financial position	3
Statement of comprehensive income	4
Statement of cash flows	5
Statement of changes in equity	6
Notes to the financial statements	7 - 22

Ref: MOORE-AUD-AR/2026-JUN-043

**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
EUROCENTRE FZCO****Report on the Audit of the Financial Statements****Opinion**

We have audited the accompanying financial statements of **Eurocentre FZCO** (the "Company"), which comprise the statement of financial position as at December 31, 2025, the related statements of comprehensive income, cash flows and changes in equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2025, and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards – Accounting Standards ("IFRS Accounting Standards") as issued by the International Accounting Standards Board ("IASB").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISA"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), together with the other ethical requirements that are relevant to our audit of the financial statements and we have fulfilled our ethical responsibilities in accordance with these 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.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards and in compliance with the applicable provisions of the Jebel Ali Free Zone Companies Implementing Regulations 2016 (the "Implementing Regulations") and the U.A.E. Federal Decree-Law No. (32) of 2021 on Commercial Companies (the "Federal Law"), as may be applicable to Free Zone Companies, and for such internal controls as management determines are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The management is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISA will always detect a material misstatement when it exists.

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

As part of an audit in accordance with ISA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls;

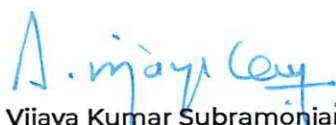
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
EUROCENTRE FZCO (continued)****Auditor's Responsibilities for the Audit of the Financial Statements (continued)**

- obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal controls;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with management, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal controls that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by the provisions of the Implementing Regulations and the Federal Law, we confirm that we have obtained all the information and explanations necessary for our audit and proper books of account have been maintained by the Company. Further, we are not aware of any contravention during the year of the provisions of the Implementing Regulations or of the Federal Law, as may be applicable to Free Zone Companies or of the Company's Memorandum of Association or its Articles of Association which might have materially affected the activities, or the financial position of the Company as at December 31, 2025, or the results of its operations for the year then ended.

MOORE MKM
Chartered Accountants LLC

Vijaya Kumar Subramonian
Senior Partner
Registration No. 5732
Dubai, United Arab Emirates



June 19, 2026

EUROCENTRE FZCO
Dubai - United Arab Emirates

Statement of financial position
As at December 31, 2025

		2025	2024
	Notes	AED	AED
ASSETS			
Current assets			
Cash and cash equivalents	6	949,673	1,128,305
Accounts receivable	7	186,716	105,836
Other receivables	8	583,125	526,295
Due from related party	9.1	15,657,499	10,659,635
		<u>17,377,013</u>	<u>12,420,071</u>
Non-current assets			
Right-of-use asset	10	3,454,894	3,886,755
Property and equipment	11	707,976	888,223
		<u>4,162,870</u>	<u>4,774,978</u>
TOTAL ASSETS		<u>21,539,883</u>	<u>17,195,049</u>
LIABILITIES AND EQUITY			
Current liabilities			
Accounts and other payables	12	889,223	806,712
Lease liability	13	429,218	420,740
		<u>1,318,441</u>	<u>1,227,452</u>
Non-current liabilities			
Lease liability	13	3,266,066	3,696,287
Employees' end-of-service benefits	14	1,179,174	1,374,326
		<u>4,445,240</u>	<u>5,070,613</u>
Total liabilities		<u>5,763,681</u>	<u>6,298,065</u>
Equity			
Share capital	2	1,300,000	1,300,000
Statutory reserve		650,000	650,000
Retained earnings		13,826,202	8,946,984
Total equity		<u>15,776,202</u>	<u>10,896,984</u>
TOTAL LIABILITIES AND EQUITY		<u>21,539,883</u>	<u>17,195,049</u>

The accompanying notes from 1 to 24 form an integral part of these financial statements.

The report of the independent auditor is set out on pages 1 and 2.

The financial statements were authorised for issue on 19 June, 2026 by:

Amjad

Mr. Amjad Ahmed Shaikh
Director



EUROCENTRE FZCO
Dubai - United Arab Emirates

Statement of comprehensive income
For the year ended December 31, 2025

	Note	2025 AED	2024 AED
Revenue	15	10,908,025	12,630,515
Direct costs	16	(4,939,175)	(5,661,546)
Gross profit		5,968,850	6,968,969
Other income	17	1,033,718	600,096
General and administrative expenses	18	(2,045,693)	(1,860,907)
Finance costs	19	(77,657)	(86,001)
Profit for the year before corporate tax		4,879,218	5,622,157
Corporate tax	20	-	-
Profit for the year		4,879,218	5,622,157
Other comprehensive income		-	-
Total comprehensive income for the year		4,879,218	5,622,157

The accompanying notes from 1 to 24 form an integral part of these financial statements.

The report of the independent auditor is set out on pages 1 and 2.



