Mashaer Holding Company K.S.C.P. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

30 JUNE 2026

Shape the future
with confidence

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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF MASHAER HOLDING COMPANY K.S.C.P.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Mashaer Holding Company K.S.C.P. (the "Parent Company") and its subsidiaries (collectively, the "Group") as at 30 June 2026, and the related interim condensed consolidated statement of profit or loss, interim condensed consolidated statement of comprehensive income for the three months and six months periods then ended, interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the six months period then ended. 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 review of 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 have occurred 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, 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 months period ended 30 June 2026 that might have had a material effect on the business of the Parent Company or on its financial position.

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

12 August 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		**313,845**	314,794	**633,740**	615,070
Gain on sale of investment properties		**-**	-	**-**	176,603
Net investment income from financial assets		**48,684**	55,623	**89,252**	107,401
Realized gain on derecognition of investments measured at fair value through profit or loss	11	**-**	-	**634,287**	-
Share of results of associates	4	**482,833**	235,130	**827,485**	706,833
Net foreign exchange differences		**(75)**	96	**(541)**	3,554
Other income		**3,374**	8,337	**4,244**	8,772
Total income		**848,661**	613,980	**2,188,467**	1,618,233
EXPENSES					
Staff costs		**(151,391)**	(142,453)	**(311,285)**	(273,372)
General and administrative expenses		**(52,149)**	(51,251)	**(170,762)**	(100,146)
Real estate expenses		**(53,213)**	(54,331)	**(88,724)**	(95,976)
Finance costs		**(23,830)**	(36,150)	**(87,685)**	(72,789)
Depreciation		**(5,668)**	(2,632)	**(8,046)**	(5,379)
Total expenses		**(286,251)**	(286,817)	**(666,502)**	(547,662)
PROFIT BEFORE PROVISION FOR TAX		**562,410**	327,163	**1,521,965**	1,070,571
Taxation of overseas subsidiaries		**(20,550)**	(24,995)	**(37,628)**	(81,570)
Contribution to Kuwait Foundation for Advancement of Sciences ("KFAS")		**(817)**	(2,395)	**(7,234)**	(18,597)
National Labour Support Tax ("NLST")		**(14,326)**	(7,468)	**(37,788)**	(25,412)
Zakat		**(1,670)**	(3,081)	**(9,232)**	(10,468)
PROFIT FOR THE PERIOD		**525,047**	289,224	**1,430,083**	934,524
Attributable to:					
Equity holders of the Parent Company		**556,560**	262,316	**1,440,524**	883,449
Non-controlling interests		**(31,513)**	26,908	**(10,441)**	51,075
		525,047	289,224	**1,430,083**	934,524
BASIC AND DILUTED EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY	3	**3.47 Fils**	1.64 Fils	**8.98 Fils**	5.51 Fils

The attached notes 1 to 14 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 KD	*2025 KD*	***2026 KD***	*2025 KD*
PROFIT FOR THE PERIOD	**525,047**	289,224	**1,430,083**	934,524
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	**9,226**	(32,770)	**(64,057)**	(31,794)
Share of other comprehensive income from associates	**-**	39,546	**6,178**	11,112
Other comprehensive income (loss)	**9,226**	6,776	**(57,879)**	(20,682)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**534,273**	296,000	**1,372,204**	913,842
Attributable to:				
Equity holders of the Parent Company	**555,325**	288,798	**1,382,645**	882,535
Non-controlling interests	**(21,052)**	7,202	**(10,441)**	31,307
	534,273	296,000	**1,372,204**	913,842

