Grant Thornton
Al-Qatami, Al-Aiban & Partners

Interim Condensed Consolidated Financial Information and Review Report

Kuwait Business Town Real Estate Company – KPSC and Subsidiaries

Kuwait

30 June 2026 (Unaudited)

Contents

Grant Thornton
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Report on Review of Interim Condensed Consolidated Financial Information

To the board of directors of
Kuwait Business Town Real Estate Company – KPSC
Kuwait

Introduction
We have reviewed the accompanying interim condensed consolidated statement of financial position of Kuwait Business Town Real Estate Company – KPSC (the "Parent Company") and its Subsidiaries (together referred to as (the "Group") as at 30 June 2026 and the related interim condensed consolidated statements of profit or loss, profit or loss and other comprehensive income for the three-month and six-month periods then ended and, interim condensed consolidated statements changes in equity and cash flows for the six-month period then ended. Management 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 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 International Accounting Standard 34, "Interim Financial Reporting".

Report on other legal and regulatory requirements
Based on our review, the interim condensed consolidated financial information is in agreement with the books of the Parent Company. We further report that, to the best of our knowledge and belief, no violations of the Companies Law No. 1 of 2016 and its executive regulations, 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 or financial position of the Parent Company.

Report on Review of Interim Condensed Consolidated Financial Information of Kuwait Business Town Real Estate Company – KPSC (continued)

Report on other legal and regulatory requirements (continued)

We further report, during the course of our review and to the best of our knowledge and belief, we have not become aware of any material violations of the provisions of Law No. 7 of 2010 relating to the Capital Markets Authority and its related regulations, as amended, during the six-month period ended 30 June 2026 that might have had a material effect on the business or financial position of the Parent Company.

Abdullatif M. Al-Aiban (CPA)
(Licence No. 94-A)
of Grant Thornton – Al-Qatami, Al-Aiban & Partners

Kuwait
10 August 2026

Interim condensed consolidated statement of profit or loss

	Notes	Three months ended 30 June 2026 (Unaudited) KD	Three months ended 30 June 2025 (Unaudited) KD	Six months ended 30 June 2026 (Unaudited) KD	Six months ended 30 June 2025 (Unaudited) KD
Income					
Rental income		**1,002,800**	953,135	**1,968,401**	1,773,625
Net gain from financial assets at fair value	5	**117,292**	234,537	**55,435**	195,096
Share of results from associates & joint venture	11	**(28,407)**	42,332	**5,555**	(179,910)
Interest income		**690,998**	659,784	**1,397,886**	1,229,831
Foreign currency exchange gain		**39,633**	7,578	**35,417**	9,290
Other Income		**17,088**	8,572	**26,905**	15,379
		1,839,404	1,905,938	**3,489,599**	3,043,311
Expenses and other charges					
General and administrative expenses		**(761,661)**	(545,763)	**(1,367,490)**	(1,222,215)
Finance costs		**(731,371)**	(825,086)	**(1,475,832)**	(1,568,439)
		(1,493,032)	(1,370,849)	**(2,843,322)**	(2,790,654)
Profit for the period before provisions for contribution to Kuwait Foundation for the Advancement of Sciences (KFAS), National Labour Support Tax (NLST) and Zakat		**346,372**	535,089	**646,277**	252,657
Provisions for KFAS, NLST and Zakat		**(25,267)**	(9,146)	**(34,946)**	(9,146)
Profit for the period		**321,105**	525,943	**611,331**	243,511
Profit for the period attributable to:					
Owners of the Parent Company		**265,385**	446,753	**493,537**	178,219
Non-controlling interests		**55,720**	79,190	**117,794**	65,292
Profit for the period		**321,105**	525,943	**611,331**	243,511
Basic and diluted earnings per share	6	**0.44 Fils**	0.75 Fils	**0.83 Fils**	0.30 Fils

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of profit or loss and other comprehensive income