EUROCENTRE FZCO
Dubai - United Arab Emirates

Statement of cash flows
For the year ended December 31, 2025

	Note	2025 AED	2024 AED
Cash flows from operating activities			
Profit for the year before corporate tax		4,879,218	5,622,157
Adjustments for:			
Depreciation of property and equipment	11.4	218,073	173,799
Provision for employees' end-of-service benefits	14	152,000	251,836
Depreciation of right-of-use asset	16	431,861	431,861
Interest income on amounts due from related party	17	(745,695)	(348,247)
(Gain) on disposal of property and equipment	17	(13,966)	-
Interest on lease liability	19	77,657	86,001
Operating profit before working capital changes		4,999,148	6,217,407
Change in accounts receivable		(80,880)	1,512,629
Change in other receivables		(56,830)	131,887
Movement in related party balances, net		(4,252,169)	(6,174,637)
Change in accounts and other payables		82,511	330,753
Cash flows generated from operations		691,780	2,018,039
Employees' end-of-service benefits paid	14	(347,152)	(238,854)
Net cash generated from operating activities		344,628	1,779,185
Cash flows from investing activities			
Acquisition of property and equipment	11.1	(42,275)	(665,866)
Proceeds on disposal of property and equipment		18,415	-
Net cash (used in) investing activities		(23,860)	(665,866)
Cash flows from financing activities			
Lease payments	13.1	(499,400)	(499,400)
Net cash (used in) financing activities		(499,400)	(499,400)
Net (decrease)/increase in cash and cash equivalents		(178,632)	613,919
Cash and cash equivalents at the beginning of the year		1,128,305	514,386
Cash and cash equivalents at the end of the year	6	949,673	1,128,305

The accompanying notes from 1 to 24 form an integral part of these financial statements.

The report of the independent auditor is set out on pages 1 and 2.



EUROCENTRE FZCO

Dubai - United Arab Emirates

Statement of changes in equity
For the year ended December 31, 2025

	Share capital AED	Statutory reserve AED	Retained earnings AED	Total AED
As at January 1, 2024	1,300,000	650,000	3,324,827	5,274,827
Total comprehensive income for the year	-	-	5,622,157	5,622,157
As at December 31, 2024	1,300,000	650,000	8,946,984	10,896,984
Total comprehensive income for the year	-	-	4,879,218	4,879,218
As at December 31, 2025	1,300,000	650,000	13,826,202	15,776,202

The accompanying notes from 1 to 24 form an integral part of these financial statements.

The report of the independent auditor is set out on pages 1 and 2.



1. LEGAL STATUS AND BUSINESS ACTIVITIES

- a) EUROCENTRE FZCO (the "Company") is a Free Zone Company with Limited Liability incorporated on January 1, 2004 and operates under Service License No. 4577 issued by Jebel Ali Free Zone Authority ("JAFZA").
- b) The Company is licensed to and engages in containers loading and unloading, and cargo loading and unloading services.
- In addition, the Company also generates rental income by making available space within its premises to related parties.
- c) The Registered Office of the Company is Plot No MO0109 P.O. Box 28430, Jebel Ali 28430, Dubai, U.A.E.
- d) The control and management of the Company is vested with Mr. Amjad Ahmed Shaikh (Indian National), the Director.

2. SHARE CAPITAL

The authorised, issued and paid-up capital of the Company is AED 1,300,000, divided into 13 shares of AED 100,000 each, fully paid up, and held by the shareholders as at the reporting date are as follows:

Name of the Shareholders	Country of Incorporation	No. of shares	Amount in AED	%
ECU Hold N.V.	Belgium	12	1,200,000	92
Antwerp Freight Station N.V.	Belgium	1	100,000	8
Total		13	1,300,000	100

The Parent Company is ECU Hold N.V. (a company incorporated in Belgium) and the Ultimate Parent Company is Allcargo Global Logistics Ltd (a company incorporated in India).

The Company is part of the ECU Group of Companies (the "Group") and the Ultimate Beneficial Owner is Mr. Shashi Kiran Shetty (Indian National).

3. BASIS OF PREPARATION

a) Statement of compliance

The financial statements have been prepared in accordance with International Financial Reporting Standards - Accounting Standards ("IFRS Accounting Standards") issued by the International Accounting Standards Board ("IASB"), Interpretations issued by the IFRS Interpretations Committee (the "Committee"), the Jebel Ali Free Zone Companies Implementing Regulation 2016 (the "Implementing Regulations"), and the U.A.E. Federal Decree-Law No. (32) on Commercial Companies of 2021 ("the Federal Law"), as may be applicable to Free Zone Companies.

b) Accounting convention

These financial statements have been prepared in accordance with the historical cost convention and accruals basis of accounting.

c) Functional and reporting currency

The functional and reporting currency of the Company is U.A.E. Dirham ("AED") as most of the transactions are effected in that currency. The Company also transacts in United States Dollars ("USD").

d) Changes in accounting policies and disclosures

The accounting policies adopted are consistent with those used in the previous financial year, except for the following new standards, improvements, interpretations and amendments to IFRS Accounting Standards that are mandatorily effective for accounting years of the Company beginning on or after January 1, 2025:

3. BASIS OF PREPARATION (continued)

d) Changes in accounting policies and disclosures (continued)

New Standards, Improvements, Interpretations and Amendments issued

- Amendment to IAS 21 Lack of Exchangeability (The Effects of Changes in Foreign Exchange Rates)

The adoption of these new standards, improvements, interpretations, and amendments did not have any material impact on the Company's financial statements for the year ended December 31, 2025.

