AL-TIJARIA التجارية
The Commercial Real Estate Co. K.P.S.C. الشركة التجارية العقارية ش.م.ك.ع

The Commercial Real Estate Co. K.P.S.C
الشركة التجارية العقارية ش.م.ك.ع

OUT(2129)12082026

Date: 12/8/2026

To: Boursa Kuwait Company

Dear Sirs,

Subject: The Commercial Real Estate Company (K.P.S.C) Analyst/Investor Conference Presentation for Q2 of 2026

In reference to the above subject, and to ensure that The Commercial Real Estate Company (K.P.S.C) is complying with the requirements of article (7-8-1/3), of the Boursa Kuwait rule book issued via resolution No. (1) of year 2018, kindly be informed that the analyst/investor conference was conducted through (Live Webcast) at 1:30 PM on Wednesday, August 12, 2026.

Kindly note that no material information has been discussed during the conference. Please find attached the analyst/investors conference presentation for Q2 of 2026.

The Commercial Real Estate Company shall disclose the minutes of the analyst/investor conference within 3 working days post the date of the conference.

Sincerely Yours,

التاريخ: 2026/8/12

السادة / شركة بورصة الكويت المحترمين

تحية طيبة وبعد،

الموضوع: العرض التقديمي لمؤتمر المحللين / المستثمرين للشركة التجارية العقارية (ش.م.ك.ع) للربع الثاني من عام 2026

بالإشارة إلى الموضوع أعلاه، وحرصاً من الشركة التجارية العقارية (ش.م.ك.ع) على الإلتزام بمتطلبات المادة (7-8-1/3) من كتاب قواعد البورصة الصادرة بموجب القرار رقم (1) لسنة 2018، نود أن نحيطكم علماً بأن مؤتمر المحللين / المستثمرين قد إنعقد عن طريق بث مباشر على (Live Webcast) في تمام الساعة 1:30 ظهراً من اليوم الاربعاء الموافق 2026/8/12.

كما يرجى العلم بأنه لم يتم تداول أي معلومة جوهرية خلال المؤتمر، وتجدون مرفق لكم العرض التقديمي لمؤتمر المحللين/المستثمرين عن الربع الثاني من عام 2026.

وسوف تقوم الشركة التجارية العقارية بالإفصاح عن محضر مؤتمر المحللين/ المستثمرين خلال 3 أيام عمل من تاريخ إنعقاد المؤتمر.

وتفضلوا بقبول فائق الإحترام والتقدير،

صالح أحمد العريان
الرئيس التنفيذي لمجموعة الموارد البشرية والشؤون القانونية
Saleh Ahmad Al Aryan
C.E.O – Human Resources & Legal Affairs Group

الشركة التجارية العقارية ش.م.ك.ع
AL-TIJARIA التجارية
The Commercial Real Estate Co. K.S.C.P.

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ISO 27001:2022 ISO 37000:2021 ISO 20000-1:2018 CYBER ESSENTIALS CERTIFIED

الشركة التجارية العقارية ش.م.ك.ع
س.ت. ٢٣٩ - رأس المال: ١٨٩,٥٩٢,٠٧٤ د.ك.
تلفون: ١٨٠٥٢٥٢, ٢٢٩٠٢٩٠٠ (٩٦٥+) - فاكس: ٢٢٩٠٢٩٠١ (٩٦٥+)
دولة الكويت - ص.ب: ٤١١٩ الصفاة ١٣٠٤٢
E-mail: crc@altijaria.com

