Tijara & Real Estate Investment Company K.S.C.P. and subsidiaries

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

30 JUNE 2026

Shape the future
with confidence

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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF TIJARA & REAL ESTATE INVESTMENT COMPANY K.S.C.P.

Introduction
We have reviewed the accompanying interim condensed consolidated statement of financial position of Tijara & Real Estate Investment Company K.S.C.P. (the "Parent Company") and its subsidiaries (collectively, the "Group") as at 30 June 2026, and the related interim condensed consolidated statement of profit or loss, interim condensed consolidated statement of comprehensive income for the three months and six months periods then ended, interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the six months period then ended. The management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard 34 *"Interim Financial Reporting"*. Our responsibility is to express a conclusion on the interim condensed consolidated financial information based on our review.

Scope of Review
We conducted our review in accordance with International Standard on Review Engagements 2410, *"Review of Interim Financial Information Performed by the Independent Auditor of the Entity"*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion
Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance, with IAS 34.

Report on Other Legal and Regulatory Requirements
Furthermore, based on our review, the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016, as amended, and its executive regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the six-month period ended 30 June 2026 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, during the course of our review, we have not become aware of any violations of the provisions of Law No. 7 of 2010 concerning establishment of Capital Markets Authority "CMA" and organization of security activity and its executive regulations, as amended, during the six months period ended 30 June 2026 that might have had a material effect on the business of the Parent Company or on its financial position.

BADER A. AL-ABDULJADER
LICENSE NO. 207 A
EY
AL AIBAN, AL OSAIMI & PARTNERS

28 July 2026
Kuwait

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)

For the period ended 30 June 2026

		Three months ended 30 June		*Six months ended 30 June*	
	Notes	***2026 KD***	*2025 KD*	***2026 KD***	*2025 KD*
Rental income		**1,301,044**	1,233,501	**2,606,094**	2,456,334
Realised gain on sale of investment properties	5	**-**	250,000	**-**	250,000
Other services and operating income		**8,970**	2,837	**13,141**	10,037
Property operating expenses		**(101,175)**	(79,524)	**(184,576)**	(141,899)
(Allowance) reversal of expected credit losses on tenant receivables		**(34,065)**	12,549	**(58,219)**	65,099
Net rental income		**1,174,774**	1,419,363	**2,376,440**	2,639,571
Share of results of an associate	4	**35,137**	64,046	**106,166**	130,680
Total operating income		**1,209,911**	1,483,409	**2,482,606**	2,770,251
Other income		**225**	555	**820**	555
Administrative expenses		**(217,878)**	(270,476)	**(672,808)**	(538,343)
Net foreign exchange differences		**17,675**	(73,955)	**51,235**	(66,915)
Operating profit		**1,009,933**	1,139,533	**1,861,853**	2,165,548
Finance costs		**(421,177)**	(472,371)	**(841,665)**	(940,393)
PROFIT FOR THE PERIOD BEFORE TAX		**588,756**	667,162	**1,020,188**	1,225,155
Contribution to Kuwait Foundation for Advancement of Science (“KFAS”)		**(5,299)**	(6,004)	**(9,182)**	(11,026)
Zakat		**(5,691)**	(7,079)	**(10,955)**	(12,453)
National Labour Support Tax (“NLST”)		**(14,227)**	(17,697)	**(27,386)**	(31,133)
PROFIT FOR THE PERIOD		**563,539**	636,382	**972,665**	1,170,543
BASIC AND DILUTED EARNINGS PER SHARE (EPS)	3	**1.52 Fils**	1.72 fils	**2.63 fils**	3.16 fils

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

For the period ended 30 June 2026

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
	KD	*KD*	***KD***	*KD*
PROFIT FOR THE PERIOD	**563,539**	636,382	**972,665**	1,170,543
Other comprehensive income:				
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:				
Exchange differences arising on translation of foreign operations	**52,764**	(156,647)	**136,466**	(142,101)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**616,303**	479,735	**1,109,131**	1,028,442