New Standards, Improvements, Interpretations and Amendments issued but not yet effective

The following new accounting standards, improvements, interpretations, and amendments had been issued at the reporting date, but are not mandatory until accounting periods commencing on or after the dates shown, and hence have not been early adopted by the Company in preparing the financial statements for the year ended December 31, 2025.

- | | |
|--|---|
| • IFRS 18 | Presentation and Disclosures in Financial Statements (January 1, 2027) |
| • IFRS 19 | Subsidiaries without Public Accountability: Disclosures (January 1, 2027) |
| • Annual Improvements to IFRS Accounting Standards | Volume 11 (January 1, 2026) |
| • Amendments to IFRS 9 and IFRS 7 | Amendments to the Classification and Measurement of Financial Instruments (January 1, 2026) |
| • Amendments to IFRS 9 and IFRS 7 | Contracts Referencing Nature-dependent Electricity (January 1, 2026) |
| • Amendments to IFRS 19 | Subsidiaries without Public Accountability: Disclosures (January 1, 2027) |
| • Amendments to IAS 21 | Translation to a Hyperinflationary Presentation Currency (January 1, 2027) |

All of the above standards, improvements, interpretations and amendments will be adopted by the Company to the extent applicable from their effective dates. The adoption of these standards, improvements, interpretations, and amendments is not expected to have a material impact on the financial statements of the Company in the period of their initial application.

4 SUMMARY OF MATERIAL ACCOUNTING POLICIES

A summary of the material accounting policies, which have been applied consistently, is set out below:

a) Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument. Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all the risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

Except for the financial assets that do not contain a significant financing component and are measured at the transaction price in accordance with IFRS 15, all financial assets are initially measured at fair value adjusted for transaction costs (where applicable).

4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

a) Financial instruments (continued)

Financial assets, other than those designated and effective as hedging instruments, are classified into the following categories:

- amortised cost;
- fair value through profit or loss ("FVTPL"); and
- fair value through other comprehensive income ("FVOCI").

The above classification is determined by both:

- i. the Company's business model for managing the financial asset; and
- ii. the contractual cash flow characteristics of the financial asset.

All expenses relating to the financial instruments that are recognised in the statement of comprehensive income are presented within general and administrative expenses or finance cost as appropriate.

Financial assets at amortised cost

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect their contractual cash flows; and
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial recognition, these are measured at amortised cost using the effective interest rate method.

The Company's cash and cash equivalents, accounts receivable and other receivables (excluding prepaid expenses, VAT recoverable, net, and advances to suppliers), and due from related party fall into this category of financial instruments.

Financial liabilities at amortised cost

All financial liabilities are initially measured at fair value and are subsequently measured at amortised cost using the effective interest rate method. The Company's accounts and other payables and lease liability fall into this category of financial instruments.

b) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and balance with bank.

c) Accounts receivable

Accounts receivable are stated at original invoice amount less an allowance for expected credit losses ("ECL") allowance as per IFRS 9. Accounts receivable are written off when there is no possibility of recovery.

The Company makes use of a simplified approach in accounting for accounts receivable and records the loss allowance as lifetime expected credit losses. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the financial instrument. In calculating the provision, the Company takes account of its historical experience, external indicators and forward-looking information to calculate the expected credit losses using a provision matrix.

The Company assesses impairment of accounts receivable on a collective basis as they possess shared credit risk characteristics and they have been grouped based on the days past due.

d) Other receivables

Other receivables consist of deposits, prepaid expenses, VAT recoverable, net, and advances to suppliers. These are carried at amounts expected to be received either through cash or services less provision for any uncollectible amounts as per the expected credit losses model.

4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

e) Related party balances and transactions

The Company, in the ordinary course of business, enters into transactions with companies and entities that fall within the definition of a related party as contained in IFRS Accounting Standards. Related parties comprise the Parent Company, Ultimate Parent Company, Shareholders, companies and entities under common or joint ownership or common management and control, and key management personnel.

Related party balances are assessed for recoverability as per the expected credit loss model.

