Kuwait Resorts Company K.P.S.C.
And its Subsidiary
State of Kuwait

Interim Condensed Consolidated Financial Information
And review report
For the six months ended 30 June 2026
(Unaudited)

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Kuwait Resorts Company K.P.S.C.
State of Kuwait

Report on Review of Interim Condensed Consolidated Financial Information to the Board of Directors

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Kuwait Resorts Company K.P.S.C. (the "Parent Company") and its subsidiary (together referred to as the "Group") as at 30 June 2026 and the related interim condensed consolidated statements of income, comprehensive income for three month and six month periods then ended, and the related interim condensed consolidated statements of changes in equity and cash flows for the six-months period then ended. Management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with IAS 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 the 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

Furthermore, 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, we have not become aware of any violations of the Companies Law No. 1 of 2016, the Executive Regulation, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, during the six-months period ended 30 June 2026 that might have had a material effect on the business of the Parent Company or on its financial position.

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

Ali Bader Al-Wazzan
License No. 246 A
Deloitte & Touche - Al-Wazzan & Co.

Kuwait, 11 August 2026

Kuwait Resorts Company K.P.S.C.
And its Subsidiary
State of Kuwait

Interim Condensed Consolidated Statement of Financial Position as at 30 June 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars)

	Note	30 June 2026 (Unaudited)	31 December 2025 (Audited)	30 June 2025 (Unaudited)
Assets				
Non-current assets				
Property, plant and equipment		5,114	6,016	6,101
Investment properties	5	7,069,112	7,011,719	6,955,504
Investment in associates		902,666	901,835	906,866
Investments at fair value through OCI	6	31,300,255	31,396,012	28,532,802
		39,277,147	39,315,582	36,401,273
Current assets				
Receivables and other debit balances	7	424,879	328,279	1,074,472
Cash and cash equivalents	8	147,563	428,722	555,100
		572,442	757,001	1,629,572
Total assets		39,849,589	40,072,583	38,030,845
Equity and liabilities				
Equity				
Share capital	9	21,021,809	21,021,809	21,021,809
Statutory reserve		4,252,738	4,252,738	4,136,700
Treasury shares	10	(85,524)	(316,456)	(316,456)
Treasury share reserve		64,248	64,248	64,248
Fair value reserve		7,587,988	8,296,978	7,173,734
Foreign currency translation reserve		(158,257)	(216,809)	(218,649)
Retained earnings		4,680,197	5,061,836	4,831,493
		37,363,199	38,164,344	36,692,879
Liabilities				
Non-current liabilities				
Provision for employees' end of service indemnity		160,593	134,447	107,868
Current liabilities				
Due to banks	11	1,800,000	1,150,000	600,000
Payables and other credit balances	12	525,797	623,792	630,098
		2,325,797	1,773,792	1,230,098
Total liabilities		2,486,390	1,908,239	1,337,966
Total equity and liabilities		39,849,589	40,072,583	38,030,845

The accompanying notes form an integral part of this interim condensed consolidated financial information.

Adwan Mohammad Al-Adwani
Chairman

Ibrahim Mohamed Al-Ghanim
Vice Chairman and CEO

Kuwait Resorts Company K.P.S.C.
And its Subsidiary
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Interim Condensed Consolidated Statement of Income for the six-months ended 30 June 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars)

	Note	Three months ended 30 June		Six months ended 30 June	
		2026 (Unaudited)	**2025 (Unaudited)**	**2026 (Unaudited)**	**2025 (Unaudited)**
Cash dividend from investments at fair value through other comprehensive income		503,797	572,195	764,517	801,807
Other income		79,756	(2,354)	80,928	230,896
General and administrative expenses		(106,557)	(112,887)	(206,765)	(212,097)
Finance costs		(21,069)	(5,264)	(38,865)	(5,264)
Profit before statutory contributions		455,927	451,690	599,815	815,342
Contribution to KFAS		(4,103)	(4,065)	(5,398)	(7,338)
National Labor Support Tax		(5,970)	(6,357)	(9,892)	(15,593)
Zakat expense		(982)	2,306	(1,187)	(2,581)
Net profit for the period		444,872	443,574	583,338	789,830
Earnings per share (fils)	13	2.16	2.18	2.84	3.93

The accompanying notes form an integral part of this interim condensed consolidated financial information.