	Three months ended		Six months ended	
	30 June 2026 (Unaudited) KD	30 June 2025 (Unaudited) KD	**30 June 2026 (Unaudited) KD**	30 June 2025 (Unaudited) KD
Profit for the period	**321,105**	525,943	**611,331**	243,511
Other comprehensive income:				
Items that will not be reclassified subsequently to consolidated statement of profit or loss:				
Net change in fair value of financial assets at fair value through other comprehensive income	**2,896,801**	(1,701,377)	**2,758,222**	(1,480,279)
Items that may be reclassified subsequently to consolidated statement of profit or loss:				
Net change in fair value of financial assets at fair value through other comprehensive income	**924,220**	(697,121)	**1,404,498**	(734,623)
Share of other comprehensive income of associate	**11,379**	(4,120)	**109,220**	(99,262)
Exchange differences arising on translation of foreign operations	**104,741**	451,469	**(47,676)**	824,691
Total other comprehensive income / (loss) for the period	**3,937,141**	(1,951,149)	**4,224,264**	(1,489,473)
Total comprehensive income / (loss) for the period	**4,258,246**	(1,425,206)	**4,835,595**	(1,245,962)
Total comprehensive income / (loss) for the period attributable to:				
Owners of the Parent Company	**4,176,915**	(1,591,997)	**4,724,078**	(1,477,263)
Non-controlling interests	**81,331**	166,791	**111,517**	231,301
Total comprehensive income / (loss) for the period	**4,258,246**	(1,425,206)	**4,835,595**	(1,245,962)

Interim condensed consolidated statement of financial position

	Notes	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Assets				
Cash and cash equivalents	7	**2,957,081**	3,460,022	5,928,359
Accounts receivable and other assets		**2,190,424**	1,517,759	2,318,326
Financial assets at fair value through profit or loss	8	**14,870,115**	14,590,387	14,849,531
Financial assets at fair value through other comprehensive income	9	**49,169,673**	45,307,861	46,926,755
Investment properties	10	**50,986,304**	51,119,437	47,866,778
Investment in associates and joint venture	11	**15,382,528**	15,222,467	15,343,648
Property, plant and equipment		**89,066**	101,798	115,761
Total assets		**135,645,191**	131,319,731	133,349,158
Equity and liabilities				
Equity				
Share capital		**59,813,284**	59,813,284	59,813,284
Treasury shares	12	**(19,757)**	-	-
Treasury shares reserve		**116,285**	116,285	116,285
Statutory reserve		**1,495,887**	1,495,887	1,275,221
Voluntary reserve		**1,495,887**	1,495,887	1,275,221
Foreign currency translation reserve		**(290,485)**	(252,257)	(118,901)
Cumulative changes in fair value		**(8,855,619)**	(12,769,040)	(12,827,465)
Retained earnings		**2,583,973**	1,735,088	230,783
Equity attributable to the owners of the Parent Company		**56,339,455**	51,635,134	49,764,428
Non-controlling interests		**5,409,818**	5,364,102	5,124,249
Total equity		**61,749,273**	56,999,236	54,888,677
Liabilities				
Provision for employees' end of service benefits		**235,980**	254,280	285,928
Accounts payable and other liabilities		**3,543,731**	3,007,936	4,241,147
Borrowings	13	**67,327,117**	68,037,509	70,707,396
Due to banks	14	**2,789,090**	3,020,770	3,226,010
Total liabilities		**73,895,918**	74,320,495	78,460,481
Total equity and liabilities		**135,645,191**	131,319,731	133,349,158

KBT Kuwait Business Town
شركة مدينة الأعمال الكويتية العقارية ش.م.ك

Salem Khuder Mohammed Al-Hassawi
Chairman

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of changes in equity

	Equity attributable to the owners of the Parent Company									Non-controlling interests	Total
	Share capital KD	Treasury shares KD	Treasury shares reserve KD	Statutory reserve KD	Voluntary reserve KD	Foreign currency translation reserve KD	Cumulative changes in fair value KD	Retained earnings KD	Sub-Total KD	KD	KD
Balance as at 1 January 2026 (Audited)	59,813,284	-	116,285	1,495,887	1,495,887	(252,257)	(12,769,040)	1,735,088	51,635,134	5,364,102	56,999,236
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(65,801)	(65,801)
Purchase of treasury shares	-	(19,757)	-	-	-	-	-	-	(19,757)	-	(19,757)
Total transactions with owners	-	(19,757)	-	-	-	-	-	-	(19,757)	(65,801)	(85,558)
Profit for the period	-	-	-	-	-	-	-	493,537	493,537	117,794	611,331
Other comprehensive (loss) / income for the period	-	-	-	-	-	(38,228)	4,268,769	-	4,230,541	(6,277)	4,224,264
Total comprehensive (loss) / income for the period	-	-	-	-	-	(38,228)	4,268,769	493,537	4,724,078	111,517	4,835,595
Gain on sale of financial assets at FVTOCI	-	-	-	-	-	-	(355,348)	355,348	-	-	-
Balance as at 30 June 2026 (Unaudited)	59,813,284	(19,757)	116,285	1,495,887	1,495,887	(290,485)	(8,855,619)	2,583,973	56,339,455	5,409,818	61,749,273

