A'AYAN REAL ESTATE COMPANY K.S.C.P. AND ITS SUBSIDIARIES

أعيان

A'AYAN
Real Estate العقارية

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

30 JUNE 2026

EY
Shape the future
with confidence

Ernst & Young
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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF A'AYAN REAL ESTATE COMPANY K.S.C.P.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of A'ayan Real Estate 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 and interim condensed consolidated statement of comprehensive income for the three-month and six-month periods then ended, and the related interim condensed consolidated statement of cash flows and interim condensed consolidated statement of changes in equity for the six-month 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* ("IAS 34"). Our responsibility is to express a conclusion on this 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 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, to the best of our knowledge and belief, 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-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.

BADER A. AL-ABDULJADER
LICENCE 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*	
		2026	*2025*	***2026***	*2025*
	Notes	***KD***	*KD*	***KD***	*KD*
INCOME					
Rental income		**1,254,138**	1,271,660	**2,594,318**	2,522,293
Management fees		**149,408**	125,250	**296,483**	246,795
Share of results of associates	7	**749,160**	428,080	**1,728,588**	1,319,731
Unrealised gain on investment securities		**4,136**	183,251	**4,143**	181,601
Realised gain on investment securities	10	**-**	-	**254,326**	-
Loss on sale of trading properties		**-**	(48,134)	**-**	(48,134)
Other income		**112,437**	12,284	**116,100**	21,171
Dividend income		**4,443**	86,720	**151,919**	103,872
		2,273,722	2,059,111	**5,145,877**	4,347,329
EXPENSES					
Finance costs		**(316,318)**	(192,637)	**(620,054)**	(379,133)
Staff costs		**(357,942)**	(290,414)	**(770,678)**	(662,810)
Administrative expenses		**(152,060)**	(139,490)	**(293,769)**	(289,638)
Impairment loss on investment in an associate	7	**-**	-	**(146,269)**	-
Other operating expenses		**(143,543)**	(123,921)	**(299,281)**	(256,582)
Allowance for expected credit losses (ECL) on tenant receivables		**(97,533)**	2,400	**(97,533)**	(10,400)
		(1,067,396)	(744,062)	**(2,227,584)**	(1,598,563)
PROFIT BEFORE TAX		**1,206,326**	1,315,049	**2,918,293**	2,748,766
Contribution to Kuwait Foundation for Advancement of Sciences (“KFAS”)		**(1,216)**	(5,380)	**(1,216)**	(8,467)
National Labour Support Tax (“NLST”)		**(31,791)**	(27,280)	**(64,160)**	(58,027)
Zakat		**-**	(6,668)	-	(10,226)
PROFIT FOR THE PERIOD		**1,173,319**	1,275,721	**2,852,917**	2,672,046
Attributable to:					
Equity holders of the Parent Company		**1,222,644**	1,008,125	**2,883,112**	2,149,329
Non-controlling interests		**(49,325)**	267,596	**(30,195)**	522,717
PROFIT FOR THE PERIOD		**1,173,319**	1,275,721	**2,852,917**	2,672,046
BASIC AND DILUTED EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY	4	**2.9 Fils**	2.4 Fils	**6.9 Fils**	5.2 Fils

The attached notes 1 to 16 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	**1,173,319**	1,275,721	**2,852,917**	2,672,046
Other comprehensive income (loss)				
Other comprehensive income (loss) that may be reclassified to profit or loss in subsequent periods:				
Exchange differences on translation of foreign operations	**52,615**	4,192	**(13,458)**	7,000
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:				
Net fair value gain (loss) on equity instruments designated at FVOCI	**50,260**	86,657	**(41,198)**	99,345
Total other comprehensive income for the period	**102,875**	90,849	**(54,656)**	106,345
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**1,276,194**	1,366,570	**2,798,261**	2,778,391
Attributable to:				
Equity holders of the Parent Company	**1,325,519**	1,098,974	**2,828,456**	2,255,674
Non-controlling interests	**(49,325)**	267,596	**(30,195)**	522,717
	1,276,194	1,366,570	**2,798,261**	2,778,391

The attached notes 1 to 16 form part of this interim condensed consolidated financial information.