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

As at 30 June 2026

	Notes	**30 June 2026 KD**	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
ASSETS				
Bank balances and cash		**1,279,284**	2,437,721	2,272,007
Account receivables and prepayments		**731,004**	721,876	514,864
Investment in an associate	4	**7,494,294**	7,491,907	7,490,395
Investment properties	5	**69,466,862**	69,324,171	68,504,964
Furniture and equipment		**8,501**	14,086	20,453
TOTAL ASSETS		**78,979,945**	79,989,761	78,802,683
LIABILITIES AND EQUITY				
Liabilities				
Account payables and accruals		**1,135,548**	1,318,760	1,182,290
Islamic finance payables	6	**34,418,635**	34,537,906	34,818,770
Employees' end of service benefits		**1,435,487**	1,401,951	1,174,796
Total liabilities		**36,989,670**	37,258,617	37,175,856
Equity				
Share capital	7.1	**37,000,000**	37,000,000	37,000,000
Statutory reserve		**1,472,641**	1,472,641	1,233,552
Voluntary reserve		**831,442**	831,442	831,442
Share options reserve		**142,253**	142,253	142,253
Foreign currency translation reserve		**452,657**	316,191	310,799
Retained earnings		**2,091,282**	2,968,617	2,108,781
Total equity		**41,990,275**	42,731,144	41,626,827
TOTAL LIABILITIES AND EQUITY		**78,979,945**	79,989,761	78,802,683

Khaled Adel Alibrahim

Chief Executive Officer

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

For the period ended 30 June 2026

	Share capital KD	*Statutory reserve KD*	*Voluntary reserve KD*	*Share options reserve KD*	*Foreign currency translation reserve KD*	*Treasury shares reserve KD*	*Retained earnings KD*	*Total equity KD*
At 1 January 2026	37,000,000	1,472,641	831,442	142,253	316,191	-	2,968,617	42,731,144
Profit for the period	-	-	-	-	-	-	972,665	972,665
Other comprehensive income	-	-	-	-	136,466	-	-	136,466
Total comprehensive income for the period	-	-	-	-	136,466	-	972,665	1,109,131
Dividend (Note 7)	-	-	-	-	-	-	(1,850,000)	(1,850,000)
At 30 June 2026	**37,000,000**	**1,472,641**	**831,442**	**142,253**	**452,657**	-	**2,091,282**	**41,990,275**
At 1 January 2025	37,000,000	1,233,552	813,310	142,253	452,900	18,132	2,788,238	42,448,385
Profit for the period	-	-	-	-	-	-	1,170,543	1,170,543
Other comprehensive income	-	-	-	-	(142,101)	-	-	(142,101)
Total comprehensive income for the period	-	-	-	-	(142,101)	-	1,170,543	1,028,442
Transfer to voluntary reserve	-	-	18,132	-	-	(18,132)	-	-
Dividend (Note 7)	-	-	-	-	-	-	(1,850,000)	(1,850,000)
At 30 June 2025	37,000,000	1,233,552	831,442	142,253	310,799	-	2,108,781	41,626,827

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

For the period ended 30 June 2026

	Notes	*Six months ended 30 June* **2026** **KD**	*2025* *KD*
OPERATING ACTIVITIES			
Profit for the period before tax		**1,020,188**	1,225,155
Adjustments to reconcile profit for the period before tax to net cash flows:			
Allowance (reversal) of expected credit losses on tenant receivables		**58,219**	(65,099)
Realised gain from sale of investment properties		**-**	(250,000)
Share of results of an associate	4	**(106,166)**	(130,680)
Depreciation of furniture and equipment		**5,775**	6,581
Provision for employees' end of service benefits		**199,352**	55,949
Foreign exchange (gain) loss		**(51,235)**	66,915
Finance costs		**841,665**	940,393
		1,967,798	1,849,214
Working capital adjustments:			
Account receivables and prepayments		**(65,223)**	31,708
Account payables and accruals		**(168,347)**	(230,800)
Cash flows from operations		**1,734,228**	1,650,122
Taxes paid		**(91,419)**	(91,992)
Employees' end of service benefits paid		**(165,816)**	-
Net cash flows from operating activities		**1,476,993**	1,558,130
INVESTING ACTIVITIES			
Proceeds from sale of investment properties	5	**-**	2,370,000
Capital expenditure incurred on investment properties	5	**(16,435)**	(63,660)
Return on capital from an associate		**164,827**	152,669
Purchase of furniture and equipment		**(190)**	(5,320)
Net cash flows used in investing activities		**148,202**	2,453,689
FINANCING ACTIVITIES			
Repayment of Islamic finance payables		**(109,090)**	(109,090)
Finance costs paid		**(851,846)**	(945,426)
Dividend paid		**(1,824,307)**	(1,824,841)
Net cash flows used in financing activities		**(2,785,243)**	(2,879,357)
NET (DECREASE) INCREASE IN BANK BALANCES AND CASH		**(1,160,048)**	1,132,462
Net foreign exchange differences		**1,611**	(3,555)
Bank balances and cash at 1 January		**2,437,721**	1,143,100
BANK BALANCES AND CASH AT 30 JUNE		**1,279,284**	2,272,007
Non-cash items excluded from the interim condensed consolidated statement of cash flows:			
Investment properties		-	(70,000)
Account payables and accruals		-	70,000