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of changes in equity (continued)

	Equity attributable to the owners of the Parent Company										
	Share capital KD	Treasury shares KD	Treasury shares reserve KD	Statutory reserve KD	Voluntary reserve KD	Foreign currency translation reserve KD	Cumulative changes in fair value KD	Retained earnings KD	Sub-Total KD	Non-controlling interests KD	Total KD
Balance as at 1 January 2025 (Audited)	57,512,773	(306,625)	31,773	1,275,221	1,275,221	(776,881)	(10,514,003)	4,123,155	52,620,634	6,218,176	58,838,810
Bonus shares distribution (Note 12)	2,300,511	-	-	-	-	-	-	(2,300,511)	-	-	-
Cash dividend distribution (Note 12)	-	-	-	-	-	-	-	(1,725,374)	(1,725,374)	-	(1,725,374)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(97,468)	(97,468)
Purchase of treasury shares	-	(120,219)	-	-	-	-	-	-	(120,219)	-	(120,219)
Sale of treasury shares	-	426,844	84,512	-	-	-	-	-	511,356	-	511,356
Acquiring additional interest in subsidiary	-	-	-	-	-	-	-	153,260	153,260	(1,227,760)	(1,074,500)
Total transactions with owners	2,300,511	306,625	84,512	-	-	-	-	(3,872,625)	(1,180,977)	(1,325,228)	(2,506,205)
Profit for the period	-	-	-	-	-	-	-	178,219	178,219	65,292	243,511
Other comprehensive income / (loss) for the period	-	-	-	-	-	657,980	(2,313,462)	-	(1,655,482)	166,009	(1,489,473)
Total comprehensive income / (loss) for the period	-	-	-	-	-	657,980	(2,313,462)	178,219	(1,477,263)	231,301	(1,245,962)
Loss on sale of financial assets at FVTOCI	-	-	-	-	-	-	-	(197,966)	(197,966)	-	(197,966)
Balance as at 30 June 2025 (Unaudited)	59,813,284	-	116,285	1,275,221	1,275,221	(118,901)	(12,827,465)	230,783	49,764,428	5,124,249	54,888,677

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of cash flows

	Notes	**Six months ended 30 June 2026 (Unaudited) KD**	Six months ended 30 June 2025 (Unaudited) KD
OPERATING ACTIVITIES			
Profit for the period		**611,331**	243,511
Adjustments for:			
Net income from financial assets at fair value	5	**(55,435)**	(195,096)
Share of results of associates and joint venture	11	**(5,555)**	179,910
Depreciation		**13,925**	13,850
Provision charge for employees' end of service benefits		**36,418**	44,245
Finance costs		**1,475,832**	1,568,439
		2,076,516	1,854,859
Changes in operating assets and liabilities:			
Accounts receivable and other assets		**(644,007)**	(1,053,778)
Accounts payable and other liabilities		**71,740**	(329,776)
Employees' end of service benefits paid		**(54,803)**	(18,458)
Net cash from operating activities		**1,449,446**	452,847
INVESTING ACTIVITIES			
Additions to property, plant and equipment		**(1,184)**	(3,922)
Purchase of financial assets at FVTPL		**(500,983)**	(1,423,945)
Proceeds from sale of financial assets at FVTPL		**163,950**	3,256,165
Purchase of financial assets at FVTOCI		**(7,257,946)**	(19,514,567)
Proceeds from sale of financial assets at FVTOCI		**7,558,852**	5,843,262
Additions to investment properties	10	**(10,359)**	(2,630,331)
Advance for Purchase of properties		**(100,000)**	-
Dividend income received		**112,740**	200,164
Restricted cash and cash equivalents	7	**(488,052)**	(1,395,987)
Net cash used in investing activities		**(522,982)**	(15,669,161)
FINANCING ACTIVITIES			
Due to banks		**(250,996)**	(201,005)
Cash dividend paid		**(1,411)**	(2,407)
Reduction in share capital		**(311)**	(2,379)
Purchase of treasury shares		**(19,757)**	(120,219)
Sale of treasury shares		**-**	511,356
Dividend paid to non-controlling interests		**(65,801)**	(97,468)
Proceeds from borrowings		**954,048**	22,084,453
Repayment of borrowings		**(1,556,442)**	(5,462,881)
Finance costs paid		**(1,011,692)**	(1,126,396)
Net cash (used in) / from financing activities		**(1,952,362)**	15,583,054
Net (decrease) / increase in cash and cash equivalents		**(1,025,898)**	366,740
Foreign currency adjustments		**34,905**	1,316
Cash and cash equivalents at beginning of the period	7	**2,510,165**	3,535,354
Cash and cash equivalents at end of the period	7	**1,519,172**	3,903,410