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				
Non-current assets				
Property and equipment		**128,435**	146,929	56,716
Investment in associates	7	**14,944,027**	13,782,794	13,495,532
Investment properties	6	**87,887,128**	82,858,439	84,784,082
Intangible assets under development (service concession rights)	8	**7,885,561**	5,403,752	5,172,394
		110,845,151	102,191,914	103,508,724
Current assets				
Trading properties		**1,303,380**	1,303,380	1,509,588
Accounts receivable and prepayments		**2,392,059**	528,470	882,722
Amounts due from related parties	10	**15,170**	15,000	26,788
Investment securities		**1,670,765**	508,587	463,249
Cash and short-term deposits	5	**5,007,166**	3,336,694	4,131,170
		10,388,540	5,692,131	7,013,517
TOTAL ASSETS		**121,233,691**	107,884,045	110,522,241
EQUITY AND LIABILITIES				
Equity				
Share capital		**41,564,230**	41,564,230	41,564,230
Share premium		**10,867,014**	10,867,014	10,867,014
Treasury shares reserve		**-**	-	17,094
Statutory reserve		**7,294,633**	7,294,633	6,931,581
General reserve		**280,587**	280,587	280,587
Fair value reserve		**1,099**	(272,282)	(317,613)
Foreign currency translation reserve		**(54,595)**	(41,137)	(60,304)
Retained earnings		**4,877,888**	5,067,551	2,687,953
Equity attributable to equity holders of the Parent Company		**64,830,856**	64,760,596	61,970,542
Non-controlling interests		**749,722**	779,917	21,523,721
Total equity		**65,580,578**	65,540,513	83,494,263
Non-current liabilities				
Employees' end of service benefits		**950,858**	855,178	814,383
Service concession arrangement liabilities	8	**5,143,737**	5,001,838	4,863,489
Trade and other payables		**452,812**	-	-
Lease liabilities	9	**3,374,771**	-	-
Amounts due to related parties	10	**9,539,138**	9,311,068	-
Islamic financing payables	11	**25,002,855**	19,525,910	13,503,669
		44,464,171	34,693,994	19,181,541
Current liabilities				
Trade and other payables		**2,823,380**	2,666,682	4,845,876
Lease liabilities	9	**84,000**	-	-
Amounts due to related parties	10	**5,705,197**	2,905,805	1,416,936
Islamic financing payables	11	**2,576,365**	2,077,051	1,583,625
		11,188,942	7,649,538	7,846,437
Total liabilities		**55,653,113**	42,343,532	27,027,978
TOTAL EQUITY AND LIABILITIES		**121,233,691**	107,884,045	110,522,241

Ali Abdullah Al-Khamees
Chairman

Ibrahim A. Al-Awadhi
Chief Executive Officer

The attached notes 1 to 16 form part of this interim condensed consolidated financial information.

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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 before tax		**2,918,293**	2,748,766
Non-cash adjustments to reconcile profit before tax to net cash flows:			
Depreciation of property and equipment		**34,834**	29,772
Share of results of associates	7	**(1,728,588)**	(1,319,731)
Finance costs		**620,054**	379,133
Dividend income		**(151,919)**	(103,872)
Loss from sale of trading properties		-	48,134
Unrealised gain on investment securities		**(4,143)**	(181,601)
Realised gain on investment securities	10	**(254,326)**	-
Allowance for expected credit losses (ECL) on tenant receivables		**97,533**	10,400
Provision for employee’s end of service benefits		**96,796**	96,181
Impairment loss on investment in an associate	7	**146,269**	-
		1,774,803	1,707,182
Working capital adjustments:			
Amounts due from related parties		**(170)**	(7,401)
Accounts receivable and prepayments		**(1,961,122)**	113,160
Trade and other payables		**534,004**	192,900
Amounts due to related parties		**2,763,120**	(8,064)
Net cash flows from operations		**3,110,635**	1,997,777
Employees’ end of service benefits paid		**(1,116)**	(228)
Net cash flows from operating activities		**3,109,519**	1,997,549
INVESTING ACTIVITIES			
Purchase of property and equipment		**(16,340)**	(3,000)
Release (block) of restricted cash		**522,050**	(324,267)
Additions to intangible assets under development (service concession rights)	8	**(2,339,910)**	(179,905)
Purchase of investment properties	6	**(1,569,918)**	(1,584,000)
Purchase of investment securities		**(1,228,028)**	-
Proceeds from disposal of investment securities		**283,121**	-
Proceeds from disposal of trading properties		-	343,718
Dividends received from associates	7	**407,628**	1,575,000
Dividend income received from financial assets		**151,919**	103,872
Net cash flows used in investing activities		**(3,789,478)**	(68,582)
FINANCING ACTIVITIES			
Repayment of Islamic financing payables		**(584,149)**	(712,319)
Proceeds from Islamic financing payables		**6,381,548**	-
Dividends paid		**(2,483,724)**	-
Finance costs paid		**(441,194)**	(349,937)
Net movement in non-controlling interests		-	764,000
Net cash flows from (used in) financing activities		**2,872,481**	(298,256)
NET INCREASE IN CASH AND CASH EQUIVALENTS		**2,192,522**	1,630,711
Cash and cash equivalents at 1 January		**2,587,144**	1,900,642
CASH AND CASH EQUIVALENTS AT 30 JUNE	5	**4,779,666**	3,531,353

The attached notes 1 to 16 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED) (continued)

For the period ended 30 June 2026

		Six months ended 30 June	
		2026	*2025*
	Notes	***KD***	*KD*
Non-cash items excluded from the interim condensed consolidated statement of cash flows:			
Additions to intangible assets under development (service concession rights)	8	-	(4,925,295)
Additions to service concession arrangement liabilities	8	-	4,925,295
Capitalised finance costs on service concession arrangement liabilities (adjusted with intangible assets under development (service concession rights))	8	**(141,899)**	(67,194)
Prepaid rent expenses (adjusted with service concession arrangement liabilities)	8	-	129,000
Purchase of investment properties (adjusted with Islamic financing payables)	6	-	(4,100,000)
Dividends payable (adjusted with trade and other payables)		**(10,130)**	(2,078,211)
Additions to investment in an associate (adjusted with investment securities)	7	-	(1,733,474)
Additions to right-of-use assets (included within investment properties)	6	**(3,418,844)**	-
Additions to lease liabilities	9	**3,418,844**	-
Capitalised finance costs on lease liabilities (adjusted with investment properties)	9	**(39,927)**	-
Net transactions with shareholders (adjusted with retained earnings)		**(264,342)**	-