Amounts due from related party is classified as a current asset unless there is a formal agreement in place to defer collection for a period in excess of 12 months, in which case the amount collectible after 12 months as at the reporting date is classified as a non-current asset.

f) Impairment of financial assets

IFRS 9's impairment requirements use forward-looking information to recognise expected credit losses - the ("expected credit losses") model. Instruments within the scope of requirements include financial assets measured at amortised cost. The Company considers a broad range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, and reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In applying this forward-looking approach, a distinction is made between:

- financial assets that have not deteriorated significantly in credit quality since initial recognition or that have low credit risk ("Stage 1");
- financial assets that have deteriorated significantly in credit quality since initial recognition and whose credit risk is not low ("Stage 2"); and
- financial assets that have objective evidence of impairment at the reporting date ("Stage 3").

"12-month expected credit losses" are recognised for the first category while "lifetime expected credit losses" are recognised for the second category.

Measurement of expected credit losses is determined by a probability-weighted estimate of credit losses over the expected life of the financial instrument.

g) Offsetting of financial assets and liabilities

Financial assets and liabilities are offset, and the net amount is reported in the statement of financial position, if the Company has a legally enforceable right to set off the recognised amounts, and the Company either intends to settle on a net basis or realise the asset and settle the liability simultaneously.

h) Lease and right-of-use asset

The Company assesses whether a contract is or contains a lease at inception of the contract, that is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Company recognises a lease liability to make lease payments and a right-of-use asset representing the right to use the underlying asset. Lease payments for short-term leases and leases of low value assets are recognised as an expense on a straight-line basis over the lease term.

Right-of-use asset

Right-of-use asset is measured at cost, less accumulated depreciation and impairment losses, if any. The cost of right-of-use asset includes the amount of lease liability recognised, initial direct costs incurred, and lease payments made at or before the commencement date, less any lease incentives received.

Depreciation of right-of-use asset is calculated on a straight-line basis to allocate the cost over the lease term as follows:

<u>Asset</u>	<u>Remaining period</u>	<u>Period at the time IFRS 16 applied</u>
Warehouse	8 years	15 years

4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

h) Lease and right-of-use asset (continued)

Lease liability

The lease liability is initially measured at the present value of the lease payments to be made over the remaining lease term and that have not been paid at the commencement date, discounted by using the Company's incremental borrowing rate as the interest rate implicit in the lease is not readily determinable.

After the initial measurement date, the amount of the lease liability is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of the lease liability is re-measured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments), or a change in the assessment of an option to purchase the underlying asset.

Right-of-use asset and the lease liability are presented as separate line items in the statement of financial position. Depreciation related to the right-of-use asset and interest on the lease liability are charged to direct costs and finance costs, respectively.

Variable rents that depend on an index or rate are not included in the measurement of the lease liability and the right-of-use asset. The related payments are recognised as an expense in the period in which the payments occur.

i) Property and equipment

Property and equipment are stated at cost less accumulated depreciation and impairment losses, if any. Cost includes expenditure that is directly attributable to the acquisition and bringing the asset to its working condition. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

When a part of an asset is replaced and the cost of the replacement asset is capitalised, the carrying amount of the replaced part is derecognised. All other repairs and maintenance costs are recognised in the statement of comprehensive income during the financial year in which they are incurred.

Depreciation of assets is calculated using the straight-line method to allocate their cost less estimated residual value, if any, over the estimated useful lives as follows:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	4-10
Warehouse equipment	2-10
Office furniture and equipment	4
Vehicles	4

Depreciation is charged from the date an asset is available for use up to the date the asset is either full depreciated or disposed of.

An item of property and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or following disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of comprehensive income when the asset is derecognised.

The useful lives and depreciation method are reviewed periodically to ensure that the period and method of depreciation are consistent with the pattern of economic benefits expected to flow to the Company through the use of items of property and equipment, with the effect of any changes in estimate accounted for on a prospective basis.

j) Impairment of non-financial assets

The Company assesses at each reporting date whether there is any indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Company makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the cash-generating unit to which the asset belongs is used.

4. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

j) Impairment of non-financial assets (continued)

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the cash-generating unit to which the asset belongs is used.

Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used.

k) Determination of fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market or in the most advantageous market for the asset or liability.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

l) Accounts and other payable

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether claimed by the supplier or not.

m) Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

n) Employees' end-of-service benefits

Provision is made for end-of-service benefits of employees in accordance with the U.A.E. Labour Law for their periods of service up to the reporting date. The provision for the employees' end-of-service benefits is calculated annually based on their current basic remuneration.

o) Statutory reserve

As per the provisions of the Federal Law, 5% (previously 10%) of the net profit per annum of the Company is required to be transferred to a statutory reserve, until such reserve equals 50% of the paid-up share capital of the Company. Having attained this limit, transfers have ceased. This reserve is not available for distribution to the Shareholders.

p) Contingent liabilities

A contingent liability is disclosed when the Company has a possible obligation as a result of past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events, not wholly within the control of the Company; or when the Company has a present legal or constructive obligation, that arises from past events, but it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation, or the amount of the obligation cannot be measured with sufficient reliability.

4. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

q) Current versus non-current classification

The Company presents assets and liabilities in the statement of financial position based on current/non-current classification.