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

Notes to the interim condensed consolidated financial information

1 Incorporation and activities of the Parent Company

Kuwait Business Town Real Estate Company KPSC (the "Parent Company") was incorporated in Kuwait in 1999 as a limited liability company and was registered as a K.S.C. (Closed) Company on 6 November 2004. The Parent Company's shares were listed in the Kuwait Stock Exchange on 16 December 2008. The Parent Company's registered office is at KBT Tower 28th floor, Khalid Ebn Al Waleed Street, Kuwait.

The principal activities of the Parent Company are:

1. Owning, sale and purchase of real estate and lands and their development for the account of the Company inside and outside the State of Kuwait, as well as management of properties of others without violating the provision and laws stipulated in the existing laws and the probation of trade in private housing and plots as prescribed by these laws.

2 Own, sale and purchase of shares of shares and bonds of real estate entities only for the account of the company inside and outside the State of Kuwait.

3 Preparation of economic feasibility studies and providing consultancy in the real estate fields of all kinds, if only the required conditions are met by the parties that perform such services.

4 Owing, management, leasing and rental of hotels, health clubs and touristic facilities.

5 Carrying out maintenance works, of building and real estate owned by the company and others including maintenance works, execution of civil, mechanical, electrical, elevators and air conditioning works to ensure the protection and safety of buildings.

6 Managing, operating, investing in, renting and leasing hotels, clubs, motels, guest houses, parks. gardens, showrooms, restaurants, cafeterias, housing complexes, touristic and health resort, recreational and athletic projects and stores of all degrees and levels, inclusive of all main and auxiliary services, accompanying facilities and other necessary services.

7 Organizing exhibitions for the Company's real estate projects according to the regulations applicable by the Ministry.

8 Holding real estate auctions according to the regulations applicable by the Ministry.

9 Owning and managing commercial malls and residential complexes.

10 Establishing and managing real estate funds (after the approval of Central Bank of Kuwait).

11 Investing surplus funds available with the Company by investing in financial and real estate portfolios managed by specialized companies and entities.

12 Direct contribution to the development of infrastructure of areas and residential, commercial and industrial projects using Build-Operate-Transfer (BOT) system and management of real estate facilities through BOT system.

13 The company may have all interest in or participate in any manner with entity that carry on business activities similar to its own or which may assist the company in achieving its objects in Kuwait or abroad and it has the right to buy or affiliate with these bodies.

Notes to the interim condensed consolidated financial information (continued)

1 Incorporation and activities of the Parent Company (continued)

Kuwait Business Town Real Estate Company - KPSC ("the Parent Company") and its subsidiaries are collectively referred to as (the "Group") in this interim condensed consolidated financial information.

The interim condensed consolidated financial information of the Group for the six-month period ended 30 June 2026 were authorised for issue in accordance with a resolution of the Parent Company's Board of Directors on 10 August 2026.

2 Basis of presentation

This interim condensed consolidated financial information of the Group for the six-month period ended 30 June 2026 has been prepared in accordance with IAS 34 "Interim Financial Reporting".

The annual consolidated financial statements for the year ended 31 December 2025 were prepared in accordance with the IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB") ("IFRS Accounting Standards").

This interim condensed consolidated financial information is presented in Kuwaiti Dinars ("KD") which is the functional and presentation currency of the Parent Company.

This interim condensed consolidated financial information does not include all information and disclosures required for complete financial statements prepared in accordance with the IFRS Accounting Standards. In the opinion of Parent Company's management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation for the interim condensed consolidated financial information have been included.

Operating 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. For further details, refer to the Group's consolidated financial statements and its related disclosures for the year ended 31 December 2025.

3 Changes in accounting policies

The accounting polices used in the preparation of this interim condensed consolidated financial information are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the amendments to the IFRS Accounting Standards effective as of 1 January 2026 as described in Note 3.1. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

3.1 New and amended IFRS Accounting Standards adopted by the Group

The following amendments were effective for the current period:

IFRS 7 and IFRS 9 Classification and Measurement of Financial Instruments - Amendments

The amendments to IFRS 7 and IFRS 9 addresses three change and are required to apply the amendments retrospectively without restating prior periods to reflect the application of the amendments, but may do so if, and only if, it is possible to do so without the use of hindsight.

