

GFH and Infracorp to launch Kempinski Harbour Heights

GFH Financial Group (GFH) and Infracorp have announced a strategic partnership with global luxury hospitality group Kempinski to develop Harbour Heights Kempinski Hotel and exclusive branded residences.

Located in the heart of Bahrain Harbour, the project will offer panoramic views of the waterfront and the city sky-

line. It will feature Sky Villas, marking the first Kempinski branded property with direct sea views, along with 260 luxury apartments and hotel rooms.

The development will boast world-class amenities, including a rooftop garden, indoor sports facilities, outdoor gym, tennis courts, and a state-of-the-art swimming pool. Residents will also have exclusive access

to the Kempinski hotel's fine dining, spa and other luxury services.

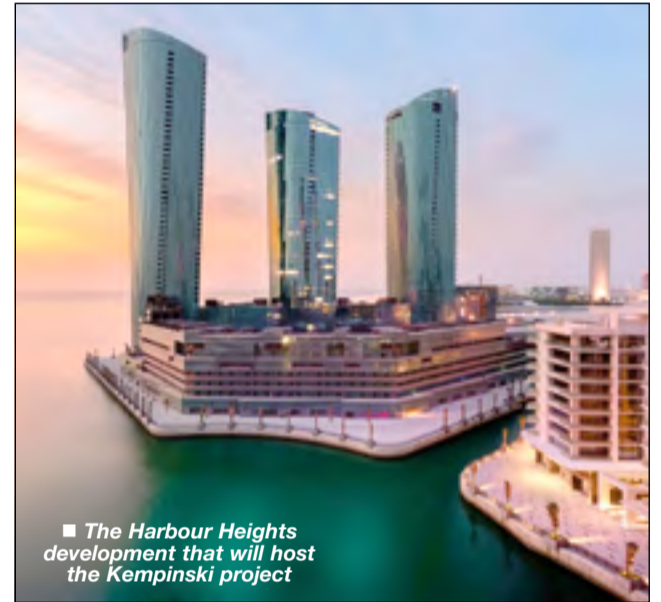
Barbara Muckermann, chief executive of Kempinski, expressed her enthusiasm for the project, and said: "Kempinski Harbour Heights will set a new benchmark for luxury waterfront living in Bahrain. We are committed to delivering exceptional expe-

riences and creating a truly unforgettable destination."

Infracorp chief executive Majed Al Khan highlighted the project's contribution to Bahrain's Vision 2030. He added: "Harbour Heights will enhance Bahrain's tourism and real estate sectors, attracting international visitors and investors."

The Kempinski-branded residences are expected to be available for sale by the end of 2024, with the hotel and residences scheduled for completion in late 2025 and early 2026, respectively.

A report in yesterday's *GDN* mistakenly said that Edamah, the real estate arm of Bahrain's sovereign wealth fund Mumtalakat, had partnered with Kempinski on the project. We apologise for the error.



■ The Harbour Heights development that will host the Kempinski project

Arcapita and Khaleeji Bank sign \$50m financing facility deal

ARCAPITA Group Holdings (Arcapita), a global alternative investment firm, has signed a \$50 million asset-backed financing facility agreement with Khaleeji Bank.

Arcapita's industrial real estate platforms in the GCC, the US, and the UK have experienced robust expansion, with the firm now managing approximately \$1 billion in logistics assets across the GCC and \$1.5bn in the US.

In private equity, recent strategic acquisitions, including DataFlow and NeoPay, with a combined value exceeding \$550m, have further strengthened Arcapita's position as a market leader in the business services sector.

Mohammed Chowdhury, chief financial officer at Arcapita, commented: "We are delighted to have entered into this facility agreement with Khaleeji Bank. This financing will support the execution of our investment strategies, particularly in the industrial real estate and business services, both of which have been key drivers of our success over the past few years."

Ahmed Burashid, head of corporate banking



■ Officials at the signing ceremony

and debt capital markets at Khaleeji Bank, added: "We are proud to announce the signing of this \$50m financing facility with Arcapita, which shows Khaleeji's innovative approach and proven track record of providing tailor-made financing solutions for its clients. In Bahrain, Khaleeji has established itself firmly as an industry leader and this transaction is further evidence of the bank's market standing."

Polymatech Electronics plans \$100m semiconductor plant

POLYMATECHElectronics, a global leader in semiconductor manufacturing, announced plans to invest \$100 million in a new semiconductor manufacturing facility in Bahrain.

The announcement was made by N Eswara Rao, managing director and chief executive of Polymatech Electronics, during the Gateway Gulf 2024 forum.

The investment will be made in phases. Phase 1A

will involve a \$16.5m investment in leased premises, with operations commencing in early January 2025. Phase 1B will see a \$83.5m investment in a dedicated facility on company-owned land, with operations expected to start by October 2026.