An asset is classified as current when it is:

- expected to be realized or intended to be sold or consumed in the normal operating cycle.
- held primarily for the purpose of trading.
- expected to be realised within twelve months after the reporting date, or
- cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

All other assets are classified as non-current.

A liability is classified as current when it is:

- it is expected to be settled in the normal operating cycle.
- it is held primarily for the purpose of trading.
- it is due to be settled within twelve months after the reporting date, or
- there is no unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

All other liabilities are classified as non-current.

r) Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, excluding taxes or duties.

To determine whether to recognise revenue, the Company follows a 5-step model as per IFRS 15:

- i. Identifying the contract with a customer;
- ii. Identifying the performance obligations;
- iii. Determining the transaction price;
- iv. Allocating the transaction price to the performance obligations; and
- v. Recognising revenue when performance obligation(s) are satisfied.

Revenue is recognised when (or as) the Company satisfies performance obligations by transferring the promised services to its customers.

The Company assesses its revenue arrangements against specific criteria in order to determine if it is acting as a principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

The Company generates revenue through the following:

- Revenue from containers loading and unloading services, cargo loading and unloading income is recognised at a point in time on final execution of orders of customers and agents; and Revenue from storage of goods is recognised over the period the services are provided.

s) Other income

Other income includes rental income from related parties for use of the Company's JAFZA facilities, renting of warehouse spaces for storing cargo until it is delivered and interest income on amounts provided to related party, gain on disposal of property and equipment and others.

Interest income is recognised using effective interest method based on the agreed terms with related party.

t) Expenses

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognised as an expense on a straight-line basis over the lease term.

Foreign currency transactions are translated into AED using the exchange rate prevailing on the date of transaction. Monetary assets and liabilities, denominated in foreign currencies, are translated into AED using the exchange rates prevailing on the reporting date. Gains and losses from foreign exchange transactions are taken to the statement of comprehensive income.

The preparation of financial statements in conformity with IFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Company's accounting policies. Estimates and judgments are continually evaluated and are based on historic experience, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognised in the year in which the estimate is revised if the revision affects only that year, or in the year of the revision and future years if the revision affects both current and future years.

i) Allowance for expected credit losses of financial assets

An allowance against accounts receivable is recognised as per IFRS 9 considering the pattern of receipts from, and the future financial outlook of, the concerned customers. In measuring the expected credit losses, the accounts receivable have been assessed on a collective basis as they possess shared credit risk characteristics. They have been grouped based on the credit period and the days past due. The percentage for the ECL is reviewed by the management on a regular basis.

Assessment of impairment of other receivables, due from related party, and cash at bank is made in line with IFRS 9. This assessment is reviewed by management on a regular basis. The Company deals with reputable banks to limit its credit risk with respect to cash at bank. Other receivables, and due from related party carry minimal credit risk.

ii) Useful lives and residual values of property and equipment

The Company reviews the useful lives and residual values of property and equipment on a regular basis. Any change in estimate may affect the carrying amounts of the respective items of property and equipment, with a corresponding effect on the related depreciation charge.

iii) Interest rate used for discounting the lease liability

The interest rate used for discounting the lease liability has been determined at 2% per annum. This rate is based on the Company's estimate of its incremental borrowing rate, based on the rate at which Group companies lend each other funds. The Company does not have any third party or external borrowings.

iv) Satisfaction of performance obligations under IFRS 15 - Revenue from Contracts with Customers

The Company recognises revenue at a point in time when the performance obligations are satisfied following the 5-step model as per IFRS 15.



EUROCENTRE FZCO

Dubai - United Arab Emirates

Notes to the financial statements

For the year ended December 31, 2025

6	CASH AND CASH EQUIVALENTS	2025	2024
		AED	AED
	Cash in hand	17,934	9,554
	Cash at banks	931,739	1,118,751
		<u>949,673</u>	<u>1,128,305</u>

7	ACCOUNTS RECEIVABLE	2025	2024
		AED	AED
	Accounts receivable - related parties (note 9.2)	185,248	105,836
	Accounts receivable - third parties	1,468	-
		<u>186,716</u>	<u>105,836</u>

7.1 The Company allows a credit period of 90 days, after which date the accounts receivable are considered to be past due. It is not the practice of the Company to obtain collateral over accounts receivable and therefore all accounts receivable are unsecured.

7.2 As at the reporting date, the ageing analysis of accounts receivable was as follows:

		Not past due		Past due		
	Total	0-90 days	91-120 days	121-180	>180 days	
	AED	AED		AED	AED	
2025	<u>186,716</u>	<u>185,999</u>	<u>-</u>	<u>-</u>	<u>717</u>	
2024	<u>105,836</u>	<u>104,668</u>	<u>620</u>	<u>-</u>	<u>548</u>	

7.3 Allowance for ECL as per IFRS 9

The Company applies the IFRS 9 simplified model of recognising lifetime ECL for all accounts receivable as these items do not have a significant financing component.