نموذج الإفصاح عن المعلومات الجوهرية

Disclosure of Material Information Form

Date	2026/8/12	التاريخ
Name of the Listed Company		إسم الشركة المدرجة
The Commercial Real Estate Company (K.P.S.C)		الشركة التجارية العقارية (ش.م.ك.ع)
Material Information		المعلومات الجوهرية
To ensure that The Commercial Real Estate Company (K.P.S.C) is complying with the requirements of article (7-8-1/3), of the Boursa Kuwait rule book issued via resolution No. (1) of year 2018, kindly be informed that the analyst/investor conference was conducted through (Live Webcast) at 1:30 PM on Wednesday, August 12, 2026. Kindly note that no material information has been discussed during the conference. Please find attached the analyst/investors conference presentation for Q2 of 2026. The Commercial Real Estate Company shall disclose the minutes of the analyst/investor conference within 3 working days post the date of the conference.		حرصاً من من الشركة التجارية العقارية (ش.م.ك.ع) على الإلتزام بمتطلبات المادة (7-8-1/3) من كتاب قواعد البورصة الصادرة بموجب القرارقم (1) لسنة 2018، نود أن نحيطكم علماً بأن مؤتمر المحللين / المستثمرين قد إنعقد عن طريق بث مباشر على (Live Webcast) في تمام الساعة 1:30 ظهراً من اليوم الاربعاء المو افق 2026/8/12. كما يرجى العلم بأنه لم يتم تداول أي معلومة جوهرية خلال المؤتمر، وتجدون مرفق لكم العرض التقديمي لمؤتمر المحللين/المستثمرين عن الربع الثاني من عام 2026. وسوف تقوم الشركة التجارية العقارية بالإفصاح عن محضر مؤتمر المحللين/ المستثمرين خلال 3 أيام عمل من تاريخ إنعقاد المؤتمر.
Significant Effect of the material information on the financial position of the company		أثر المعلومة الجوهرية على المركز المالي للشركة
There is no effect on the financial position of the company.		لا يوجد أثر جوهري على المركز المالي للشركة.
The issuer of this disclosure bears full responsibility for the soundness, accuracy, and completeness of the information contained therein. The issuer acknowledges that it has assumed care of a prudent person to avoid any misleading, false, or incomplete information. The Capital Markets Authority and Boursa Kuwait Securities Exchange shall have no liability whatsoever for the contents of this disclosure. This disclaimer applies to any damages incurred by any Person because of the publication of this disclosure, permitting its dissemination through their electronic systems or websites, or its use in any other manner.		يتحمل من أصدر هذا الإفصاح كامل المسؤولية عن صحة المعلومات الواردة فيه ودقتها وإكتمالها، ويقر بأنه بذل عناية الشخص الحريص في تجنب أية معلومات مضللة أو خاطئة أو ناقصة، وذلك دون أدنى مسؤولية على كل من هيئة أسواق المال وبورصة الكويت للأوراق المالية بشأن محتويات هذا الإفصاح. وبما ينفي عنهما المسؤولية عن أية أضرار قد تلحق بأي شخص جراء نشر هذا الإفصاح أو السماح بنشره عن طريق أنظمتها الالكترونية أو موقعهما الالكتروني، أو نتيجة إستخدام هذا الإفصاح بأي طريقة أخرى.

الشركة التجارية العقارية ش.م.ك.ع
AL-TIJARIA
The Commercial Real Estate Co. (K.S.C.P.)

AL-TIJARIA التجارية

The Commercial Real Estate Co. KPSC الشركة التجارية العقارية ش.م.ك

Investors Presentation

2Q26 Earning Results

Ending June 2026

August 12, 2026



DISCLAIMER

The information set out in this presentation and provided in this discussion subsequent thereto does not constitute an offer, an agreement, or a solicitation of an offer to buy or sell securities. It is solely for use as an investor presentation and is provided as information only. This presentation has been prepared by, and is the sole responsibility of, The Commercial Real Estate Company (Al-Tijaria). The information herein may be amended and supplemented and may not as such to be relied upon for the purpose of entering any transaction.

This presentation may not be reproduced, distributed or transmitted without the Company's prior written consent. All projections, valuations and statistical analyses are provided to assist the recipient in the evaluation of the matters described herein. They may be based on subjective assessment and assumptions and may use one among alternative methodologies that produce different results and therefore should not be relied upon as an accurate prediction of future performance. Al-Tijaria is under no obligation to update the information contained herein. No person shall have any right of accurate against the Company or any other person in relation to the accuracy or completeness of the information contained in this presentation. This presentation doesn't disclose all the risks and other significant issues related to our investments.

No person is authorized to give any information or to make any representation not contained in and not consistent with this presentation, and if given or made, such information or representation must not be relied upon as having been authorized by or on behalf of the Company. There is no guarantee that such statements would be materialized or even occur and Al Tijaria has no liability whatsoever as a result of such forward-looking statements therefore, recipients should not rely on such forward-looking statements.

Please note that some statements in this presentation may be considered forward-looking. These statements are based on the company's current expectations and strategy, which are subject to various risks and uncertainties. Actual results may differ significantly, potentially impacting the outcomes and financial implications of the plans discussed. It's important not to rely solely on these forward-looking statements. The company is under no obligation to update its assessment of these risks and uncertainties or publicly announce any revisions to the forward-looking statements mentioned.

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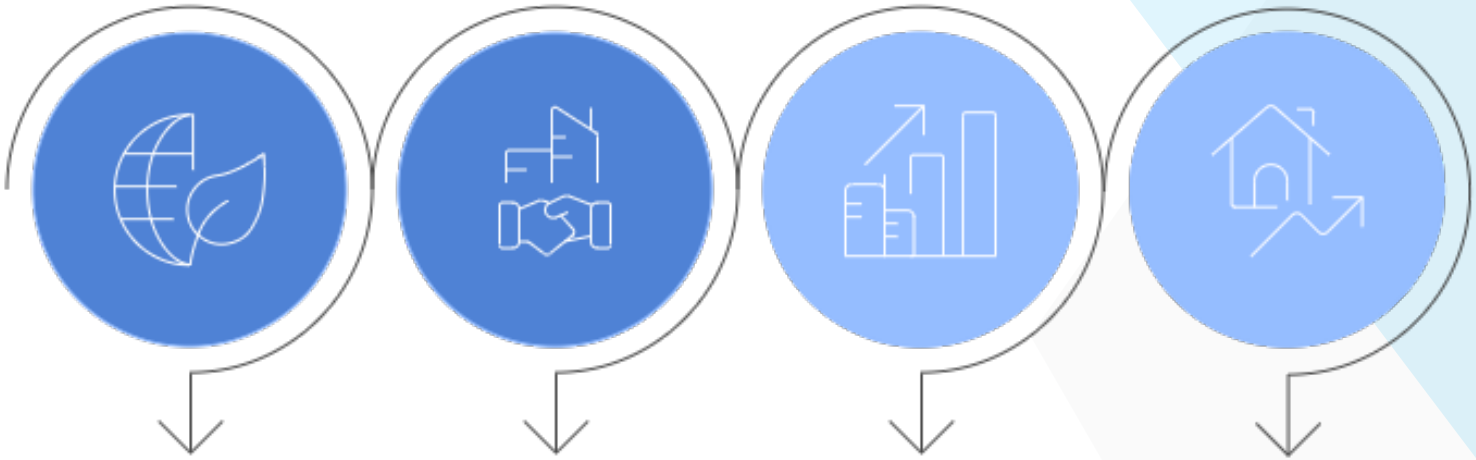
Q & A