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

1 CORPORATE INFORMATION

The interim condensed consolidated financial information of Tijara & Real Estate Investment Company K.S.C.P. (the "Parent Company") and subsidiaries (collectively, the "Group") for the six months ended 30 June 2026 were authorised for issue in accordance with a resolution of the Parent Company's Board of Directors on 28 July 2026.

The consolidated financial statements of the Group for the year ended 31 December 2025 were approved by the shareholders of the Parent Company in the annual general assembly meeting held on 23 April 2026. Dividend declared are disclosed in Note 7.2.

The Parent Company is a Kuwaiti public shareholding company registered and incorporated in Kuwait on 18 April 1983, whose shares are listed in Boursa Kuwait. The registered postal address of the Parent Company is P.O. Box 5655, Safat, 13057 Kuwait.

The Parent Company is principally engaged in the following activities in accordance with Islamic Sharīʿa principles as approved by the Group's Fatwa and Shariʿa Supervisory Board.

- Purchase and sale of land and real estate and exchange thereof; constructing buildings, commercial and residential complexes, and lease and rental thereof.
- Management of own properties and of third parties both inside and outside Kuwait.
- Sale and purchase of securities of companies carrying on similar activities.
- Development and building of real estate properties for the Group and for third parties.
- Maintenance works of buildings and real estate properties owned by the Group, including civil, mechanical, air-conditioning works to preserve all buildings and properties.
- Investing in equities and other investments.

2.1 BASIS OF PREPARATION AND CHANGES TO THE GROUP'S ACCOUNTING POLICIES

The interim condensed consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with International Accounting Standard 34 *"Interim Financial Reporting"*. The Group has prepared the interim condensed consolidated financial information on the basis that it will continue to operate as a going concern.

The interim condensed consolidated financial information does not contain all information and disclosures required for full consolidated financial statements and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025. Further, results for the six-month period ended 30 June 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

2.2 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS ADOPTED BY THE GROUP

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of new standards effective as of 1 January 2026. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Several amendments apply for the first time in 2026, but do not have any impact on the interim condensed consolidated financial information of the Group.

2.2 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS ADOPTED BY THE GROUP (CONTINUED)

Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7) – 1 January 2026

The Amendments include:

- A clarification that a financial liability is derecognised on the 'settlement date' and the introduction of an accounting policy choice (if specific conditions are met) to derecognise financial liabilities settled using an electronic payment system before the settlement date.
- Additional guidance on how the contractual cash flows for financial assets with environmental, social and corporate governance (ESG) and similar features should be assessed.
- Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments.
- The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through other comprehensive income (FVOCI).

The amendments had no impact on the Group's interim condensed consolidated financial information.

Annual Improvements to IFRS Accounting Standards - Volume 11

In July 2024, the International Accounting Standards Board ("IASB") issued nine narrow scope amendments as part of its periodic maintenance of International Financial Reporting Standard ("IFRS") accounting standards. The amendments include clarifications, simplifications, corrections or changes to improve consistency in IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 7 Financial instruments: Disclosure and its accompanying Guidance on implementing IFRS 7, IFRS 9 Financial Instruments, IFRS 10 Consolidated Financial Statements and IAS 7 Statements of Cash Flows.

The amendments will be effective for reporting periods beginning on or after 1 January 2026. Earlier application is permitted and must be disclosed.

The amendments had no impact on the Group's interim condensed consolidated financial statements.

3 BASIC AND DILUTED EARNINGS PER SHARE (EPS)

Basic EPS amounts are calculated by dividing the profit for the period by the weighted average number of ordinary shares outstanding during the period (excluding treasury shares). Diluted EPS is calculated by dividing the profit for the period by the weighted average number of ordinary shares outstanding during the period (excluding treasury shares) plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares. As there are no dilutive instruments outstanding, basic and diluted earnings per share are identical.