In measuring the ECL, the accounts receivable have been assessed on a collective basis as they possess shared credit risk characteristics. They have been grouped based on the days past due.

The expected loss rates are based on the payment profile for revenue over the past 24 months up to December 31, 2025 as well as the corresponding historical credit losses during that period. The historical rates are adjusted to reflect current and forward-looking macroeconomic factors affecting the customer's ability to settle the amount outstanding.

Accounts receivable are written off (i.e. derecognised) when there is no reasonable expectation of recovery. Failure to make payments within 90 days from the invoice date is considered indicators of no reasonable expectation of recovery.

8	OTHER RECEIVABLES	2025	2024
		AED	AED
	VAT recoverable, net	211,073	213,245
	Deposits (note 8.1)	204,000	204,000
	Prepayments	163,113	109,050
	Advances to suppliers	4,939	-
		<u>583,125</u>	<u>526,295</u>

8.1 Deposits includes AED 170,000 (2024: AED 170,000) under lien with JAFZA for labour visa guarantees (note 21.2).



EUROCENTRE FZCO

Dubai - United Arab Emirates

Notes to the financial statements

For the year ended December 31, 2025

9 RELATED PARTY BALANCES AND TRANSACTIONS

9.1 Due from related party	Relationship	2025 AED	2024 AED
ECU Line Middle East (L.L.C.), U.A.E.	Common control	<u>15,657,499</u>	<u>10,659,635</u>

The related party balance is bearing interest at a rate of 5.5% per annum (2024: 5.5% per annum) with no set terms of repayment or security.

9.2 Other significant balance with related parties as at the reporting date was as follows:

Accounts receivable (note 7)	<u>185,248</u>	<u>105,836</u>
------------------------------	----------------	----------------

9.3 Transactions with related parties (except funds transfers) were as follows:

Revenue (note 15)	<u>8,029,732</u>	<u>4,491,062</u>
Warehouse handling costs (note 16)	<u>30,872</u>	<u>85,929</u>
Warehouse rental income (note 17)	<u>260,000</u>	<u>224,201</u>
Interest income on amounts due from related party (note 17)	<u>745,695</u>	<u>348,247</u>
Management fee (note 18)	<u>516,047</u>	<u>516,041</u>

10 RIGHT-OF-USE ASSET**10.1 Cost**

As at January 1, 2024, as at December 31, 2024 and as at December 31, 2025

Warehouse
AED

6,477,922**10.2 Accumulated depreciation**

As at January 1, 2024

2,159,306

Charge for the year (notes 10.5 and 16)

431,861

As at December 31, 2024

2,591,167

Charge for the year (notes 10.5 and 16)

431,861

As at December 31, 2025

3,023,028**10.3 Net book value**

As at December 31, 2025

3,454,894

As at December 31, 2024

3,886,755**10.4 The Company entered into a lease agreement dated January 1, 2019 with JAFZA Authority for the lease of a warehouse for a period of 15 years commencing as of January 1, 2019 and expiring on December 31, 2033.****10.5 The following amounts are recognised in the statement of comprehensive income:**

	2025 AED	2024 AED
Depreciation of right-of-use asset (notes 10.2 and 16)	<u>431,861</u>	<u>431,861</u>
Interest on lease liability (notes 13.1 and 19)	<u>77,657</u>	<u>86,001</u>
	<u>509,518</u>	<u>517,862</u>



EUROCENTRE FZCO

Dubai - United Arab Emirates

Notes to the financial statements

For the year ended December 31, 2025

11 PROPERTY AND EQUIPMENT

	Buildings and improvements AED	Warehouse equipment AED	Office furniture and equipment AED	Vehicles AED	Total AED
11.1 Cost					
As at January 1, 2024	8,039,007	3,839,916	160,856	1,119,668	13,159,447
Additions	58,288	169,303	279,775	158,500	665,866
Disposals	-	(86,800)	(49,900)	(6,250)	(142,950)
As at December 31, 2024	8,097,295	3,922,419	390,731	1,271,918	13,682,363
Additions	-	-	15,275	27,000	42,275
Disposals	-	(434,000)	(5,100)	(231,867)	(670,967)
As at December 31, 2025	8,097,295	3,488,419	400,906	1,067,051	13,053,671
11.2 Accumulated depreciation					
As at January 1, 2024	7,873,843	3,762,309	150,921	976,218	12,763,291
Charge for the year (note 11.4)	74,643	29,339	23,445	46,372	173,799
Disposals	-	(86,800)	(49,900)	(6,250)	(142,950)
As at December 31, 2024	7,948,486	3,704,848	124,466	1,016,340	12,794,140
Charge for the year (note 11.4)	70,112	37,913	33,872	76,176	218,073
Disposals	-	(434,000)	(651)	(231,867)	(666,518)
As at December 31, 2025	8,018,598	3,308,761	157,687	860,649	12,345,695
11.3 Net book value					
As at December 31, 2025	78,697	179,658	243,219	206,402	707,976
As at December 31, 2024	148,809	217,571	266,265	255,578	888,223
11.4 Depreciation is allocated as follows:				2025 AED	2024 AED
Direct costs (note 16)				180,160	144,460
General and administrative expenses (note 18)				37,913	29,339
				<u>218,073</u>	<u>173,799</u>
12 ACCOUNTS AND OTHER PAYABLES				2025 AED	2024 AED
Accounts payables				186,190	195,735
Accrued expenses				703,033	610,977
				<u>889,223</u>	<u>806,712</u>