The Bahrain facility will initially focus on the production of medical and horticultural electronics, with the long-term goal of scal-

ing up to 10 billion chips annually. The facility will serve as a regional hub for Polymatech's operations in the Middle East and North Africa (Mena) region.

Polymatech's decision to expand to Bahrain was facilitated by the support of the Bahrain Economic Development Board (EDB), the national investment promotion agency, which streamlined the investment process.

Consolidated Statement of Financial Position		Consolidated Statement of Cash Flows	
At 31 December 2023		For the year ended 31 December 2023	
	2023 US\$ '000	2022 US\$ '000	
ASSETS			
Balances with banks and financial institutions	67	898	
Placements with financial institutions	1,069	8,683	
Investment securities	4,162	-	
Loans and advances	-	-	
Exposures to related parties	-	-	
Investment property	2,494	-	
Other assets	60	79	
TOTAL ASSETS	7,852	9,660	
LIABILITIES AND EQUITY			
LIABILITIES			
Due to financial institutions	127,632	127,798	
Due to customers	1,188	1,936	
Other liabilities	2,526	2,231	
Total liabilities	131,346	131,965	
EQUITY			
Share capital	100,000	100,000	
Accumulated losses	(223,494)	(222,305)	
Total equity	(123,494)	(122,305)	
TOTAL LIABILITIES AND EQUITY	7,852	9,660	
Consolidated Statement of Comprehensive Income			
For the year ended 31 December 2023			
	2023 US\$ '000	2022 US\$ '000	
OPERATING INCOME			
Interest income	81	87	
Interest expense	(1)	(1)	
Net interest income	80	86	
Fee and commission income	19	35	
Other income	222	66	
Foreign exchange (loss) / gain	(44)	350	
Total operating income	277	537	
OPERATING EXPENSES			
Staff expenses	792	835	
Travel and business development expenses	36	69	
Legal and professional expenses	194	819	
Premises and equipment expenses	151	117	
Depreciation and amortisation expenses	14	13	
Other operating expenses	279	299	
Total operating expenses	1,466	2,152	
NET LOSS AND OTHER COMPREHENSIVE LOSS FOR THE YEAR	(1,189)	(1,615)	
BASIC AND DILUTED EARNINGS PER SHARE (IN US\$ CENTS)	(0.30)	(0.40)	
Consolidated Statement of Cash Flows			
For the year ended 31 December 2023			
	2023 US\$ '000	2022 US\$ '000	
OPERATING ACTIVITIES			
Net loss for the year	(1,189)	(1,615)	
Adjustments for:			
Impairment reversal - net (excluding cash depreciation and amortisation)	14	13	
Foreign exchange loss / (gain)	44	(350)	
Changes in operating assets and liabilities:			
Investment securities	-	62	
Loans and advances	-	2,600	
Other assets	5	(42)	
Due to financial institutions	(166)	2	
Due to customers	(748)	(580)	
Other liabilities	183	(95)	
Net cash used in operating activities	(1,857)	(5)	
NET CHANGE IN CASH AND CASH EQUIVALENTS	(1,857)	(5)	
Cash and cash equivalents at 1 January	2,993	2,998	
CASH AND CASH EQUIVALENTS AT 31 DECEMBER	1,136	2,993	
CASH AND CASH EQUIVALENTS COMPRISE:			
Balances with banks and financial institutions	67	898	
Placements with financial institutions with original maturities of three months or less	1,069	2,121	
TOTAL	1,136	3,019	
Less: Cash and cash equivalents held on account of sub-participants in private equity funds	-	-	
Restricted amounts due to legal case	-	(26)	
Total	1,136	2,993	
Consolidated Statement of Changes In Equity			
For the year ended 31 December 2023			
	Share capital US\$ '000	Accumulated losses US\$ '000	Total equity US\$ '000
Balance at 1 January 2022	100,000	(220,690)	(120,690)
Net loss and total comprehensive loss for the year	-	(1,615)	(1,615)
Balance at 31 December 2022	100,000	(222,305)	(122,305)
Net loss and total comprehensive loss for the year	-	(1,189)	(1,189)
Balance at 31 December 2023	100,000	(223,494)	(123,494)
These condensed statements have been extracted from the Consolidated Financial Statements as at 31 December 2023, which were reviewed by Ernst and Young, and approved by the Board of Directors on 05 November 2024.			
For more information, please refer to consolidated financial statements available on the Bank's website: www.bmb.com.bh			
Sh. Khalifa Bin Duaij Bin Khalifa AlKhalifa Chairman		Emad Yousef Al Monayea Vice Chairman	
Abdulla Mohamed Dawood Chief Executive Officer			