The attached notes 1 to 14 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				
Furniture and equipment		**10,534**	17,275	22,075
Investment properties	5	**13,830,680**	13,651,905	13,583,795
Investment in associates	4	**4,237,992**	3,569,449	4,265,625
Investment securities	13	**72,820**	1,304,988	1,023,433
Other assets	4	**2,833,788**	-	56,265
		20,985,814	18,543,617	18,951,193
Current assets				
Accounts receivable and other assets		**220,731**	330,506	295,911
Investment deposits		**1,410,053**	2,104,792	1,639,363
Cash and bank balances		**459,392**	501,824	456,476
		2,090,176	2,937,122	2,391,750
TOTAL ASSETS		**23,075,990**	21,480,739	21,342,943
EQUITY AND LIABILITIES				
Equity				
Share capital	6	**16,356,535**	16,356,535	16,356,535
Share premium		**5,279,224**	5,279,224	5,279,224
Statutory reserve		**701,657**	701,657	518,055
Voluntary reserve		**521,364**	521,364	337,762
Foreign currency translation reserve		**(9,655,314)**	(9,597,435)	(9,572,252)
Treasury shares	7	**(209,965)**	(209,965)	(209,965)
Treasury shares reserve		**2,761**	2,761	2,761
Fair value reserve		**(107,180)**	(107,180)	(117,340)
Retained earnings		**3,947,283**	3,308,797	3,058,055
Equity attributable to equity holders of the Parent Company		**16,836,365**	16,255,758	15,652,835
Non-controlling interests		**928,288**	957,539	937,105
Total equity		**17,764,653**	17,213,297	16,589,940
Liabilities				
Non-current liabilities				
Islamic finance payables		**-**	-	2,065,835
Employees' end of service benefits		**619,082**	609,215	587,327
		619,082	609,215	2,653,162
Current liabilities				
Islamic finance payables	8	**3,737,885**	2,277,132	367,631
Amounts due to related parties	10	**74,423**	7,574	192,834
Accounts payable and other liabilities		**879,947**	1,373,521	1,539,376
		4,692,255	3,658,227	2,099,841
Total liabilities		**5,311,337**	4,267,442	4,753,003
TOTAL EQUITY AND LIABILITIES		**23,075,990**	21,480,739	21,342,943

Fahad Abdullah Al-Saleh
Chairman

Abdulaziz Zaid Al-Subaie
Chief Executive Officer

The attached notes 1 to 14 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

	Equity attributable to the equity holders of the Parent Company											
	Share capital KD	*Share premium KD*	*Statutory reserve KD*	*Voluntary reserve KD*	*Foreign currency translation reserve KD*	*Treasury shares KD*	*Treasury shares reserve KD*	*Fair value reserve KD*	*Retained earnings KD*	*Sub-total KD*	*Non-controlling interests KD*	*Total equity KD*
As at 1 January 2026	16,356,535	5,279,224	701,657	521,364	(9,597,435)	(209,965)	2,761	(107,180)	3,308,797	16,255,758	957,539	17,213,297
Profit (loss) for the period	-	-	-	-	-	-	-	-	1,440,524	1,440,524	(10,441)	1,430,083
Other comprehensive loss	-	-	-	-	(57,879)	-	-	-	-	(57,879)	-	(57,879)
Total comprehensive (loss) income for the period	-	-	-	-	(57,879)	-	-	-	1,440,524	1,382,645	(10,441)	1,372,204
Acquisition of additional interest in a subsidiary*	-	-	-	-	-	-	-	-	-	-	(18,810)	(18,810)
Dividends (Note 9)	-	-	-	-	-	-	-	-	(802,038)	(802,038)	-	(802,038)
As at 30 June 2026	**16,356,535**	**5,279,224**	**701,657**	**521,364**	**(9,655,314)**	**(209,965)**	**2,761**	**(107,180)**	**3,947,283**	**16,836,365**	**928,288**	**17,764,653**
As at 1 January 2025	16,356,535	5,279,224	518,055	337,762	(9,571,338)	(209,965)	2,761	(117,340)	2,174,606	14,770,300	905,798	15,676,098
Profit for the period	-	-	-	-	-	-	-	-	883,449	883,449	51,075	934,524
Other comprehensive loss	-	-	-	-	(914)	-	-	-	-	(914)	(19,768)	(20,682)
Total comprehensive (loss) income for the period	-	-	-	-	(914)	-	-	-	883,449	882,535	31,307	913,842
As at 30 June 2025	16,356,535	5,279,224	518,055	337,762	(9,572,252)	(209,965)	2,761	(117,340)	3,058,055	15,652,835	937,105	16,589,940

*During the period, the Group acquired additional shares in Masaa Real Estate Company K.S.C. (Closed) which resulted in an increase in holding percentage to 99.43% (30 June 2025: 99.36%)