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
Profit for the period (KD)	**563,539**	636,382	**972,665**	1,170,543
Weighted average number of shares outstanding (Shares)	**370,000,000**	370,000,000	**370,000,000**	370,000,000
Basic and diluted EPS (fils)	**1.52 fils**	1.72 fils	**2.63 fils**	3.16 fils

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of the authorisation of this interim condensed consolidated financial information.

4 INVESTMENT IN AN ASSOCIATE

The Group has 31% (31 December 2025: 31% and 30 June 2025: 31%) interest in Al Madar Al Thahabia Company W.L.L. ("Al Madar"), a limited liability company which is involved in real estate activities in the Kingdom of Saudi Arabia. Al Madar is a private entity that is not listed on any public exchange. The Group's interest in Al Madar is accounted for using the equity method in the interim condensed consolidated financial information. The reconciliation with the carrying amount of the investment in the interim condensed consolidated financial information are set out below:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Opening net assets	**7,491,907**	7,581,205	7,581,205
Share of results	**106,166**	129,635	130,680
Return of capital	**(164,827)**	(152,669)	(152,669)
Foreign currency translation adjustment	**61,048**	(66,264)	(68,821)
Closing net assets	**7,494,294**	7,491,907	7,490,395

5 INVESTMENT PROPERTIES

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
At the beginning of the period / year	**69,324,171**	68,579,536	68,579,536
Capital expenditure	**16,435**	63,660	63,660
Net gain from fair value remeasurement	-	814,210	-
Exchange differences	**126,256**	(133,235)	(138,232)
At the end of the period / year	**69,466,862**	69,324,171	68,504,964

During prior period, the Group disposed two investment properties classified as held for sale with carrying value of KD 2,190,000 to third party for a total consideration of KD 2,440,000 resulting in a gain of KD 250,000 recorded in the interim condensed consolidated statement of profit or loss.

As at 30 June 2026, certain investment properties amounting to KD 6,901,434 (31 December 2025: KD 6,885,000 and 30 June 2025: KD 7,250,000) are held in the name of a Islamic financial institution under Ijara agreement and certain investment properties amounting to KD 35,950,000 (31 December 2025: KD 35,950,000 and 30 June 2025: KD 34,726,660) are pledged as a security against Murabaha agreement (Note 6).

As at 30 June 2026, certain investment property amounting to KD 1,253,369 (31 December 2025: KD 1,253,369 and 30 June 2025: KD 1,257,992) is included as part of foreign real-estate portfolio managed by an external portfolio manager.

As at 30 June 2026, certain investment properties amounting to KD 9,946,595 (31 December 2025: KD 9,865,793 and 30 June 2025: KD 9,709,972) are under joint operation arrangements, the recognized amounts represent the Group's proportion of the properties' fair value. The Group recognise the related rental income, operating expenses, rent receivables and accrued expenses on the basis of its proportion.

The valuations of investment properties were performed at 31 December 2025 by independent valuers with recognised and relevant professional qualification and experience in the locations and categories of the investment properties being valued. The fair value for local properties was determined to be the lower of the two values using income capitalisation method (level 3 of fair value measurement), considering the nature and usage of each property. The fair value for foreign properties was determined using income capitalisation approach. Valuation of the Group's investment property portfolio is performed on an annual basis as management believes that there are no significant circumstances that have arisen during the period, which may have an impact on fair value.

6 ISLAMIC FINANCE PAYABLES

	Ijara KD	*Tawarruq KD*	***Murabaha KD*	*Total KD*
30 June 2026				
Gross amount	**5,344,929**	**4,368,439**	**34,184,051**	**43,897,419**
Less: deferred finance costs	**(1,174,080)**	**(465,139)**	**(7,839,565)**	**(9,478,784)**
	4,170,849	**3,903,300**	**26,344,486**	**34,418,635**
31 December 2025 (Audited)				
Gross amount	5,455,080	4,592,321	34,810,946	44,858,347
Less: deferred finance costs	(1,282,549)	(577,117)	(8,460,775)	(10,320,441)
	4,172,531	4,015,204	26,350,171	34,537,906
30 June 2025				
Gross amount	5,069,971	4,880,295	36,396,680	46,346,946
Less: deferred finance costs	(730,332)	(754,280)	(10,043,564)	(11,528,176)
	4,339,639	4,126,015	26,353,116	34,818,770

Islamic finance payables represent facilities obtained from Islamic financial institutions and carry an average profit rate of 1.25% to 2.25% (31 December 2025: 1.25% to 2.25% and 30 June 2025: 1.25% to 2.25%) per annum over the Central Bank of Kuwait discount rate. Islamic finance payables are mainly due within 1 to 9 years from the reporting date.