Notes to the interim condensed consolidated financial information (continued)

3 Changes in accounting policies (continued)

3.1 New and amended IFRS Accounting Standards adopted by the Group (continued)

IFRS 7 and IFRS 9 Classification and Measurement of Financial Instruments – Amendments (continued)

a) Derecognition of a financial liability settled through electronic transfer whereby entities are permitted to deem a financial liability (or part of it) that will be settled in cash using an electronic payment system to be discharged before the settlement date if specified criteria are met. An entity that elects to apply this derecognition option would be required to apply it to all settlements made through the same electronic payment system.

b) Classification of financial assets based on a) contractual terms that are consistent with basic lending arrangements, b) assets with non-recourse description has been enhanced to include a financial asset has non-recourse features if an entity's ultimate right to receive cash flows is contractually limited to the cash flows generated by specified assets, and c) contractually linked instruments have been clarified, and

c) Disclosures relating to a) financial assets at FVTOCI where entities are required to disclose fair value gain or loss separately for financial assets derecognised in the period and the fair value gain or loss that relates to investments held at the end of the period, and b) contractual terms that could change the timing or amount of contractual cash flows on the occurrence (or non-occurrence) of a contingent event that does not relate directly to changes in a basic lending risks and costs.

The adoption of the amendments did not have a significant impact on the Group's interim condensed consolidated financial information.

Annual Improvements to IFRS Accounting Standards – volume 11
The annual improvement project updates a number of standards primarily providing clarifications and removing inconsistencies.

The adoption of the amendments did not have a significant impact on the Group's interim condensed consolidated financial information.

4 Judgement and estimates

The preparation of interim condensed consolidated financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this interim condensed consolidated financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual audited consolidated financial statements as at and for the year ended 31 December 2025.

Notes to the interim condensed consolidated financial information (continued)

5 Net gain from financial assets at fair value

	Three months ended		Six months ended	
	30 June 2026 (Unaudited) KD	30 June 2025 (Unaudited) KD	**30 June 2026 (Unaudited) KD**	30 June 2025 (Unaudited) KD
Financial assets at fair value through profit or loss:				
Change in fair value	**10,846**	(71,257)	**(107,655)**	(144,888)
Gain on sale	**50,350**	138,597	**50,350**	140,249
Dividend income	**56,096**	192,287	**112,740**	230,744
	117,292	259,627	**55,435**	226,105
Financial assets at fair value through other comprehensive income:				
Loss on sale	-	(25,090)	-	(31,009)
	117,292	234,537	**55,435**	195,096

6 Basic and diluted earnings per share

Basic and diluted earnings per share is calculated by dividing the profit for the period attributable to the owners of the Parent Company by the weighted average number of shares outstanding during the period excluding treasury shares. As there are no dilutive instruments outstanding, basic and diluted earnings per share are identical.

	Three months ended		Six months ended	
	30 June 2026 (Unaudited) KD	30 June 2025 (Unaudited) KD	**30 June 2026 (Unaudited) KD**	30 June 2025 (Unaudited) KD
Profit for the period attributable to the owners of the Parent Company (KD)	**265,385**	446,753	**493,537**	178,219
Weighted average number of the outstanding shares (excluding treasury shares) (share)	**597,907,120**	597,328,729	**598,019,354**	596,273,042
Basic and diluted earnings per share	**0.44 Fils**	0.75 Fils	**0.83 Fils**	0.30 Fils

Notes to the interim condensed consolidated financial information (continued)

7 Cash and cash equivalents

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Cash and bank balances	**2,503,345**	2,984,857	3,096,124
Term deposits – 1 to 3 months	**-**	122,360	978,560
Cash in managed portfolios	**453,736**	352,805	1,853,675
Cash and cash equivalents for the interim condensed consolidated statement of financial position	**2,957,081**	3,460,022	5,928,359
Less: pledged cash and cash equivalents (note 7.1)	**(1,437,909)**	(949,857)	(2,024,949)
Cash and cash equivalents for the interim condensed consolidated statement of cash flows	**1,519,172**	2,510,165	3,903,410

7.1 Pledged cash and cash equivalents represent bank balances and cash in managed portfolios pledged as collateral against certain borrowings (note 13).