4

SECTION 1

AL TIJARIA MILESTONES

Al Tijaria Milestones



ESG Compliance

Symphony Hotel received Green Key Certification, and Al-Tijaria obtained ISO 37000.

Al-Qairawan (Q1)

Land handed over and construction to be triggered for the Commercial and Health Club Complex

Travel Center Almeda

New Real Estate Investment in Houston - USA

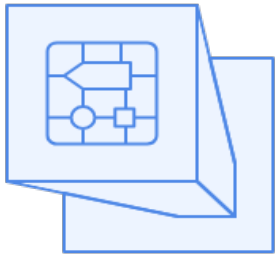
First Residence 501

Exited from First Residence 501 residential development investment in Miami following project completion

Al Tijaria's Strategy

Asset Allocation

Reassess investment allocation to adapt to changing macroeconomics





Geographic Allocation

Reassess geographical allocation to reduce geopolitical risk.

Asset Optimization

To optimize the existing assets to enhance the profitability

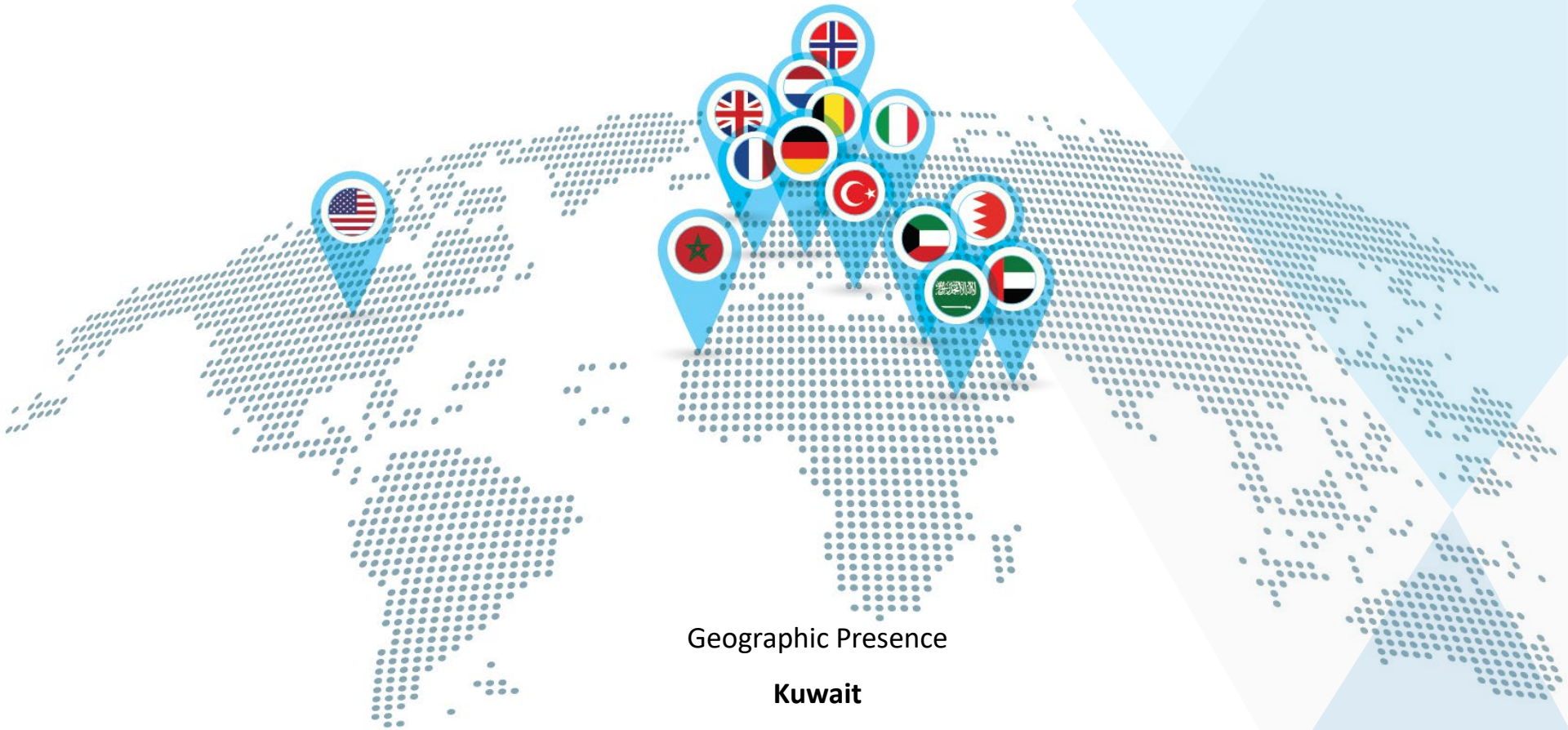




PPP and Developing Project

Actively pursue public-private partnerships in Kuwait and strategic alliances with investors to expand Al-Tijaria's asset base through high-return investments locally and globally.

Al Tijaria Presence



Geographic Presence

Kuwait

Bahrain, KSA, UAE, , Morocco,

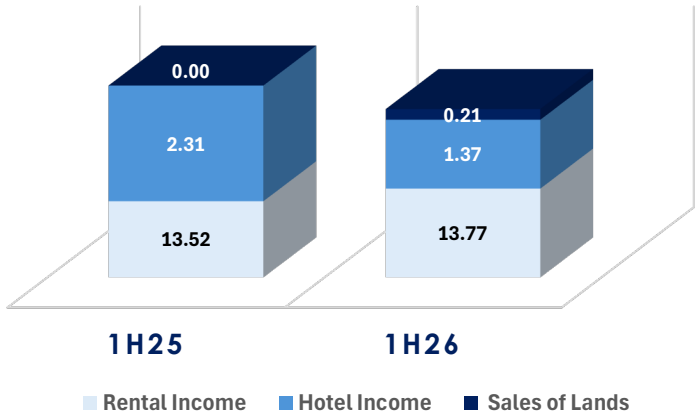
USA, Europe, UK , Turkey

SECTION 2

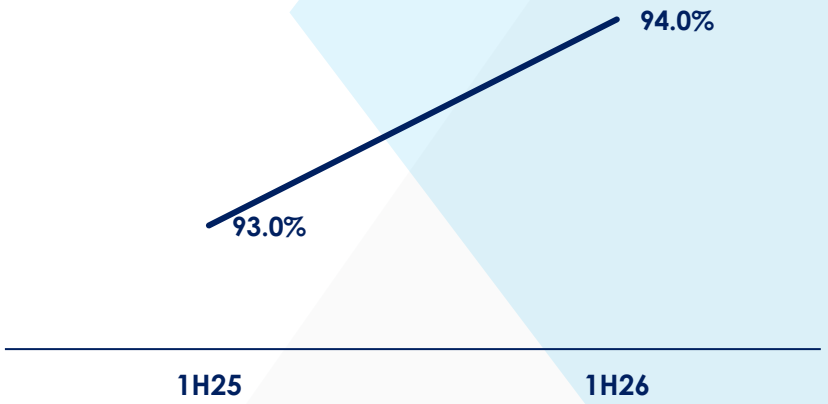
BUSINESS OVERVIEW & FINANCIAL PERFORMANCE

BUSINESS OVERVIEW

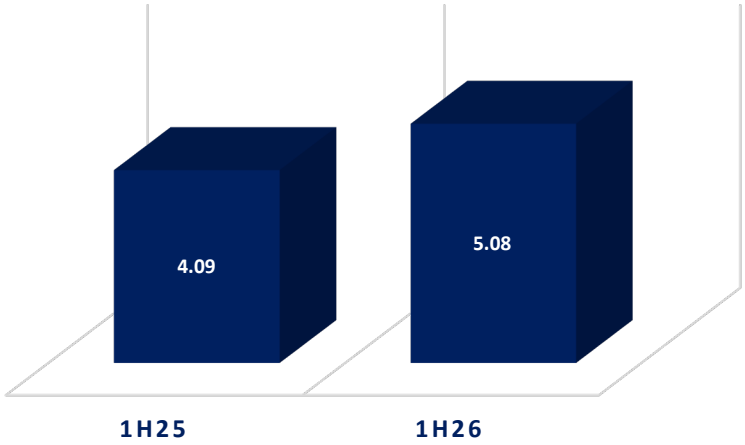
RENTAL & HOTEL INCOME (IN KD MN)



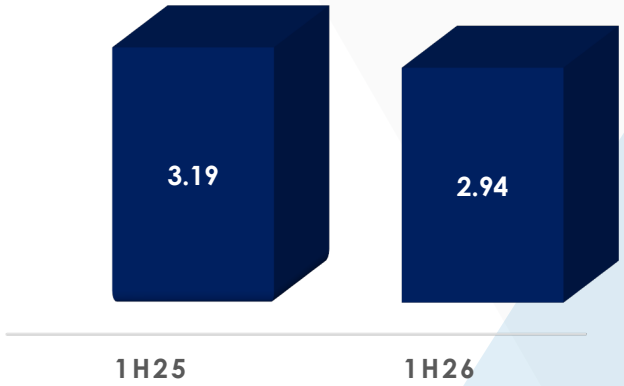
AGGREGATE OCCUPANCY



SHARE OF PROFIT FROM ASSOCIATES (IN KD MN)