Kuwait Resorts Company K.P.S.C.
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Interim Condensed Consolidated Statement of Comprehensive Income for the six-months ended 30 June 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars)

	Three months ended 30 June		Six months ended 30 June	
	2026 (Unaudited)	**2025 (Unaudited)**	**2026 (Unaudited)**	**2025 (Unaudited)**
Net profit for the period	444,872	443,574	583,338	789,830
Other comprehensive (loss)/ income				
Items that may not be reclassified subsequently to the interim condensed consolidated statement of income				
Change in investments at fair value through other comprehensive income	1,053,869	1,869,550	(708,990)	3,699,299
Items that may be reclassified subsequently to the interim condensed consolidated statement of income				
Exchange differences on translation of foreign operations	22,241	(71,248)	58,552	(64,486)
Other comprehensive (loss)/ income for the period	1,076,110	1,798,302	(650,438)	3,634,813
Total comprehensive (loss)/ income for the period	1,520,982	2,241,876	(67,100)	4,424,643

The accompanying notes form an integral part of this interim condensed consolidated financial information.

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Interim Condensed Consolidated Statement of Changes in Equity for the six-months ended 30 June 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars)

	Share capital	Statutory reserve	Treasury shares	Treasury share reserve	fair value reserve	Foreign currency translation reserve	Retained earnings	Total
Balance as at 1 January 2025	21,021,809	4,136,700	(602,080)	-	3,473,863	(154,163)	4,916,500	32,792,629
Net profit for the period	-	-	-	-	-	-	789,830	789,830
Other comprehensive income for the period	-	-	-	-	3,699,299	(64,486)	-	3,634,813
Transfer to retained earnings on disposal of investments at fair value through other comprehensive income	-	-	-	-	572	-	(572)	-
Cash dividends (Note 14)	-	-	-	-	-	-	(596,510)	(596,510)
Dividends in kind from treasury shares (Note 14)	-	-	277,755	-	-	-	(277,755)	-
Purchase of treasury shares	-	-	(46,950)	-	-	-	-	(46,950)
Sale of treasury shares	-	-	54,819	64,248	-	-	-	119,067
Balance as at 30 June 2025	21,021,809	4,136,700	(316,456)	64,248	7,173,734	(218,649)	4,831,493	36,692,879
Balance as at 1 January 2026	21,021,809	4,252,738	(316,456)	64,248	8,296,978	(216,809)	5,061,836	38,164,344
Net profit for the period	-	-	-	-	-	-	583,338	583,338
Other comprehensive (loss)/income for the period	-	-	-	-	(708,990)	58,552	-	(650,438)
Cash dividends (Note 14)	-	-	-	-	-	-	(716,321)	(716,321)
Dividends in kind from treasury shares (Note 14)	-	-	248,656	-	-	-	(248,656)	-
Purchase of treasury shares	-	-	(17,724)	-	-	-	-	(17,724)
Balance as at 30 June 2026	21,021,809	4,252,738	(85,524)	64,248	7,587,988	(158,257)	4,680,197	37,363,199

The accompanying notes form an integral part of this interim condensed consolidated financial information.

Kuwait Resorts Company K.P.S.C.
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Interim Condensed Consolidated Statement of Cash Flows for the six-months ended 30 June 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars)

	Note	Six months ended 30 June	
		2026 (Unaudited)	**2025 (Unaudited)**
Cash flows from operating activities			
Net profit for the period		583,338	789,830
Adjustment for:			
Depreciation		1,022	758
Cash dividend from investments at fair value through other comprehensive income		(764,517)	(801,807)
Finance costs		38,865	5,264
Provision for employees' end of service indemnity		26,146	22,526
		(115,146)	16,571
Changes in working capital			
Receivables and other debit balances	7	(14,709)	(9,819)
Payables and other credit balances	12	(99,375)	(423,760)
Net cash used in operating activities		(229,230)	(417,008)
Cash flows from investing activities			
Paid for purchase of property, plant and equipment		(120)	(2,604)
Advances paid for purchase of equity investments		(81,891)	(1,001,000)
Purchase of Investments at fair value through OCI		(614,000)	-
Cash dividends received		764,517	801,807
Proceeds from sale of Investments at fair value through OCI		767	2,531
Net generated from/ (used in) investing activities		69,273	(199,266)
Cash flows from financing activities			
Cash dividend Paid		(716,321)	(596,510)
Purchase of treasury shares		(17,724)	(46,950)
Sale of treasury shares		-	119,067
Proceeds from bank borrowings		650,000	600,000
Finance costs paid		(37,485)	(5,264)
Net cash (used in)/ generated from financing activities		(121,530)	70,343
Net (decrease)/ increase in cash and cash equivalents		(281,487)	(545,931)
Effects of foreign currency translation		328	-
Cash and cash equivalents at the beginning of the period		428,722	1,101,031
Cash and cash equivalents at the end of the period	8	147,563	555,100

The accompanying notes form an integral part of this interim condensed consolidated financial information.