The attached notes 1 to 16 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

	Attributable to equity holders of the Parent Company										
	Share capital KD	***Share premium KD***	***Treasury shares reserve KD***	***Statutory reserve KD***	***General reserve KD***	***Fair value reserve KD***	***Foreign currency translation reserve KD***	***Retained Earnings KD***	***Sub-total KD***	***Non-controlling interests KD***	***Total equity KD***
As at 1 January 2026	**41,564,230**	**10,867,014**	**-**	**7,294,633**	**280,587**	**(272,282)**	**(41,137)**	**5,067,551**	**64,760,596**	**779,917**	**65,540,513**
Profit (loss) for the period	-	-	-	-	-	-	-	2,883,112	2,883,112	(30,195)	2,852,917
Other comprehensive loss for the period	-	-	-	-	-	(41,198)	(13,458)	-	(54,656)	-	(54,656)
Total comprehensive (loss) income for the period	-	-	-	-	-	(41,198)	(13,458)	2,883,112	2,828,456	(30,195)	2,798,261
Cash dividends (Note 15)	-	-	-	-	-	-	-	(2,493,854)	(2,493,854)	-	(2,493,854)
Transfer of fair value reserve	-	-	-	-	-	314,579	-	(314,579)	-	-	-
Net transactions with shareholders	-	-	-	-	-	-	-	(264,342)	(264,342)	-	(264,342)
At 30 June 2026	**41,564,230**	**10,867,014**	**-**	**7,294,633**	**280,587**	**1,099**	**(54,595)**	**4,877,888**	**64,830,856**	**749,722**	**65,580,578**
As at 1 January 2025	41,564,230	10,867,014	17,094	6,931,581	280,587	(416,958)	(67,304)	2,616,835	61,793,079	20,237,004	82,030,083
Profit for the period	-	-	-	-	-	-	-	2,149,329	2,149,329	522,717	2,672,046
Other comprehensive income for the period	-	-	-	-	-	99,345	7,000	-	106,345	-	106,345
Total comprehensive income for the period	-	-	-	-	-	99,345	7,000	2,149,329	2,255,674	522,717	2,778,391
Cash dividends (Note 15)	-	-	-	-	-	-	-	(2,078,211)	(2,078,211)	-	(2,078,211)
Non-controlling interest arising on acquisition of a subsidiary	-	-	-	-	-	-	-	-	-	764,000	764,000
At 30 June 2025	41,564,230	10,867,014	17,094	6,931,581	280,587	(317,613)	(60,304)	2,687,953	61,970,542	21,523,721	83,494,263

The attached notes 1 to 16 form part of this interim condensed consolidated financial information.

1 CORPORATE AND GROUP INFORMATION

1.1 CORPORATE INFORMATION

The interim condensed consolidated financial information of A’ayan Real Estate Company K.S.C.P. (“the Parent Company”) and its subsidiaries (collectively, the “Group”) for the six months ended 30 June 2026, was authorised for issue in accordance with a resolution of the Board of Directors of the Parent Company on 28 July 2026.

The consolidated financial statements of the Group for the year ended 31 December 2025 were approved in the annual general assembly meeting (AGM) of the shareholders of the Parent Company held on 21 April 2026. Dividends declared by the Parent Company for the year then ended are provided in Note 15.

The Parent Company is a listed public Kuwaiti shareholding company registered in Kuwait.

The principal activities are as follows:

- Own, trade, lease, and rent real estate properties in Kuwait and abroad.
- Contracting business related to real estate.
- Trading of construction materials and building supplies.
- Participate in the establishment of factories and companies associated with the Parent Company’s activities in Kuwait and abroad.
- Maintenance services of buildings owned by the Parent Company and others.
- Exercise all real estate activities (buying, selling, owning, development of land and the establishment of commercial, residential and tourist projects by the Parent Company or by others).
- Exploitation of investing surplus funds in portfolios managed by specialised companies inside or outside Kuwait.
- Owning, managing, operating, investing, renting and leasing hotels, health clubs, tourist facilities, restaurants and cafeterias, residential complexes, shops and sports projects.
- Obtaining brands related to the Parent Company’s activities and the establishment of subsidiaries inside and outside Kuwait.
- Direct contribution to the development of infrastructure, residential, commercial and industrial projects and manage them through the Build-Operate-Transfer (BOT) system.
- Establish and invest in engineering laboratories associated with real estate investment.

All activities are conducted in accordance with Islamic Sharīʿa principles, as approved by the Parent Company’s Fatwa and Sharīʿa Supervisory Board.

The Parent Company’s office is located at Al Soor Tower 20th floor, Al Soor Street and its registered postal address is P.O. Box 2973, Safat 13030, Kuwait.