NET GAIN ON INVESTMENTS (IN KD MN)



FINANCIAL PERFORMANCE – Key Highlights

Income Statement (KWD Mn)	1H25	1H26	Change %
Total Revenues	**15.82**	**15.35**	-2.96%
Rental Income	13.52	13.77	1.87%
Hospitality Income	2.31	1.37	-40.50%
Profit Sales of Lands	0.00	0.21	
Operating Expenses	**(4.87)**	**(4.82)**	**-0.94%**
Real Estate Gross Profits	**10.96**	**10.53**	**-3.86%**
Share of Profit from Associates	4.09	5.08	24.02%
Net Gain on Investments	3.19	2.94	-7.97%
Other operating income	0.04	0.04	14.31%
SG&A Expenses	**(1.85)**	**(2.04)**	**10.25%**
Total Operating Income	**16.42**	**16.55**	**0.74%**
Finance Cost	(5.71)	(5.41)	-5.34%
Provisions	0.07	0.14	106.33%
Earnings before Tax (EBT)	**10.78**	**11.28**	**4.63%**
Zakat,KFAS , NLST	(0.34)	(0.24)	-31.04%
Non controlling interest	1.38	1.67	21.18%
Net Income (Parent)	**9.06**	**9.38**	**3.45%**

FINANCIAL PERFORMANCE – Key Highlights

Balance Sheet (KWD Mn)	1H25	FY25	1H26	YoY%
Investment property	369.80	374.70	381.75	1.88%
Investments (OCI &associates &P&L)	**161.85**	**166.16**	**170.08**	**2%**
Investments - OCI	*55.09*	*52.87*	*51.90*	*-2%*
Investments - associates	*54.51*	*59.90*	*65.79*	*10%*
Investments - P&L	*52.24*	*53.39*	*52.39*	*-2%*
Land & Properties held for trading	16.52	15.59	15.44	-1%
Other Assets	33.62	33.08	28.53	-14%
Total Assets	**581.79**	**589.53**	**595.80**	**1%**
Other Liabilities	15.21	16.29	21.15	30%
Term Finance	243.17	248.82	245.33	-1%
Total Liabilities	**258.37**	**265.10**	**266.48**	**1%**
Total Equity	**323.41**	**324.43**	**329.32**	**2%**

FINANCIAL PERFORMANCE - Indicators

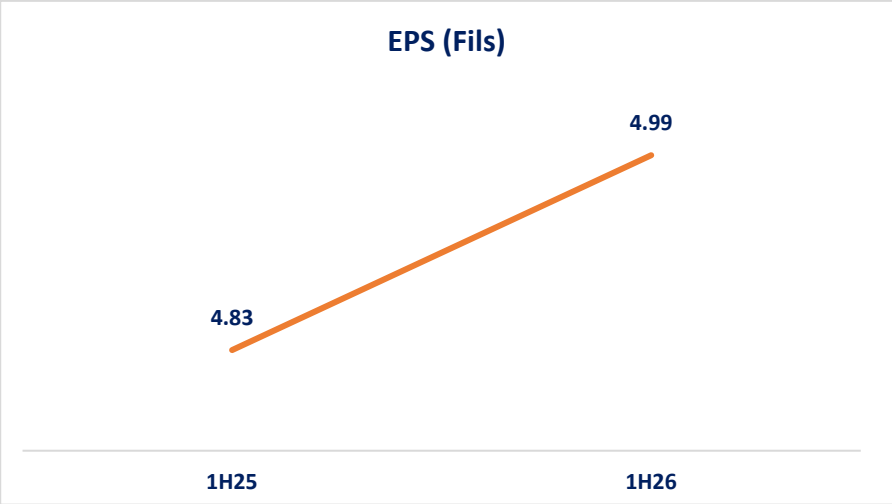
Financial Perofrmance (KWD Mn)	1H25	FY25	1H26
*ROA %**	*3.59%*	*3.08%*	*3.71%*
*ROE %**	*6.07%*	*5.44%*	*6.17%*
*Net profit Margin (NPM) %**	*45.1%*	*42.5%*	*47.2%*
BVPS (Fils)	*164.72*	*167.03*	*163.17*
*DPS (Fils) **	*3.0*	*3.0*	*3.0*
EPS (Fils)	*4.83*	*9.09*	*4.99*