1. Incorporation and activities

Kuwait Resorts Company is a Kuwaiti Shareholding Company (Public) "the Parent Company" - Kuwait established in Kuwait, under article of incorporation No. 4179 dated 7 August 2002 and registered in the commercial register under No. 91093 dated 22 September 2002.

The registered office of the Parent Company is at P.O. Box No. 7887, Fahaheel 64009, State of Kuwait.

The Parent Company's objectives are as follows:

1- Purchase and rent equipment, machines, catering and consumables that serve the Company's objectives.
2- Owning, selling and acquiring real estate and lands and developing them in the Company's favor, inside and outside Kuwait, also managing others' properties, without violating the laws relating to private residential houses.
3- Owning, selling and acquiring real estate company's shares and bonds only in favor of the Company inside and outside Kuwait.
4- Preparing studies and providing consultations in the field of real estate.
5- Owning and managing hotels, gyms and touristic facilities and renting them.
6- Conducting maintenance activities relating to buildings and real estates owned by the Company including civil, mechanic and electrical works and elevators and air condition maintenance that maintain safety of the buildings.
7- Managing, operating, investing and renting all kind of hotels, clubs, motels, rest houses, resorts, parks, exhibitions, restaurants, cafeterias, residential compounds, health and touristic resorts, entertaining and sport projects and shops including all basic and supporting services and facilities.
8- Organizing real estate exhibitions relating to the Company's real estate projects according to rules and practices in the ministry.
9- Conducting real estate auctions according to rules and practices in the ministry.
10- Owning and managing commercial complexes and residential compounds.
11- Investing the surplus funds in investment and real estate portfolios managed by specialized companies.

The Company conducts the above mentioned activities inside and outside Kuwait by itself or through agent.

The Company can incorporate, acquire interest or participate in all means with corporations with similar activities or assist in achieving the Company's objectives inside and outside Kuwait.

The activities of the Parent Company are carried out in accordance with Noble Islamic Sharia principles.

The Parent Company was listed on the Kuwait Stock Exchange on 21 July 2007.

The interim condensed consolidated financial information for the Group includes the financial information of the Parent Company and its wholly owned subsidiary Bahraini Resort Company W.L.L., together referred as "The Group". The subsidiary has been consolidated based on management accounts as at 30 June 2026.

The Parent Company's shareholders approved the consolidated financial statements for the year ended 31 December 2025 at the annual general assembly meeting held on 14 April 2026 (Note 14).

The interim condensed consolidated financial information for the six months ended 30 June 2026 was authorized for issue by the board of directors of the Parent Company on 11 August 2026.

2. Basis of preparation and significant accounting policies

2.1 Basis of preparation

This interim condensed consolidated financial information has been prepared in accordance with International Accounting Standard No. (34), "Interim Financial Reporting".

The interim condensed consolidated financial information does not include all information and disclosures required for complete consolidated financial statements in accordance with International Financial Reporting Standards.

In the management's opinion, all necessary adjustments, including recurring accruals have been included in the interim condensed consolidated financial information for fair presentation. The operating results for the period ended 30 June 2026 are not necessarily indicative of results that may be expected for the year ending 31 December 2026. For further information, it is possible to refer to the consolidated financial statements and its related notes for the year ended 31 December 2025.

2.2 Significant accounting policies

The accounting policies used in the preparation of this interim condensed consolidated financial information are consistent with those used in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025. Amendments to IFRSs which are effective for annual accounting period starting from 1 January 2026 did not have any material impact on the accounting policies, consolidated financial position, or performance of the Group.

3. Fair value estimation

The fair values of financial assets and financial liabilities are determined as follows:

- Level 1: Quoted prices in active markets for quoted financial instruments.
- Level 2: Quoted prices in an active market for similar instruments. Quoted prices for identical assets or liabilities in market that is not active. Inputs other than quoted prices that are observable for assets and liabilities.
- Level 3: Valuation methods in which the inputs that are not based on any comparative market data.