*As at 30 June 2026, Ijara payable are secured by investment properties of KD 6,901,434 (31 December 2025: KD 6,885,000 and 30 June 2025: KD 7,250,000) (Note 5).

**As at 30 June 2026, Murabaha payable are secured by investment properties of KD 35,950,000 (31 December 2025: KD 35,950,000 and 30 June 2025: KD 34,726,660) (Note 5).

The Group did not breach any of its Islamic finance arrangements, nor did it default on any other of its obligations under its Islamic finance arrangements.

7 EQUITY

7.1 Share capital

At 30 June 2026, the authorised, issued and fully paid-up capital of the Parent Company comprises of 370,000,000 (31 December 2025: 370,000,000 and 30 June 2025: 370,000,000) shares of 100 fils each. All shares are paid in cash.

7.2 Distributions made and proposed

The Board of Directors in their meeting held on 5 March 2026, proposed a cash dividend of 5% (2024: 5%) of the paid-up share capital 5 fils per share amounting to KD 1,850,000 for the year ended 31 December 2025 (2024: 5 fils per share amounting to KD 1,850,000). The proposed dividend for the year ended 31 December 2025 were approved by the shareholders of the Parent Company at the annual general meeting (AGM) held on 23 April 2026.

Dividend paid during the period amounted to KD 1,824,307. Dividends payable as at 30 June 2026 amounted to KD 197,919 (31 December 2025: KD 172,226 and 30 June 2025: KD 179,653) and recorded within “account payables and accruals” in the interim condensed consolidated statement of financial position.

8 RELATED PARTY DISCLOSURES

These represent transactions with major shareholders, directors, executive officers and key management personnel of the Group, close members of their families and companies of which they are principal owners or over which they are able to exercise control or significant influence entered into by the Group in the ordinary course of business. Pricing policies and terms of these transactions are approved by the Parent Company's management.

There were no transactions and balances other than those with key management personnel, entered into with related parties during the reporting period.

Key management personnel:
Key management personnel comprise of the Board of Directors and key members of management having authority and responsibility for planning, directing and controlling the activities of the Group. The aggregate value of transactions and balances related to key management personnel were as follow:

	Transactions during				*Balances outstanding as at*		
						(Audited)	
	Three months ended 30 June		*Six months ended 30 June*		***30 June***	*31 December*	*30 June*
	2026	*2025*	***2026***	*2025*	***2026***	*2025*	*2025*
	KD	*KD*	***KD***	*KD*	***KD***	*KD*	*KD*
Salaries and short-term benefits	**54,750**	91,350	**131,933**	182,200	**-**	-	-
Employees' end of service benefits	**10,048**	8,820	**171,580**	31,172	**870,905**	853,651	735,122
	64,798	100,170	**303,513**	213,372	**870,905**	853,651	735,122

The Board of Directors at the meeting held on 5 March 2026 proposed directors' remuneration of KD 30,000 for the year ended 31 December 2025 (31 December 2024: KD 30,000). The remuneration was approved by the shareholders at the AGM held on 23 April 2026.

9 SEGMENT INFORMATION

For management purposes, the Group is organized into business units based on their products and services, and has two reportable operating segments as follows:

- **Real Estate management**: comprises investment and trading in real estate and construction or development of real estate for the sale in the ordinary course of business and the provision of other related real estate services.
- **Investment management:** comprises participation in financial and real estate funds and managing the Group's liquidity requirements.
- **Others**: comprises other activities rather than real estate and investment activities.

	Real estate activities KD	***Investment activities KD***	***Others KD***	***Total KD***
Six months ended 30 June 2026				
Net rental income	**2,376,440**	**-**	**-**	**2,376,440**
Share of results of an associate	**-**	**106,166**		**106,166**
Other income	**-**	**-**	**820**	**820**
Administrative expenses	**(672,808)**	**-**	**-**	**(672,808)**
Net foreign exchange differences	**-**	**-**	**51,235**	**51,235**
Finance costs	**(841,665)**			**(841,665)**
Unallocated expenses	**-**	**-**	**(47,523)**	**(47,523)**
Segment profit	**861,967**	**106,166**	**4,532**	**972,665**