8 Financial assets at fair value through profit or loss

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Quoted equity securities	**490,115**	132,304	338,608
Unquoted equity securities	**11,995,882**	12,094,667	12,064,523
Managed portfolios	**2,384,118**	2,363,416	2,446,400
	14,870,115	14,590,387	14,849,531

Financial assets at fair value through profit or loss with a carrying amount of KD10,720,458 (31 December 2025: KD10,798,705 and 30 June 2025: KD9,517,562) are pledged against certain borrowings (note 13).

The hierarchy for determining and disclosing the fair values of financial instruments is presented in note 17.

9 Financial assets at fair value through other comprehensive income

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Quoted equity securities	**18,757,251**	16,245,601	15,001,685
Unquoted equity securities	**26,385,398**	26,439,733	25,127,472
Debt instruments	**4,027,024**	2,622,527	6,797,598
	49,169,673	45,307,861	46,926,755

Debt instruments represent investment in bonds/sukuk carrying annual interest/profit rate of 8% (31 December 2025: 8% and 30 June 2025: 7.25% - 8%).

Financial assets at fair value through other comprehensive income with an aggregate carrying value of KD44,036,562 (31 December 2025: KD39,497,163 and 30 June 2025: KD43,373,456) are pledged against certain borrowings (note 13).

The hierarchy for determining and disclosing the fair values of financial instruments is presented in note 17.

Notes to the interim condensed consolidated financial information (continued)

10 Investment properties

The movement in investment properties during the period/year is as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
At 1 January	**51,119,437**	43,468,999	43,468,999
Additions	**10,359**	2,648,873	2,630,331
Change in fair value	**-**	3,646,210	-
Foreign currency translation adjustments	**(143,492)**	1,355,355	1,767,448
	50,986,304	51,119,437	47,866,778

Investment properties with a carrying value of KD47,750,409 (31 December 2025: KD47,883,542 and 30 June 2025 KD47,866,778) are pledged against certain borrowings and due to banks (notes 13 and 14).

11 Investment in associates and joint venture

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Investment in associates	**4,555,026**	4,455,877	4,472,223
Investment in joint venture	**10,827,502**	10,766,590	10,871,425
	15,382,528	15,222,467	15,343,648

The Group's investment in associates with a carrying value of KD3,493,629 (31 December 2025: KD3,369,404 and 30 June 2025: KD3,451,935) is pledged against certain borrowings (note 13).

The movement in investment in associates and joint venture during the period / year is as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Balance beginning of the period / year	**15,222,467**	15,617,603	15,617,603
Share of results	**5,555**	(269,238)	(179,910)
Share of other comprehensive income / (loss)	**109,220**	(124,108)	(99,262)
Foreign currency translation adjustments	**45,286**	(1,790)	5,217
Balance at the end of the period / year	**15,382,528**	15,222,467	15,343,648

Notes to the interim condensed consolidated financial information (continued)

12 Treasury shares

	30 June 2026 (Unaudited)	31 Dec. 2025 (Audited)	30 June 2025 (Unaudited)
Number of shares	**260,000**	-	-
Percentage of issued shares	**0.043%**	-	-
Market value (KD)	**20,358**	-	-
Cost (KD)	**19,757**	-	-

Reserves of the Parent Company equivalent to the cost of treasury shares have been earmarked as non-distributable.

13 Borrowings

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Term loans (13.1)	**2,032,140**	2,018,940	2,629,880
Islamic financing facilities, gross	**66,839,608**	66,487,099	69,823,233
Less: deferred costs	**(1,544,631)**	(468,530)	(1,745,717)
Islamic financing facilities, net (13.2)	**65,294,977**	66,018,569	68,077,516
Total borrowing, net	**67,327,117**	68,037,509	70,707,396

The borrowings are due for repayment as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Within one year	**65,294,977**	66,018,569	55,131,963
Over one year	**2,032,140**	2,018,940	15,575,433
	67,327,117	68,037,509	70,707,396

13.1 Term loans represent the following:

- Term loan obtained from a foreign financial institution of USD6.6 million, carrying an interest rate of 2.62% per annum and repayable in one instalment on 30 April 2030. The amount outstanding at the reporting date is KD2,032,140.

13.2 Islamic financing represents the following:

- Murabaha facility of GBP32.340 million obtained from a foreign bank, carrying a profit rate of 2.71% per annum and is repayable on 14 July 2026. The amount outstanding at the reporting date is KD13,177,238. Subsequent to the reporting date, the facility was renewed with a profit rate of 6.21% per annum and a maturity date of 14 July 2027.
- Revolving murabaha facilities obtained from a local bank having a limit of KD55 million, carry a profit rate of 1% per annum over CBK discount rate and repayable within one year of the reporting date. The amount outstanding at the reporting date is KD52,117,739.