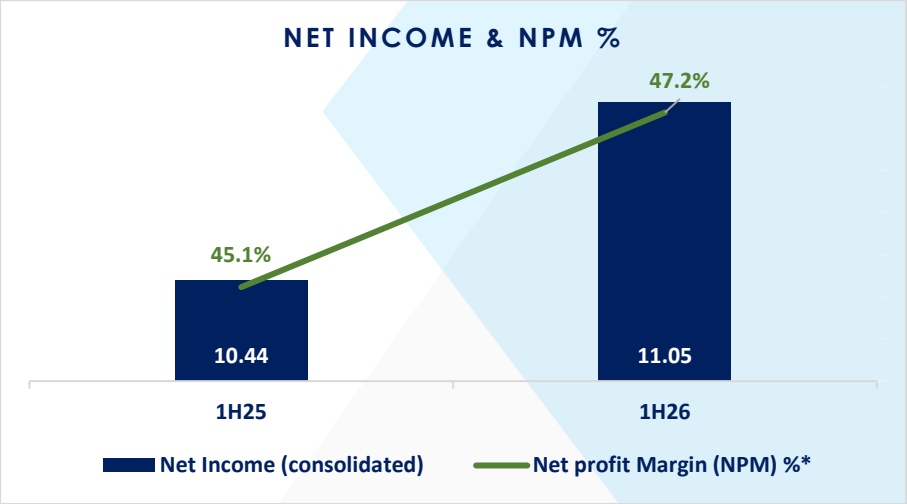
** ROE & ROA are annualized*

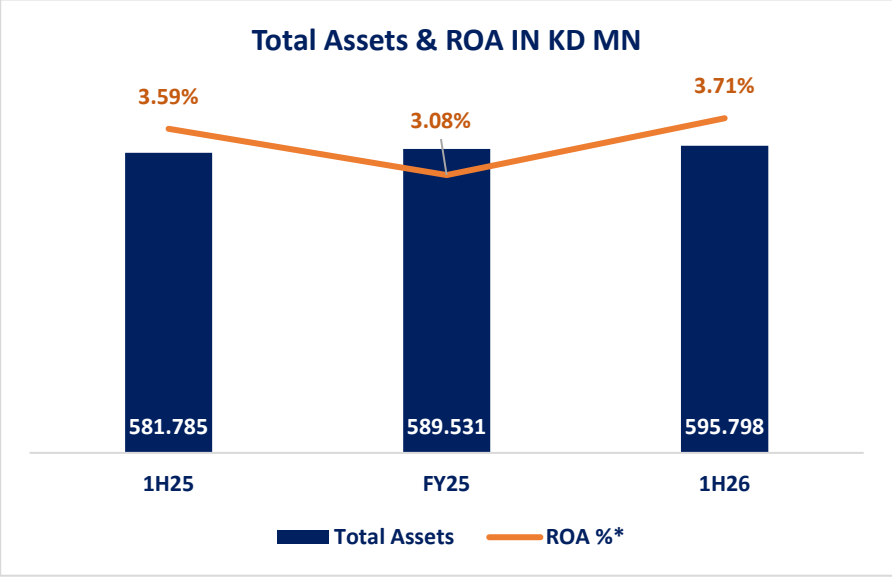
***Actual cash dividends paid for the respective year based on previous financial year*

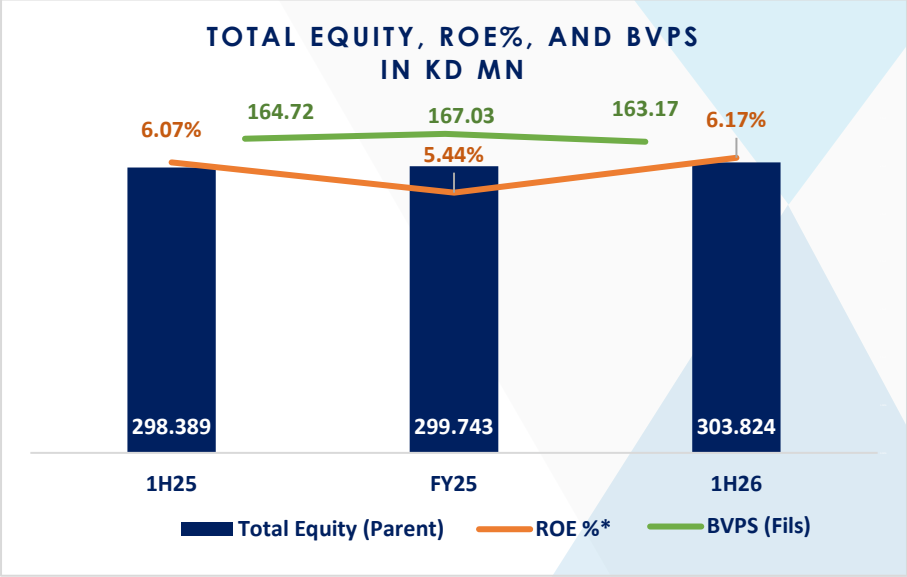
Key Performance Indicators (KPI)	1H25	FY25	1H26
Aggregate Occupancy	93.0%	94.0%	94.0%
Leverage (Total assets/Total equity)(X)	*1.80*	*1.82*	*1.81*
Total debt /Total assets (%)	*41.8%*	*42.2%*	*41.2%*

FINANCIAL PERFORMANCE – Highlights









BUSINESS OVERVIEW – Under Development

Retail & Fitness Center - Qairwan Area, Kuwait

A project has been awarded from the Public Authority for Housing Welfare (PAHW) to a subsidiary of Al Tijaria.