The table below gives information about how the fair values of the significant financial assets and liabilities are determined:

Financial assets	Fair value as at			Fair value hierarchy	Valuation technique(s) and Key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	30/06/2026 (Unaudited)	31/12/2025 (Audited)	30/06/2025 (Unaudited)				
	Investments at fair value through OCI						
Quoted Shares	15,115,783	15,596,758	14,465,942	1	Last bid price	-	-
Unquoted shares	8,533,191	8,427,835	7,368,570	3	Adjusted book value	Adjusted carrying amount	The higher discount rate and market risk results in lower fair value
Investment Funds	7,651,281	7,371,419	6,698,290	3	The lower of net Assets Value and portfolio manager	-	-

Reconciliation of Level 3 fair value measurements

	Unquoted investments		
	30 June 2026 (Unaudited)	**31 December 2025 (Audited)**	**30 June 2025 (Unaudited)**
Balance as at beginning period/ year	15,799,254	13,987,984	13,987,984
Change in fair value	(228,782)	46,550	79,641
Additions	614,000	1,766,250	-
Disposals	-	(1,530)	(765)
Balance as at ending period/ year	16,184,472	15,799,254	14,066,860

The fair values of other financial assets and financial liabilities which are not measured at fair value on ongoing basis equal approximately their carrying values.

Impact of geopolitical developments

In the light of the ongoing escalating conflict in the Middle East and the associated uncertainty around its potential impact on economic activity, inflation and market conditions, management acknowledges that this matter may require revision of certain assumptions and estimates in preparing these interim condensed consolidated financial statements in future reporting periods, related to the fair valuation of assets that are measured at fair value, if the conflict prolonged. However, at this stage Management is unable to reliably estimate any potential impact.

4. Estimates

The preparation of interim condensed consolidated financial information requires management to make judgments, 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 judgments 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 consolidated financial statements for the year ended 31 December 2025.

5. Investment properties

	30 June 2026 (Unaudited)	31 December 2025 (audited)	30 June 2025 (Unaudited)
Balance as at beginning period/ year	7,011,719	7,019,303	7,019,303
Change in fair value	-	54,164	-
Foreign currency translation adjustments	57,393	(61,748)	(63,799)
Balance as at ending period/ year	7,069,112	7,011,719	6,955,504

6. Investments at fair value through OCI

	30 June 2026 (Unaudited)	31 December 2025 (audited)	30 June 2025 (Unaudited)
Quoted investments	15,115,783	15,596,758	14,465,942
Unquoted investments	8,533,191	8,427,835	7,368,570
Investments in funds	7,651,281	7,371,419	6,698,290
	31,300,255	31,396,012	28,532,802

Investments at fair value through OCI include investments in related entities. (Note 15).

Investments at fair value through OCI include investments with total carrying value of KD 13,771,100 pledged to local banks as of 30 June 2026 (KD 14,210,000 - 31 December 2025, KD 13,160,000 - 30 June 2025) against facilities granted to the Group.

7. Receivables and other debit balances

	30 June 2026 (Unaudited)	31 December 2025 (audited)	30 June 2025 (Unaudited)
Prepayments	15,328	2,750	14,360
Advance payments to purchase investments	343,511	261,620	1,001,000
Other receivables	66,040	63,909	59,112
	424,879	328,279	1,074,472

8. Cash and cash equivalents

	30 June 2026 (Unaudited)	31 December 2025 (audited)	30 June 2025 (Unaudited)
Cash in hand	120	120	120
Cash at banks and portfolios	147,443	428,602	554,980
	147,563	428,722	555,100

9. Share Capital

The authorized, issued and paid-up capital of the Parent Company amounting to KD 21,021,809 comprises of 210,218,085 shares of 100 fils each as of 30 June 2026, 31 December 2025 and 30 June 2025.

10. Treasury shares

	30 June 2026 (Unaudited)	31 December 2025 (audited)	30 June 2025 (Unaudited)
Number of shares (share)	437,930	5,416,529	5,416,529
Percentage of issued shares (%)	0.21	2.58	2.58
Market value (KD)	54,741	671,650	709,565

On 14 April 2026, the General Assembly Meeting of the shareholders approved distribution of 2.5 bonus shares for each 100 shares from treasury shares (3 bonus shares for each 100 shares from treasury shares -2024). The Parent Company distributed the treasury shares during the period and has recorded the transaction at the weighted average cost of repurchase.

The Parent Company is committed to maintain reserves and retained earnings equivalent to the treasury shares throughout the period, in which they are held by the Parent Company, pursuant to the relevant instructions of the regulatory authorities.

11. Due to banks

The Group availed a short-term facility of KD 1,800,000 with a local financial institution with effective interest rate of 4.75%. The facility is secured by Investments at fair value through OCI (Note 6). The balance outstanding as of 30 June 2026 amounted to KD 1,800,000.