EUROCENTRE FZCO
Dubai - United Arab Emirates

Notes to the financial statements
For the year ended December 31, 2025

13	LEASE LIABILITY	2025	2024	
		AED	AED	
	Current portion	429,218	420,740	
	Non-current portion	3,266,066	3,696,287	
		<u>3,695,284</u>	<u>4,117,027</u>	
13.1	The movement in lease liability was as follows:			
	Balance at the beginning of the year	4,117,027	4,530,426	
	Accretion of interest (notes 10.5 and 19)	77,657	86,001	
	Payments during the year	(499,400)	(499,400)	
	Balance at the end of the year	<u>3,695,284</u>	<u>4,117,027</u>	
13.2	The maturity analysis of the lease liability as at the reporting date was as follows:			
		Gross liability	(Deferred interest)	Net liability
		AED	AED	AED
2025				
	Within one year	499,400	(70,182)	429,218
	After one year	3,505,163	(239,097)	3,266,066
		<u>4,004,563</u>	<u>(309,279)</u>	<u>3,695,284</u>
2024				
	Within one year	499,400	(78,660)	420,740
	After one year	3,995,200	(298,913)	3,696,287
		<u>4,494,600</u>	<u>(377,573)</u>	<u>4,117,027</u>
13.3	The interest rate used for discounting the lease liability is based on the Company's estimated incremental borrowing rate based on the rate at which Group Companies lend funds to each other, as the Company does not have any third party or external borrowings.			
14	EMPLOYEES' END-OF-SERVICE BENEFITS	2025	2024	
		AED	AED	
	Balance at the beginning of the year	1,374,326	1,361,344	
	Provided for the year	152,000	251,836	
	Paid during the year	(347,152)	(238,854)	
	Balance at the end of the year	<u>1,179,174</u>	<u>1,374,326</u>	
15	REVENUE	2025	2024	
	<u>At a point in time</u>	AED	AED	
	Revenue from related parties (note 9.3)	8,029,732	4,491,062	
	Revenue from third parties	2,878,293	8,139,453	
		<u>10,908,025</u>	<u>12,630,515</u>	



EUROCENTRE FZCO
Dubai - United Arab Emirates

Notes to the financial statements
For the year ended December 31, 2025

16	DIRECT COSTS	2025	2024
		AED	AED
	Wages, salaries and benefits	3,803,531	4,507,810
	Fuel costs	382,200	491,486
	Depreciation of right-of-use asset (note 10.2)	431,861	431,861
	Depreciation of property and equipment (note 11.4)	180,160	144,460
	Warehouse handling costs (note 9.3)	30,872	85,929
	Other direct costs	110,551	-
		<u>4,939,175</u>	<u>5,661,546</u>
17	OTHER INCOME	2025	2024
		AED	AED
	Interest income on amounts due from related party (note 9.3)	745,695	348,247
	Warehouse rental income (note 9.3)	260,000	224,201
	Gain on disposal of property and equipment	13,966	-
	Exchange gain (realised)	14,057	6,407
	Others	-	21,241
		<u>1,033,718</u>	<u>600,096</u>
18	GENERAL AND ADMINISTRATIVE EXPENSES	2025	2024
		AED	AED
	Repairs and maintenance expenses	693,060	707,308
	Management fees (note 9.3)	516,047	516,041
	Legal, visa and professional fees	300,146	216,743
	Communications and utilities	143,003	143,679
	Insurance	80,262	99,380
	Travelling and entertainment	49,309	56,836
	Printing and stationery	60,897	46,438
	Depreciation of property and equipment (note 11.4)	37,913	29,339
	Rent - short term lease	1,805	6,685
	Bank charges	1,564	2,024
	Other expenses	161,687	36,434
		<u>2,045,693</u>	<u>1,860,907</u>
19	FINANCE COSTS	2025	2024
		AED	AED
	Interest on lease liability (notes 10.5 and 13.1)	<u>77,657</u>	<u>86,001</u>
20	CORPORATE TAX	2025	2024
		AED	AED
	Accounting profit before income tax	4,879,218	5,622,157
	Accounting profit eligible for 0% corporate tax (note 20.1)	<u>(4,879,218)</u>	<u>(5,622,157)</u>
	Taxable income	-	-
	Tax on taxable income upto AED 375,000 (exempt limit)	-	-
	Tax on taxable income in excess of AED 375,000 @ 9%	-	-
	Corporate tax expense	<u>-</u>	<u>-</u>



EUROCENTRE FZCO
Dubai - United Arab Emirates

Notes to the financial statements
For the year ended December 31, 2025

20 CORPORATE TAX (continued)

- 20.1** The Company has met with all underlying conditions, as defined to be a Qualified Free Zone Person as per the assessment performed by an External Tax Consultant and thus entitled for 0% Corporate Tax Rate. Hence, no provision made for the Corporate Tax for the current year.