The project features development of a retail and fitness center over a total plot area of 12,575 sqm. The components of the project will be as follows:

- Fitness Center: Total area 2,000 sqm
- Retail Center: Total area 4,920 sqm
- Public Parking: Total area 5,655 sqm

The project duration will be 22 years including two years fort he design and development.





BUSINESS OVERVIEW – Local

Al Tijaria Key Properties



Al Tijaria Tower

Location	Sharq
Area	29,889 sqm
Floors	39



Symphony Style Hotel & Complex

Location	Salmiya
Area	11,749 sqm
Hotel Rooms	175
Offices	81
Retail stores	114



Light Complex

Location	Mahboula
Area	5,940 sqm
Units	11

BUSINESS OVERVIEW - Local

Al Tijaria Key Properties



Dome Complex

Location	Mahboula
Retail Space	9,897.5 sqm
Units	22



Boulevard

Location	Salmiya
Retail Space	34,982
Units	152



Rehab Complex

Location	Hawally
Area	29,720 sqm
Floors	13

BUSINESS OVERVIEW – Bahrain

Al Tijaria Key Properties



Symphony Tower

Location	Manama
Area	32,722 sqm
Floors	46



Jawhara Plaza

Location	Seef
Area	3,711 sqm
Units	25

BUSINESS OVERVIEW - Regional

Al Tijaria Regional Portfolio – Partially Owned

Al-Wafir Marketing Services Co. - Kuwait

Alwafir is focused on the food and beverage sector in the GCC. Its mandate is to invest in and operate businesses across the complete food and beverage value chain: agriculture, logistics and distribution, manufacturing, retail, restaurants, entertainment and facilities services.

Alwafir is currently active across all the segments, with its current portfolio of companies: Alain Water Bottling Plant, Alforda, OnCost, and its portfolio of restaurants, Trampo and EFS facilities services. Alwafir has also invested in Media through Ghaliah.



Hajar Tower Real Estate Company – KSA

Primarily owns and operates the Hajar Tower project in Makkah under a 25-year BOT agreement. Hajar Tower forms part of the iconic Abraj Al Bait Complex, a landmark mixed-use development located adjacent to Al-Masjid Al-Haram, welcoming over two million visitors annually.



Technology Industrial Gases Production Co.

Techno Gas Company is a Kuwaiti industrial company specializing in the manufacturing, storage, packaging, and distribution of industrial gases, including oxygen, hydrogen, nitrogen, argon, carbon dioxide, and helium, serving various sectors in compliance with Public Authority for Industry (PAI) regulations.



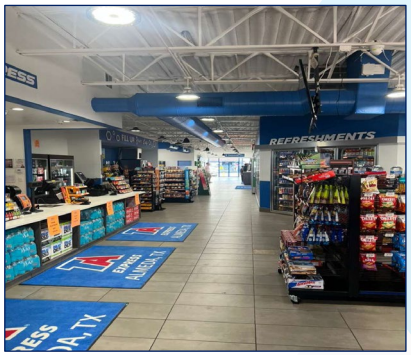
BUSINESS OVERVIEW – Global

Al Tijaria Global Portfolio – Partially Owned

Travel Center Amelda, Houston – USA

Al-Tijaria Group has entered a new logistics-sector investment in Houston, spanning approximately 292,000 square feet. The facility is designed to include 75 truck parking spaces, 12 gasoline pumps, 4 diesel pumps, and one retail outlet.

The asset is secured by a long-term triple-net lease, ensuring stable and predictable income with minimal operational risk, and is operated by established players LV Petroleum and Apex Capital.





Dominion Park , Houston, USA

A multifamily portfolio of well-maintained class B assets.

The portfolio consists of 843 garden style units with net rentable area of 784,577 square feet.





Goknur – Turkey

Listed in Istanbul Stock Exchange in March 2023 With organic products & 85% exports to developed markets, they serve fruit juice concentrates, fruit puree, organic fruit juice, and fresh fruits to more than 500 customers in 85 countries.

Total Area (sqm)	10,000,000
Operation Center	4 different countries
Capacity (ton/year)	350,000
Fruits harvested	Apple, pear, peach, sour cherry, Pomegranate





SECTION 3

ESG & CSR

ESG

MSCI

MSCI is a prominent provider of analytical tools and services that assist the global investment community in making informed decisions. Companies utilize its research-backed solutions to refine their investment approaches.

As of 2025, Al-Tijaria holds an MSCI ESG Rating of BBB.



By FY2025, Al-Tijaria Group invested KWD 32.7 million in environmentally responsible properties, emphasizing its commitment to both financial returns and environmental sustainability through BREEAM, LEED Platinum, and Good GAP certified projects, Green Key Certification for Symphony Style Hotel, and the ISO 37000 certificate regarding Governance of Organizations for Al-Tijaria, which has been obtained in FY2025 .