12. Payables and other credit balances

	30 June 2026 (Unaudited)	31 December 2025 (audited)	30 June 2025 (Unaudited)
Accrued expenses and leave	307,510	372,887	406,240
Contribution to KFAS	5,408	10,443	7,338
Dividends payables	46,973	41,955	43,519
Others	165,906	198,507	173,001
	525,797	623,792	630,098

13. Earnings per share

Earnings per share is computed by dividing net profit for the period by the weighted average number of ordinary shares outstanding, which is determined based on number of issued capital shares outstanding during the period, taking into account treasury shares, as follows:

	Three months ended 30-Jun		Six months ended 30-Jun	
	2026 (Unaudited)	2025 (Unaudited)	2026 (Unaudited)	2025 (Unaudited)
Net profit for the period (KD)	444,872	443,574	583,338	789,830
Weighted average number of outstanding shares during the period after deduction of treasury shares (shares)	205,988,668	203,883,863	205,398,391	201,058,637
Earnings per share (fils)	2.16	2.18	2.84	3.93

Earnings per share for the current period has been calculated taking into consideration the effect of bonus share distributed from treasury shares during the period (Note 14).

14. Dividends

On 14 April 2026, the General Assembly Meeting of the shareholders has approved the consolidated financial statements for the year ended 31 December 2025 and approved distribution of cash dividends of 3.5 fils per share and distribution of 2.5 bonus shares for each 100 shares from treasury shares (distribution of cash dividends of 3 fils per share and distribution of 3 bonus shares for each 100 share from treasury shares -2024).

15. Related party transactions

Related parties comprise of the Parent Company's shareholders who are members in the board of directors, major shareholders, and key management personnel. In the ordinary course of business, the Group entered into transactions with related parties during the period. The following are the transactions and balances resulted from these transactions included in the interim condensed consolidated financial information:

	30 June 2026 (Unaudited)	31 December 2025 (audited)	30 June 2025 (Unaudited)
Balances			
Investments at FVOCI	22,006,332	21,009,874	19,623,670

	Six months ended 30 June	
	2026 (Unaudited)	2025 (Unaudited)
Key management compensation		
Salaries and other short term employee benefits	97,395	95,947
Post-employment benefits	24,787	20,962
Transactions		
Rental expenses	8,418	6,834
Dividend received	504,299	579,236

16. Segment reporting

The Group is organized into two major operating segments; financial investment and real estate. The segments results are reported to senior executive management. Further, Group's operating results, assets and liabilities are reported according to geographical areas in which it operates. Revenue, profits, assets and liabilities are measured according to the same accounting bases followed in preparation of consolidated financial statements. Segment analysis in line with internal reports submitted to senior executive management is as follows:

	30 June 2026 (Unaudited)			30 June 2025 (Unaudited)		
	Financial Investment	Real Estate	Total	Financial Investment	Real Estate	Total
Revenues	765,075	-	765,075	801,807	-	801,807
Expenses	-	-	-	-	-	-
Segments results	765,075	-	765,075	801,807	-	801,807
Other income	-	79,766	79,766	5,595	225,301	230,896
Unallocated expenses	(38,261)	(223,242)	(261,503)	(5,264)	(237,609)	(242,873)
Net profit/(loss) for the period	726,814	(143,476)	583,338	802,138	(12,308)	789,830
Segments assets	31,300,255	8,549,334	39,849,589	29,533,802	8,497,043	38,030,845
Segments liabilities	1,800,000	686,390	2,486,390	600,000	737,966	1,337,966

Geographic distribution

	30 June 2026 (Unaudited)					30 June 2025 (Unaudited)				
	State of Kuwait	GCC	USA	Europe	Total	State of Kuwait	GCC	USA	Europe	Total
Segment revenue	507,857	738	240,009	16,471	765,075	579,236	-	200,659	21,912	801,807
Segment expenses	(219,782)	(2,856)	(38,865)	-	(261,503)	(242,262)	(611)	-	-	(242,873)
Other income	-	79,766	-	-	79,766	121,162	109,734	-	-	230,896
Net profit for the period	288,075	77,648	201,144	16,471	583,338	458,136	109,123	200,659	21,912	789,830
Segments assets	23,862,078	8,336,227	7,366,092	285,192	39,849,589	22,140,728	9,191,827	6,237,233	461,057	38,030,845
Segments liabilities	2,486,390	-	-	-	2,486,390	1,337,966	-	-	-	1,337,966