9 SEGMENT INFORMATION (continued)

	Real estate activities KD	*Investment activities KD*	*Others KD*	*Total KD*
Six months ended 30 June 2025				
Net rental income	2,639,571	-	-	2,639,571
Share of results of an associate	-	130,680	-	130,680
Other income	-	-	555	555
Administrative expenses	(538,343)	-	-	(538,343)
Net foreign exchange differences	-	-	(66,915)	(66,915)
Finance costs	(940,393)	-	-	(940,393)
Unallocated expenses	-	-	(54,612)	(54,612)
Segment profit (loss)	1,160,835	130,680	(120,972)	1,170,543
As at 30 June 2026				
Segment assets	**71,477,150**	**7,494,294**	**8,501**	**78,979,945**
Segment liabilities	**36,942,147**	**-**	**47,523**	**36,989,670**
As at 31 December 2025 (Audited)				
Segment assets	72,483,768	7,491,907	14,086	79,989,761
Segment liabilities	37,167,198	-	91,419	37,258,617
As at 30 June 2025				
Segment assets	71,291,835	7,490,395	20,453	78,802,683
Segment liabilities	37,121,244	-	54,612	37,175,856

Geographic information

	Kuwait KD	***KSA KD***	***Total KD***
Six months ended 30 June 2026			
Income, net	**1,870,179**	**613,247**	**2,483,426**
Segment profit	**361,657**	**611,008**	**972,665**
Six months ended 30 June 2025			
Income, net	2,109,880	660,926	2,770,806
Segment profit	511,899	658,644	1,170,543
As at 30 June 2026			
Segment assets	**54,107,944**	**24,872,001**	**78,979,945**
Segment liabilities	**36,556,348**	**433,322**	**36,989,670**
As at 31 December 2025 (Audited)			
Segment assets	55,406,698	24,583,063	79,989,761
Segment liabilities	36,913,401	345,216	37,258,617
As at 30 June 2025			
Segment assets	54,423,977	24,378,706	78,802,683
Segment liabilities	36,676,184	499,672	37,175,856

10 FAIR VALUE OF FINANCIAL INSTRUMENTS

Fair value of financial instruments at amortised cost is not materially different from their carrying values, at the reporting date, as most of these instruments are of short-term maturity or re-priced immediately based on market movement in interest rates.

11 IMPACT OF GEOPOLITICAL ESCALATION RISK AND RELATED UNCERTAINTY

The Group operates in a regional economic environment that continues to be affected by heightened geopolitical tensions in the Middle East. Recent developments in the region have increased uncertainty in financial markets, energy supply and costs, regional security conditions, and global trade routes. The wider regional impact of these events may affect economic conditions relevant to the various sectors. Management has assessed the potential impacts of the geopolitical situation on the Group's operations and financial position, taking into consideration:

- *Macroeconomic conditions*, including inflationary pressures, interest rate volatility, and economic growth trends that may influence tenant demand, occupancy levels, and rental rates.
- Financing and liquidity, including the availability and cost of debt financing, refinancing risk, and compliance with financial covenants.
- Tenant credit risk, particularly in sectors or geographies that may be indirectly affected by disruptions in trade, energy markets, or regional economic activity.
- Foreign exchange risk, arising from increased currency volatility in markets linked to the region.

As at the reporting date, the Group has not experienced any material disruption to its core operations. Accordingly, management has not identified any material adverse impacts on the overall valuation of the investment properties that require specific adjustment.

In assessing the carrying values of investment properties and investment in an associate, management has not identified any indicators of reduction in fair value or impairment requiring recognition at the reporting date. However, future adverse developments in the geopolitical environment may result in changes to key valuation assumptions.

As at the reporting date, management concluded that the allowance for expected credit losses appropriately reflects the level of credit risk inherent in the Group's tenants' receivable.

The Group maintains liquidity buffers and capital resources that management considers sufficient to meet its commitments and operating expenses as they fall due. The Group has assessed the potential impact of adverse market movements on its ability to realise investments or access funding, including under stressed market scenarios. No breaches of liquidity thresholds, investment restrictions, or capital management policies were identified as at the reporting date.

Management has also considered the impact of these events on the Group's ability to continue as a going concern and concluded that the going-concern basis remains appropriate. The geopolitical situation remains dynamic, and the extent and duration of potential impacts on global financial markets are uncertain. Management continues to monitor developments closely and will reflect any material impacts in future valuations, risk disclosures, and financial reporting as appropriate.