1.2 GROUP INFORMATION

The interim condensed consolidated financial information of the Group include the following:

		% equity interest			
Name of subsidiary	*Country of incorporation*	***30 June 2026***	*(Audited) 31 December 2025*	*30 June 2025*	*Principal activities*
Directly held:					
Anan Real Estate Investment Company K.S.C.C. ("Anan") *	Kuwait	**99.9%**	99.9%	99.9%	Real estate investment
Yall Mall – JV	Kuwait	**100%**	100%	66.06%	Real estate
Hajar Regional Company S.P.C.	Kuwait	**100%**	100%	100%	Real estate
Enaya Company for Property Management S.P.C.	Kuwait	**100%**	100%	100%	Real estate
A'ayan and Awaed Real Estate Company W.L.L.	Kuwait	**50%**	50%	50%	Real estate
Indirectly held through Anan:					
Bawabat Amlak Al Khaleej Real Estate Company W.L.L. *	Kuwait	**99.9%**	99.9%	99.9%	Real estate trading
Bawabat Amlak Real Estate Company W.L.L. *	Kuwait	**99.9%**	99.9%	99.9%	Real estate trading
Bawabat Amlak Al Kuwait Real Estate Company W.L.L. *	Kuwait	**99.9%**	99.9%	99.9%	Real estate trading
Anan Real Estate Company W.L.L. *	Bahrain	**99.9%**	99.9%	99.9%	Real estate trading

* The Group's effective interest in these subsidiaries is 100%. The Group holds the shares/ units in the respective subsidiaries as mentioned above, and the remaining shares/ units are held indirectly in the name of nominees on behalf of the Parent Company. The nominees have confirmed in writing that the Parent Company is the beneficial owner of the shares/ units in the subsidiaries.

2 BASIS OF PREPARATION

The interim condensed consolidated financial information of the Group 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 management considers that there are no material uncertainties that may cast significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

The interim condensed consolidated financial information is presented in Kuwaiti Dinars ("KD"), which is also the functional currency of the Parent Company.

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

The interim condensed consolidated financial information provides comparative information in respect of the previous period. Certain comparative information has been reclassified and represented to conform to classification in the current period. Such reclassification has been made to improve the quality of information presented.

3 CHANGES TO THE GROUP'S ACCOUNTING POLICIES

New standards, interpretations, and amendments adopted by the Group
The accounting policies adopted, and methods of computation followed 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.

Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7
In May 2024, the IASB issued *Amendments to IFRS 9 and IFRS 7, Amendments to the Classification and Measurement of Financial Instruments* (the Amendments). The Amendments include:

- Clarifications of the requirements for recognition and derecognition of financial assets and financial liabilities. In particular, a financial liability is derecognised on the 'settlement date' and an accounting policy choice is introduced (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; and
- 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 (OCI).

The amendments did not have any impact on the Group's interim condensed consolidated financial information.

Annual Improvements to IFRS accounting Standards – Volume 11
In July 2024, the IASB issued nine narrow scope amendments as part of its periodic maintenance of 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 did not have any impact on the Group's interim condensed consolidated financial information.

4 EARNINGS PER SHARE (EPS)

Basic EPS amounts are calculated by dividing the profit for the period attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is calculated by dividing the profit attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on 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 attributable to equity holders of the Parent Company (KD)	**1,222,644**	1,008,125	**2,883,112**	2,149,329
Weighted average number of shares outstanding during the period (shares)	**415,642,299**	415,642,299	**415,642,299**	415,642,299
Basic and diluted EPS (fils)	**2.9**	2.4	**6.9**	5.2

There have been no transactions involving ordinary shares between the reporting date and the date of authorisation of this interim condensed consolidated financial information which require the restatement of earnings per share.

5 CASH AND SHORT-TERM DEPOSITS

For the purpose of the interim condensed consolidated statement of cash flows, cash and cash equivalents comprise the following:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Cash on hand	**9,942**	10,751	8,152
Cash at banks	**2,926,224**	2,576,393	3,523,201
Short-term deposits maturing within 3 months	**1,843,500**	-	-
Cash and cash equivalents in the interim condensed consolidated statement of cash flows	**4,779,666**	2,587,144	3,531,353
Short-term deposit with an original maturity period exceeding 3 months but not more than 12 months	**55,000**	55,000	55,000
Restricted cash	**172,500**	694,550	544,817
Cash and short-term deposits as per the interim condensed consolidated statement of financial position	**5,007,166**	3,336,694	4,131,170

Short-term deposits represent placements with local banks with a maturity which ranges between 30 days to 365 days and earn profit at an average effective profit rate of 3.01% (31 December 2025: 2.93% and 30 June 2025: 3.60%) per annum.

6 INVESTMENT PROPERTIES

The investment properties are categorised into:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Developed properties	**84,398,257**	82,858,439	84,784,082
Property under development	**3,488,871**	-	-
	87,887,128	82,858,439	84,784,082

Movement on investment properties during the period is as follows:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
As at 1 January	**82,858,439**	79,100,082	79,100,082
Additions*	**5,028,689**	5,684,725	5,684,000
Disposals	**-**	(1,861,500)	-
Change in fair value	**-**	(8,825)	-
Foreign exchange loss	**-**	(56,043)	-
	87,887,128	82,858,439	84,784,082

*During the period, the Group acquired an investment property for a total consideration of KD 1,539,818 which was financed by Tawarruq facility from a local bank.