21 COMMITMENTS AND CONTINGENCIES

21.1 Capital and operating expenditure commitments

The Company did not have any capital or operating expenditure commitments as at the reporting date.

21.2 Contingent liabilities

	2025	2024
	AED	AED
Labour visa guarantees (note 8.1)	170,000	170,000

22 RISK MANAGEMENT

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company was not exposed to interest rate risk as it did not have any interest-bearing financial assets or financial liabilities as at the reporting date, and the lease liability and due from related party are on a fixed rate of interest.

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss and is limited to the carrying values of financial assets in the statement of financial position. The Company was exposed to credit risk on the following balances:

	2025	2024
	AED	AED
Cash at banks (note 6)	931,739	1,118,751
Accounts receivable (note 7)	186,716	105,836
Other receivables (excluding prepaid expenses		
VAT recoverable, net and advances to suppliers) (note 8)	204,000	204,000
Due from related party (note 9.1)	15,657,499	10,659,635
	<u>16,979,954</u>	<u>12,088,221</u>

The Company seeks to limit its credit risk with respect to banks by dealing with reputable banks only.

Credit risks related to accounts receivable are managed subject to the Company's policies, procedures and controls. Credit limits are established for all customers based on internal rating criteria and the credit quality of customers is assessed by the management. Outstanding receivables are regularly monitored. The Company does not hold any collateral as security.

Other receivables consist of deposits that are mainly with government entities and are recoverable in full.

Due from related party carries minimal risk.

Liquidity risk

Liquidity risk is the risk that the Company may not have sufficient liquid funds to meet its liabilities as they fall due. The Company limits its liquidity risk by managing its cash flows. The Company's terms of contract require amounts to be paid within 30 days of the date of sale. Trade payables are normally settled within 90 days from the date of invoice.



EUROCENTRE FZCO
Dubai - United Arab Emirates

Notes to the financial statements
For the year ended December 31, 2025

22 RISK MANAGEMENT (continued)

Liquidity risk (continued)

The table below summarises the maturities of the Company's financial liabilities:

	Less than 12 months	More than 1 year	Total
	AED	AED	AED
2025			
Accounts and other payables (note 12)	889,223	-	889,223
Lease liability-gross (note 13.2)	499,400	3,505,163	4,004,563
	<u>1,388,623</u>	<u>3,505,163</u>	<u>4,893,786</u>
2024			
Accounts and other payables (note 12)	806,712	-	806,712
Lease liability-gross (note 13.2)	499,400	3,995,200	4,494,600
	<u>1,306,112</u>	<u>3,995,200</u>	<u>5,301,312</u>

Foreign currency risk

Foreign currency risk is the risk that fair value or cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. Foreign currency risk mainly arises from future contractual transactions of receivables and payables that exist due to transactions in foreign currencies.

Most of the Company's transactions are carried out in AED and USD. Since the conversion rate of the USD is pegged to AED, no foreign currency risk is involved.

23 FAIR VALUES

The management assesses the fair value of all the Company's financial assets and liabilities at each reporting date.

The fair values of the financial assets and liabilities are considered at the amount at which the instruments could be exchanged in a current transaction between willing parties other than in a forced or liquidation sale.

The fair values of the current financial assets and current financial liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

The carrying value of the non-current financial liability (which is limited to lease liability) is not materially different from its fair value.

24 EVENTS AFTER THE REPORTING DATE

Subsequent to the reporting period ended 31 December 2025, an escalation of geopolitical tensions has been observed in certain regions of the Middle East. While government and regulatory authorities have publicly affirmed the resilience of the economy and the continuity of business operations, the potential broader implications warrant careful consideration.

In accordance with IAS 10 "Events After the Reporting Period," these developments are classified as non-adjusting events, as they arose after the reporting date and do not relate to conditions that existed at 31 December 2025. Consequently, no adjustments have been made to the financial statements as of that date.



EUROCENTRE FZCO

Dubai - United Arab Emirates

Notes to the financial statements

For the year ended December 31, 2025

24 EVENTS AFTER THE REPORTING DATE (continued)

The Company has undertaken a comprehensive assessment of these events to identify potential implications for its operations, financial position and performance. Based on the information currently available at the date of authorization of these financial statements, it is not yet practicable to reliably quantify the full financial impact on future periods. The Company continues to monitor these developments closely and will implement appropriate mitigation strategies as necessary.