Borrowings are secured by pledge of certain cash and cash equivalents, financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties and investment in associates (notes 7,8,9,10 and 11) and mortgage of local quoted securities owned by a related party.

Notes to the interim condensed consolidated financial information (continued)

14 Due to banks

Due to banks represents bank overdraft facility having a limit of USD10.5 million from a foreign bank and carry annual interest rate of 2% above 1-month SOFR. The amount outstanding at the reporting date amounted to KD2,789,090. The facility is secured by first degree mortgage of certain investment properties (note 10) and assignment of rental income from these properties in favour of the bank. The facility agreement expires on 31 October 2026.

15 Annual general assembly

The Annual General Assembly of shareholders held on 7 May 2026 approved the consolidated financial statements for the year ended 31 December 2025 and directors proposal not to distribute dividends for the year then ended (2024: cash dividends of 3 Fils per share and 4% bonus share). Furthermore, the general assembly approved not to distribute directors' remuneration for the year ended 31 December 2025 (2024: KD21,000).

16 Related party transactions

Related parties represent the major shareholders, associates and joint venture, directors, entities under common control and key management personnel of the Group and companies in which directors and key management personnel of the Group are principal owners or over which they are able to exercise significant influence or joint control. Pricing policies and terms of these transactions are approved by the Group's management.

Details of significant related party balances and transactions are as follows:

Balances and transactions included in the interim condensed consolidated statement of financial position:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Accounts receivable and other assets	**447,625**	459,381	959,022
Accounts payable and other liabilities	**166,000**	208,836	740,124
Acquiring additional interest in a subsidiary	**-**	1,074,500	1,074,500

Transactions included in the interim condensed consolidated statement of profit or loss:

	Three months ended		Six months ended	
	30 June 2026 (Unaudited) KD	30 June 2025 (Unaudited) KD	**30 June 2026 (Unaudited) KD**	30 June 2025 (Unaudited) KD
Dividend income	**63,603**	111,565	**63,603**	111,565
General and administrative expenses	**(35,643)**	(33,475)	**(67,955)**	(114,060)
Finance costs	**-**	(24,972)	**-**	(84,958)
Key management compensation:				
Salaries and short-term benefits	**33,847**	68,949	**100,662**	171,553
Employees' end of service benefits	**3,367**	13,472	**14,037**	19,976
	37,214	82,421	**114,699**	191,529

Notes to the interim condensed consolidated financial information (continued)

17 Fair value measurement

Fair value represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Financial assets:			
At amortised cost:			
Cash and cash equivalents	**2,957,081**	3,460,022	5,928,359
Accounts receivable and other assets	**2,190,424**	1,517,759	2,318,326
At fair value:			
Financial assets at fair value through profit or loss	**14,870,115**	14,590,387	14,849,531
Financial assets at fair value through other comprehensive income	**49,169,673**	45,307,861	46,926,755
	69,187,293	64,876,029	70,022,971
Financial liabilities:			
At amortised cost:			
Provision for employees' end of service benefits	**235,980**	254,280	285,928
Accounts payable and other liabilities	**3,543,731**	3,007,936	4,241,147
Borrowings	**67,327,117**	68,037,509	70,707,396
Due to banks	**2,789,090**	3,020,770	3,226,010
	73,895,918	74,320,495	78,460,481

Management considers that the carrying amounts of loans and receivable and financial liabilities, which are stated at amortised cost, approximate their fair values.

The level within which the financial asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

Notes to the interim condensed consolidated financial information (continued)

17 Fair value measurement (continued)

The financial assets and liabilities measured at fair value on a recurring basis in the interim condensed statement of consolidated financial position are grouped into the fair value hierarchy as follows:

	Level 1	Level 2	Level 3	Total
	KD	KD	KD	KD
30 June 2026 (Unaudited)				
Financial assets at fair value through profit or loss:				
Quoted equity securities	**490,115**	**-**	**-**	**490,115**
Unquoted equity securities	**-**	**8,336,340**	**3,659,542**	**11,995,882**
Managed portfolio	**-**	**2,384,118**	**-**	**2,384,118**
Financial assets at fair value through other comprehensive income:				
Quoted equity securities	**18,757,251**	**-**	**-**	**18,757,251**
Unquoted equity securities	**-**	**24,693,197**	**1,692,201**	**26,385,398**
Debt securities	**-**	**4,027,024**	**-**	**4,027,024**
	19,247,366	**39,440,679**	**5,351,743**	**64,039,788**
31 December 2025 (Audited)				
Financial assets at fair value through profit or loss:				
Quoted equity securities	132,304	-	-	132,304
Unquoted equity securities	-	8,435,290	3,659,377	12,094,667
Managed portfolio	-	2,363,416	-	2,363,416
Financial assets at fair value through other comprehensive income:				
Quoted equity securities	16,245,601	-	-	16,245,601
Unquoted equity securities	-	24,747,532	1,692,201	26,439,733
Debt securities	-	2,622,527	-	2,622,527
	16,377,905	38,168,765	5,351,578	59,898,248
30 June 2025 (Unaudited)				
Financial assets at fair value through profit or loss:				
Quoted equity securities	338,608	-	-	338,608
Unquoted equity securities	-	8,386,453	3,678,070	12,064,523
Managed portfolio	-	2,446,400	-	2,446,400
Financial assets at fair value through other comprehensive income:				
Quoted equity securities	15,001,685	-	-	15,001,685
Unquoted equity securities	-	23,544,085	1,583,387	25,127,472
Debt securities	-	6,797,598	-	6,797,598
	15,340,293	41,174,536	5,261,457	61,776,286

There have been no transfers between levels during the reporting year/period.

The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared to the previous reporting year/period.

Notes to the interim condensed consolidated financial information (continued)

17 Fair value measurement (continued)

Level 3 fair value measurements

The Group's measurement of financial assets and liabilities classified in level 3 uses valuation techniques inputs that are not based on observable market date. The financial instruments within level 3 can be reconciled from beginning to ending balances as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Opening balance	**5,351,578**	5,917,351	5,917,351
Disposals	**-**	(655,663)	(655,663)
Change in fair value	**165**	89,890	(231)
Closing balance	**5,351,743**	5,351,578	5,261,457

18 Segmental information

The Group is divided into operating segments for managing its various business activities. The Group operates mainly in Kuwait, United Arab Emirates, Europe and USA. For the purpose of analysing the major segments, the Group's management allocated its business and services into the following operating segments:

- Investing activities comprise participation in financial and real estate funds and managing the Group's liquidity requirements.
- Real estate activities comprise investment, managing real estate and construction or development of real estate for the sale in the ordinary course of business and other related real estate services.

There are no inter-segmental transactions. The following segments are reported in a manner that is more consistent with internal reporting providing to the chief operating decision maker.

	Investment KD	**Real estate KD**	**Total KD**
Three months ended 30 June 2026 (Unaudited)			
Segment revenue	**779,883**	**1,059,521**	**1,839,404**
Segment results	**716,825**	**(395,720)**	**321,105**
Six months ended 30 June 2026 (Unaudited)			
Segment revenue	**1,458,876**	**2,030,723**	**3,489,599**
Segment results	**1,361,476**	**(750,145)**	**611,331**
Segment assets	**80,676,721**	**54,968,470**	**135,645,191**
Segment liabilities	**47,139**	**73,848,779**	**73,895,918**

Notes to the interim condensed consolidated financial information (continued)

18 Segmental information (continued)

	Investment KD	Real estate KD	Total KD
Three months ended 30 June 2025 (Unaudited)			
Segment revenue	936,652	969,286	1,905,938
Segment results	864,078	(338,135)	525,943
Six months ended 30 June 2025 (Unaudited)			
Segment revenue	1,245,019	1,798,292	3,043,311
Segment results	1,007,856	(764,345)	243,511
Segment assets	80,636,432	52,712,726	133,349,158
Segment liabilities	54,396	78,406,085	78,460,481

19 Comparative figures

Certain comparative figures have been reclassified to be consistent with the presentation of interim condensed consolidated financial information for the current period. This reclassification did not have any impact on the total assets, total equity and results for the comparative period/year.

20 Capital commitments

At the date of interim condensed consolidated financial information, the Group had capital commitments amounting to KD4,000,000 for purchase of investment properties.

21 Geopolitical developments

Management has considered the ongoing geopolitical developments in the Middle East and any other relevant market or economic developments. Based on the information available to date, these events have not had a material impact on the Group or on the fair value of its investments, nor has the management identified any other subsequent events or transactions that would require adjustment to, or disclosure in, this interim condensed consolidated financial information. Management continues to monitor the situation and its potential implications for the Group as it evolves.

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