UN GLOBAL COMPACT
WE SUPPORT

Green Key

ROYALCERT

0 incidents	0 incidents	0 incidents	0 incidents
data breaches	unauthorized data Access	non-compliance with laws and regulations	complaints regarding Data Privacy Violations

- **30%** Female employees Hires + 15,655 KWD invested in employee trainings

Empowerment

- **72,553 KWD** spent in FY2025 towards CSR
- AGM approved allocating an amount of **101,650 KWD** towards CSR for FY2026

Community

- **9.50%** Scope 2 Emission reduction from 2024
- **15%** reduction in water consumption during FY2025

Decarbonization



Most Sustainable Product /Service Award – INJAZ Kuwait

As part of its commitment to sustainability and youth empowerment, Al Tijaria Real Estate Company sponsored the "Most Sustainable Product or Service" Award during INJAZ Kuwait's Company Program Competition. The initiative encouraged university students to develop innovative and sustainable business solutions while promoting entrepreneurship, environmental responsibility, and social impact. Through its sponsorship, Al Tijaria reaffirmed its commitment to supporting the next generation of leaders and contributing to Kuwait's Vision 2035 and the Sustainable Development Goals.



Cooking Workshop for People with Special Needs

Al Tijaria Real Estate Company hosted a cooking workshop for people with special needs at Symphony Style Hotel in collaboration with the Integrated Care Foundation (ICAN). The workshop provided participants with a hands-on cooking experience that helped develop practical life skills, build self-confidence, and encourage active participation in the community. The initiative reflects Al Tijaria's ongoing commitment to inclusion, supporting meaningful community partnerships, and creating a positive and lasting social impact.



Blood Donation Campaign Donate Blood.. Share Life

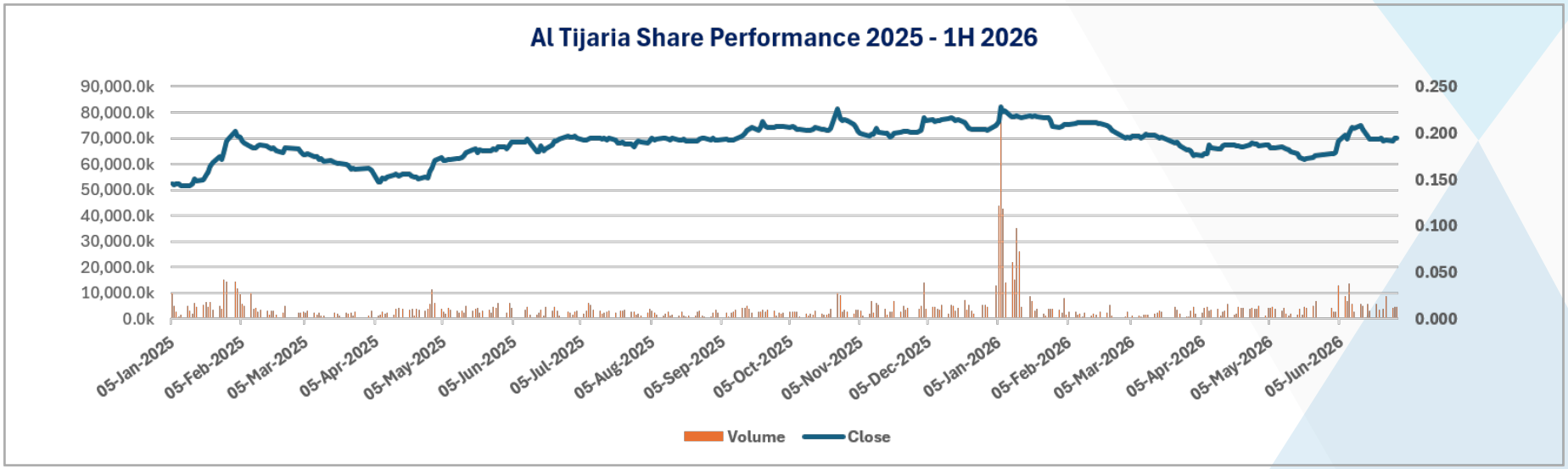
Al Tijaria Real Estate Company organized the "Donate Blood... Share Life" campaign in collaboration with the Kuwait Central Blood Bank across Al Tijaria Tower, Symphony Mall, and Boulevard Mall. The initiative encouraged employees, tenants, visitors, and the wider community to participate in supporting the national blood supply while raising awareness of the importance of regular blood donation. Through this campaign, the company reinforced its commitment to corporate social responsibility by promoting volunteerism, community solidarity, and contributing to initiatives that create a meaningful and lasting social impact.

Snapshot - Al-Tijaria Share Performance

fils/shr	2025	1H26
Average Price	*200*	*196*
Cash Dividends	*3*	*3*
Bonus Shares %	*3*	*3*
Dividend Yld. %	*1.5%*	*1.5%*
Cap. Gain / Loss%	*16.8%*	*-2%*
*Overall Return / Loss **	*18.3%*	*-0.7%*

The company was added to the FTSE Russell Index in September 2024

** Actual cash dividends paid for the respective year based on previous financial year.*
*** The return calculation is based on changes in average price of each year.*



Q&A

Thank you

AL-TIJARIA التجارية

The Commercial Real Estate Co. K.P.S.C. الشركة التجارية العقارية ش.م.ك



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