6 INVESTMENT PROPERTIES (continued)

Moreover, during the current period, the Parent Company entered into an investment agreement with a third party in respect of two plots located in Kuwait. Under the terms of the agreement, the Parent Company will construct, at its own cost, two commercial buildings on the plots and will have the right to operate, manage and lease the commercial units to third parties. The agreement comprises an 11-month preparation and construction period followed by a 15-year operating period commencing upon completion of the preparation phase. Upon expiry of the agreement, ownership of all permanent buildings and improvements will transfer to the third party without additional consideration. The Parent Company has commenced the site preparations, and accordingly, during the current period, the Group has capitalised property under development amounting to KD 3,488,871 which comprise of capitalised right-of-use assets amounting to of KD 3,418,844, finance costs on lease liabilities amounting to KD 39,927 (Note 9), and other costs that are directly attributable to the construction of a qualifying asset amounting to KD 30,100.

During the prior period, the Group acquired a developed investment property for total consideration amounting to KD 5,684,000 in the form of an Ijara contract. Out of the total consideration, the Group has settled amount of KD 1,584,000 in cash. Accordingly, the property is registered in the name of the lender until the balance due to the lender amounting to KD 4,100,000 is settled.

Certain investment properties amounting to KD 83,740,423 (31 December 2025: KD 82,200,605 and 30 June 2025: KD 24,100,975) are pledged as a security to fulfil collateral requirement of Islamic financing payables.

7 INVESTMENT IN ASSOCIATES

Name	*Domicile*	*Equity interest %*			*Carrying amount*		
		30 June 2026 %	*31 December 2025 (Audited) %*	*30 June 2025 %*	***30 June 2026 KD***	*31 December 2025 (Audited) KD*	*30 June 2025 KD*
Hajar Tower Real Estate Company K.S.C. (Closed) ("Hajar Tower")	Kuwait	**31.50%**	31.50%	31.50%	**7,126,152**	5,833,686	5,572,302
Al-Jaddaf Real Estate Company K.S.C. (Closed) ("Al Jaddaf")	Kuwait	**26.00%**	26.00%	26.00%	**1,128,279**	1,129,513	1,218,535
Garden Real Estate Company W.L.L.	Kuwait	**25.00%**	25.00%	25.00%	**4,187,500**	4,334,158	4,334,919
Kites Constructions Company W.L.L.	Kuwait	**20.00%**	20.00%	20.00%	**109,565**	113,965	119,733
Insha'a Al Ahlia Real Estate W.L.L.	Kuwait	**40.00%**	40.00%	40.00%	**16,332**	17,386	18,272
Spot Mall Egypt Co. (S.A.E.)	Egypt	**20.73%**	20.73%	20.73%	**550,502**	536,604	486,930
Mubarrad Holding Company K.S.C.P.	Kuwait	**10.09%**	10.09%	10.09%	**1,825,697**	1,817,482	1,744,841
					14,944,027	13,782,794	13,495,532

7 INVESTMENT IN ASSOCIATES (continued)

Reconciliation to carrying amounts
A reconciliation to the summarised financial information to the carrying amount of the associates is set out below:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Opening balance	**13,782,794**	12,010,327	12,010,327
Additions	**-**	1,733,474	1,733,474
Share of results	**1,728,588**	1,587,826	1,319,731
Foreign currency translation	**(13,458)**	26,167	7,000
Dividends received	**(407,628)**	(1,575,000)	(1,575,000)
Impairment *	**(146,269)**	-	-
Group's carrying amount of investment in associates	**14,944,027**	13,782,794	13,495,532

* During the current period, the Group has recorded an impairment of KD 146,269 on investment in Garden Real Estate Company W.L.L. which is currently under liquidation.

8 INTANGIBLE ASSETS UNDER DEVELOPMENT (SERVICE CONCESSION RIGHTS) AND SERVICE CONCESSION ARRANGEMENT LIABILITIES

During the prior year, the Parent Company was awarded a tender from the Touristic Enterprise Company to Build–Operate–Transfer (BOT) a beach located in Al-Egaila, Kuwait (the "property") for a period of 18 years, comprising a 2-year preparation phase followed by a 16-year operational period. To facilitate the execution of this contract, the Parent Company issued letter of guarantees amounting to KD 799,800 in favor of the Touristic Enterprise Company and an advance payment of KD 129,000 was made, which has been deducted from service concession arrangement liabilities during the prior year. According to the contract with the Touristic Enterprise Company, the service concession payments will commence from the date when the site preparations are complete within the stipulated period of 2 years from handover to the Parent Company or the operation's start date, whichever is earlier. The Parent Company has commenced the site preparations.

Set out below are the carrying amounts of intangible assets under development (service concession rights) recognised and the movements during the period:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Opening balance	**5,403,752**	-	-
Additions	**-**	4,925,295	4,925,295
Finance costs on service concession arrangement liabilities	**141,899**	205,543	67,194
Other costs that are directly attributable to the construction of a qualifying asset	**2,339,910**	272,914	179,905
Ending balance	**7,885,561**	5,403,752	5,172,394

During the current period, the Group recognized construction revenue for services provided to the grantor, in accordance with IFRS 15 *Revenue from Contracts with Customers* amounting to KD 2,339,910 (30 June 2025: KD 179,905) and a corresponding amount of construction costs, representing the actual development expenditure incurred amounting to KD 2,339,910 (30 June 2025: KD 179,905) since the qualifying asset is in the development phase. As a result, there is no net impact on profit or loss during the development phase.

8 INTANGIBLE ASSETS UNDER DEVELOPMENT (SERVICE CONCESSION RIGHTS) AND SERVICE CONCESSION ARRANGEMENT LIABILITIES (continued)

Upon completion and commencement of operations, the intangible asset will be reclassified from "intangible assets under development" to "service concession rights" and amortised on a straight-line basis over the 16-year concession period. Accordingly, the carrying amount of the concession right will be fully amortised by the end of the concession term, at which point the property will be transferred to the grantor at no consideration. Revenue during the operation phase will be recognised in accordance with IFRS 15, while the amortisation of the service concession right will be recognised as an expense in profit or loss.

Set out below are the carrying amounts of service concession arrangement liabilities recognised and the movements during the period:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Opening balance	**5,001,838**	-	-
Additions	-	4,925,295	4,925,295
Finance costs capitalised to properties under development*	**141,899**	205,543	67,194
Reclassification from prepaid expenses	**-**	(129,000)	(129,000)
Ending balance	**5,143,737**	5,001,838	4,863,489
Non-current	**5,143,737**	5,001,838	4,863,489
Current	**-**	-	-
	5,143,737	5,001,838	4,863,489

* Finance costs on service concession arrangement liabilities represents costs that are directly attributable to the construction of a qualifying asset, and accordingly, these costs have been capitalised to the intangible asset under development.

The weighted average incremental borrowing rate applied to service concession arrangement liabilities recognised in the interim condensed consolidated statement of financial position is at 5.75%.

9 LEASE LIABILITIES

During the current period, the Parent Company entered into an investment agreement with a third party in respect of two plots located in Kuwait. Under the terms of the agreement, the Parent Company will construct, at its own cost, two commercial buildings on the plots and will have the right to operate, manage and lease the commercial units to third parties. The agreement comprises an 11-month preparation and construction period followed by a 15-year operating period commencing upon completion of the preparation phase (Note 6).

Set out below are the carrying amounts of lease liabilities recognised and the movements during the period:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Opening balance	-	-	-
Additions	**3,418,844**	-	-
Finance costs capitalised to properties under development*	**39,927**	-	-
Ending balance	**3,458,771**	-	-

9 LEASE LIABILITIES (continued)

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Non-current	**3,374,771**	-	-
Current	**84,000**	-	-
	3,458,771	-	-

* Finance costs on lease liabilities represents costs that are directly attributable to the construction of a qualifying asset, and accordingly, these costs have been capitalised to the property under development (Note 6).

The weighted average incremental borrowing rate applied to lease liabilities recognised in the interim condensed consolidated statement of financial position is at 4.75%.

10 RELATED PARTY DISCLOSURES

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

The following tables provides the aggregate value of transactions that have been entered into with related parties during the three months and six months ended 30 June 2026 and 2025, and outstanding balances with related parties as at 30 June 2026, 31 December 2025 and 30 June 2025:

	Three months ended 30 June		*Six months ended 30 June*	
	2026 KD	*2025 KD*	***2026 KD***	*2025 KD*
Interim condensed consolidated statement of profit or loss				
Other related parties				
Management fees	**5,312**	5,246	**10,367**	10,725

	Major shareholders * KD	***Associates ** KD***	***Other related parties KD***	***30 June 2026 KD***	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Interim condensed consolidated statement of financial position						
Amounts due from related parties	**-**	**13,723**	**1,447**	**15,170**	15,000	26,788
Amounts due to related parties	**11,056,835**	**4,187,500**	**-**	**15,244,335**	12,216,873	1,416,936

* Amounts due to related parties includes an amount of KD 11,056,215 as of 30 June 2026 (31 December 2025: KD 10,791,873 and 30 June 2025: KD Nil) which represents present value of amounts payable to a major shareholder as of 30 June 2026 relating to an agreement which the Parent Company entered into with a major shareholder during the prior year to acquire the remaining equity interest in Yall Mall – JV. The undiscounted payable balance amounts to KD 12,364,000 and is repayable over four years.

** Amounts due to related parties amounting to KD 4,187,500 (31 December 2025: KD 1,425,000 and 30 June 2025: KD 1,425,000) represents an amount under settlement with an associate.

Dividends payable to shareholders as at 30 June 2026 amounted to KD 94,188 (31 December 2025: KD 84,058 and 30 June 2025: KD 2,078,211) and recorded within "Trade and other payables" in the interim condensed consolidated statement of financial position.

10 RELATED PARTY DISCLOSURES (continued)

Other related party disclosures
During the current period, the Group entered into an agreement with a major shareholder in respect of the disposal of certain unquoted investment securities with a carrying amount of KD 23,709 for a consideration of KD 278,035 realizing gain of KD 254,326 recognised during the period in the interim condensed consolidated statement of profit or loss. As at 30 June 2026, the Group had received the full consideration.

Transactions with 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 outstanding balances related to key management personnel during the period were as follows:

	Transaction values for the three months ended		*Transaction values for the six months ended*	
	30 June 2026 KD	*30 June 2025 KD*	***30 June 2026 KD***	*30 June 2025 KD*
Salaries and other short-term benefits	**102,903**	100,242	**201,642**	192,204
Employees' end of service benefits	**20,630**	35,210	**68,301**	64,148
	123,533	135,452	**269,943**	256,352

	Balances outstanding as at		
	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Salaries and other short-term benefits	**137,431**	129,504	125,269
Employees' end of service benefits	**713,865**	645,564	619,848
	851,296	775,068	745,117

The Board of Directors of the Parent Company at the meeting held on 9 March 2026 proposed directors' remuneration of KD 56,000 for the year ended 31 December 2025. This proposal was approved by the shareholders at the AGM held on 21 April 2026.

The Board of Directors of the Parent Company at the meeting held on 18 March 2025 proposed directors' remuneration of KD 56,000 for the year ended 31 December 2024. This proposal was approved by the shareholders at the AGM held on 12 May 2025.

11 ISLAMIC FINANCING PAYABLES

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Gross amount	**28,113,250**	22,206,161	15,519,828
Less: deferred finance costs	**(534,030)**	(603,200)	(432,534)
	27,579,220	21,602,961	15,087,294

11 ISLAMIC FINANCING PAYABLES (continued)

	30 June 2026	*(Audited) 31 December 2025*	*30 June 2025*
	KD	*KD*	*KD*
Non-current	**25,002,855**	19,525,910	13,503,669
Current	**2,576,365**	2,077,051	1,583,625
	27,579,220	21,602,961	15,087,294

Islamic financing payables bear an average finance cost of 5.18% (31 December 2025: 5.44% and 30 June 2025: 6.22%) per annum.

Islamic financing payables amounting to KD 27,579,220 (31 December 2025: KD 21,602,961 and 30 June 2025: KD 15,087,294) are secured against investment properties with a carrying amount of KD 83,740,423 (31 December 2025: KD 82,200,605 and 30 June 2025: KD 24,100,975) (Note 6), 80% of the Group’s investment in Anan (“subsidiary”), 3,500,000 shares of Hajar Tower Real Estate which has carrying value amounting to KD 599,845 (31 December 2025: KD 491,051 and 30 June 2025: KD 469,049), and 16,509,277 shares in Mubarrad which has a fair value of KD 1,964,604 (31 December 2025: KD 1,915,076 and 30 June 2025: KD 1,865,548).

During the period, the Group did not breach any of its loan covenants, nor did it default on any other obligations under its loan agreements.

12 SEGMENT INFORMATION

Segment information is based on internal management reporting that is regularly reviewed by the chief executive officer, in order to allocate resources to the respective segment and assess its performance.

The Group is organised into functional divisions in order to manage its various lines of business. For the purpose of segment reporting, the Group’s management has grouped the Group’s activities into the following business segments:

a) Project management b) Investments c) Property management d) Others

12 SEGMENT INFORMATION (continued)

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment results include income and expenses directly attributable to a segment. There are no significant inter-segments transactions.

The following table presents assets and liabilities information for the Group's operating segments as at 30 June 2026, 31 December 2025 and 30 June 2025, respectively:

	Projects management KD	***Investments KD***	***Property management KD***	***Others KD***	***Total KD***
At 30 June 2026					
Assets	**4,378,707**	**116,307,381**	**460,743**	**86,860**	**121,233,691**
Liabilities	**594,284**	**54,434,842**	**362,323**	**261,664**	**55,653,113**
Goodwill (within investment in associates)	**-**	**397,806**	**-**	**-**	**397,806**

	Projects management KD	*Investments KD*	*Property management KD*	*Others KD*	*Total KD*
At 31 December 2025 (Audited)					
Assets	683,677	106,763,069	401,796	35,503	107,884,045
Liabilities	633,878	41,225,306	176,421	307,927	42,343,532
Goodwill (within investment in associates)	-	397,707	-	-	397,707

	Projects management KD	*Investments KD*	*Property management KD*	*Others KD*	*Total KD*
At 30 June 2025					
Assets	-	109,707,368	719,954	94,919	110,522,241
Liabilities	633,878	25,875,531	292,906	225,663	27,027,978
Goodwill (within investment in associates)	-	670,000	-	-	670,000

12 SEGMENT INFORMATION (continued)

The following tables present revenue and profit information for the Group's operating segments for the six months ended 30 June 2026 and 30 June 2025, respectively:

Six months ended 30 June 2026	***Projects management KD***	***Investments KD***	***Property management KD***	***Others KD***	***Total KD***
Segment revenue	**-**	**4,895,470**	**250,407**	**-**	**5,145,877**
Segment (loss) profit	**(36,719)**	**3,114,526**	**109,212**	**(334,102)**	**2,852,917**
Depreciation of property and equipment	**-**	**34,834**	**-**	**-**	**34,834**

Six months ended 30 June 2025	*Projects management KD*	*Investments KD*	*Property management KD*	*Others KD*	*Total KD*
Segment revenue	-	4,130,846	216,483	-	4,347,329
Segment (loss) profit	(27,537)	2,848,639	79,025	(228,081)	2,672,046
Depreciation of property and equipment	-	29,928	-	-	29,928

13 CONTINGENCIES

13.1 Contingent liabilities

As at 30 June 2026, the Group's bankers have provided bank guarantees amounting to KD 1,978,200 (31 December 2025: KD 1,196,200 and 30 June 2025: KD 1,056,200) from which it is anticipated that no material liabilities will arise.

13.2 Capital commitments

As at the reporting date, the Group has commitments in respect of future capital expenditure amounting to KD 10,626,747 (31 December 2025: KD 12,850,000 and 30 June 2025: KD Nil) relating to intangible assets under development.

14 FAIR VALUE MEASUREMENT

Fair value hierarchy

All financial and non-financial assets for which fair value is recognised or disclosed are categorised within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole, as follows:

- 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
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

14 FAIR VALUE MEASUREMENT (continued)

There were no changes in the Group's valuation processes, valuation techniques, and types of inputs used in the fair value measurements during the period.

Set out below that are a summary of financial instruments and non-financial assets measured at fair value on a recurring basis, other than those with carrying amounts that are reasonable approximations of fair values:

	Fair value measurement using			
	Quoted prices in active markets (Level 1) KD	*Significant observable inputs (Level 2) KD*	*Significant unobservable inputs (Level 3) KD*	*Total KD*
At 30 June 2026				
Investment securities	**95,497**	**32,689**	**1,542,579**	**1,670,765**
Investment properties	**-**	**145,856**	**87,741,272**	**87,887,128**
	95,497	**178,545**	**89,283,851**	**89,557,893**
At 31 December 2025 (Audited)				
Investment securities	94,698	37,235	376,654	508,587
Investment properties	-	145,856	82,712,583	82,858,439
	94,698	183,091	83,089,237	83,367,026
At 30 June 2025				
Investment securities	115,815	-	347,434	463,249
Investment properties	-	5,022,216	79,761,866	84,784,082
	115,815	5,022,216	80,109,300	85,247,331

There were no transfers between different levels of the fair value hierarchy during the period.

Reconciliation of Level 3 fair values

The following table shows a reconciliation of all movements in the fair value of financial instruments categorised within Level 3 between the beginning and the end of the reporting period:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Opening balance	**376,654**	249,613	249,613
Additions	**1,228,028**	-	-
Remeasurement recognised in profit or loss	**3,603**	-	-
Remeasurement recognised in OCI	**(41,997)**	127,041	97,821
Derecognition	**(23,709)**	-	-
Ending balance	**1,542,579**	376,654	347,434

14 FAIR VALUE MEASUREMENT (continued)

Valuation methods and assumptions
The valuation techniques and inputs used in this 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.

Unquoted equity investments
The Group invests in equity of companies that are not quoted in an active market. Transactions in such investments do not occur on a regular basis. The Group uses a market-based valuation technique for these positions. This approach utilises price multiples of relevant sectors. The discounted multiple is applied to the corresponding relevant measure of the investee company to measure the fair value. The Group classifies the fair value of these investments as Level 3.

Unlisted funds
The Group invests in managed funds which are not quoted in an active market and which may be subject to restrictions on redemptions such as lock-up periods. The management considers the valuation techniques and inputs used in valuing these funds as part of its due diligence prior to investing, to ensure they are reasonable and appropriate. Therefore, the NAV of these investee funds may be used as an input into measuring their fair value. In measuring fair value, consideration is also paid to any transactions in the shares of the investee fund. Depending on the nature and level of adjustments needed to the NAV and the level of trading in the investee fund, the Group classifies these funds as Level 2 or Level 3.

Other financial assets and liabilities at amortised cost
For other financial assets and financial liabilities carried at amortised cost, the carrying value is not significantly different from their fair value as most of these assets and liabilities are of short-term maturity or are re-priced immediately based on market movement in profit rates.

Investment properties
The fair value of investment properties at 30 June 2026 has been determined on the same basis as disclosed in the annual consolidated financial statements for the year ended 31 December 2025. There have been no changes in the valuation techniques, significant unobservable inputs or fair value hierarchy classifications during the period.

15 DISTRIBUTIONS MADE AND PROPOSED

The Board of Directors of the Parent Company in their meeting held on 9 March 2026, proposed a cash dividend of 6 fils per share (aggregating to KD 2,493,854) for the year ended 31 December 2025 (2024: 5 fils per share aggregating to KD 2,078,211).

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 21 April 2026 and subsequently paid.

Dividends payable as at 30 June 2026 amounted to KD 94,188 (31 December 2025: KD 84,058 and 30 June 2025: KD 2,078,211) and recorded within “Trade and other payables” in the interim condensed consolidated statement of financial position.

16 OUTBREAK OF GEOPOLITICAL CONFLICT

The Group operates in a global and 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.

- Construction and development activity, particularly potential increases in costs of materials and services, supply chain disruptions, and project timelines.

- 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.

- Market liquidity risk, including the ability to realise investments at quoted or observable market prices in periods of heightened volatility.

- 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 property or investment portfolios that require specific adjustment beyond those reflected in observable market prices and valuation inputs. In assessing the carrying values of investment properties and other non-financial assets, management has not identified any indicators of impairment requiring recognition at the reporting date. However, future adverse developments in the geopolitical environment may result in changes to key valuation assumptions.

In light of the current geopolitical situation, management has reviewed and updated relevant assumptions relating to its ECL model. While increased uncertainty has been incorporated into ECL calculations, no widespread migration of balances to higher credit-risk stages was identified 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 receivable portfolio.

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.