The attached notes 1 to 14 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

For the period ended 30 June 2026

	Notes	*Six months ended 30 June* **2026** **KD**	*2025* *KD*
OPERATING ACTIVITIES			
Profit before tax		**1,521,965**	1,070,571
Adjustments to reconcile profit before tax to net cash flows:			
Net investment income from financial assets		**(86,252)**	(104,401)
Dividend income		**(3,000)**	(3,000)
Share of results of associates	4	**(827,485)**	(706,833)
Employees' end of service benefits		**45,160**	29,757
Gain on sale of investment properties		**-**	(176,603)
Finance costs on Islamic finance payables		**87,685**	72,789
Net foreign exchange difference		**541**	(3,554)
Gain on derecognition of investment measured at FVTPL	11	**(634,287)**	-
Depreciation of furniture and equipment		**8,046**	5,379
		112,373	184,105
Working capital adjustments:			
Accounts receivable and other assets		**109,233**	110,544
Accounts payable and other liabilities		**(492,647)**	(409,774)
Amounts due to related parties		**66,849**	(4,500)
Net cash flows used in operations		**(204,192)**	(119,625)
Employee end of service benefits paid		**(35,293)**	(13,780)
Taxes paid		**(253,118)**	(151,497)
Net cash flows used in operating activities		**(492,603)**	(284,902)
INVESTING ACTIVITIES			
Purchase of furniture and equipment		**(1,305)**	(4,959)
Net movement in term deposits		**694,739**	(10,568)
Capital expenditure on investment properties	5	**(178,775)**	(3,878)
Proceeds from sale of investment properties		**-**	230,431
Dividend received from associates	4	**165,120**	-
Net proceeds from derecognition of investments measured at FVTPL	11	**1,866,455**	-
Dividend income received from investment securities		**3,000**	3,000
Profit received from term deposits and saving accounts		**86,252**	104,401
Share application money paid towards the subscription for additional shares in an associate	4	**(2,833,788)**	-
Net cash flows (used in) from investing activities		**(198,302)**	318,427
FINANCING ACTIVITIES			
Acquisition of additional interest in subsidiary		**(18,810)**	-
Finance costs paid		**(87,685)**	(72,789)
Payment towards redemption of share capital relating to prior years		**(3,028)**	(267,445)
Islamic finance drawdown		**1,600,000**	-
Repayment of Islamic finance payables		**(139,247)**	(159,945)
Dividend paid		**(638,700)**	-
Net cash flows from (used in) financing activities		**712,530**	(500,179)
NET INCREASE (DECREASE) IN CASH AND BANK BALANCES		**21,625**	(466,654)
Net foreign exchange difference		**(64,057)**	(31,794)
Cash and bank balances at 1 January		**501,824**	954,924
CASH AND BANK BALANCES AT 30 JUNE		**459,392**	456,476

The attached notes 1 to 14 form part of this interim condensed consolidated financial information.

1 CORPORATE INFORMATION

The interim condensed consolidated financial information of the Mashaer Holding 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 directors of the Parent Company on 12 August 2026.

The Annual General Meeting held on 23 April 2026 approved the consolidated financial statements of the Group for the year ended 31 December 2025.

The Parent Company is a Kuwaiti public shareholding company registered and incorporated in the State of Kuwait on 12 June 2000 and is listed on 16 October 2006 at Boursa Kuwait.

The Group is principally engaged in investment and real estate activities. The principal activities of the Group are described in Note 11. All activities of the Group are conducted in accordance with the Islamic Sharīʿa as approved by the Parent Company's Fatwa and Sharīʿa Supervisory Board.

The Parent Company head office is located at Gravity Tower 6th Floor, Ahmad Al Jaber Street, Sharq and its registered postal address is P.O. Box 23110, Safat 13092, State of Kuwait.

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

2.1 Basis of preparation

The interim condensed consolidated financial information for the six months ended 30 June 2026 have been prepared in accordance with IAS 34 *Interim Financial Reporting*.

The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Group's annual financial statements as at 31 December 2025. Further, 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 is presented in Kuwaiti Dinars ("KD"), which is also the functional currency of the Group.

The interim condensed consolidated financial information has been prepared on a going concern basis. In assessing the appropriateness of the going concern assumption, management considered the Group's financial position, liquidity resources and expected cash flows for a period of at least twelve months from the reporting date. While the Group reported net current liabilities as at 30 June 2026, management is satisfied that the Group has adequate financial resources to meet its obligations as they fall due, taking into account the renewable nature of its Islamic finance facilities and its established history of successfully renewing such facilities. Accordingly, management has concluded that the going concern basis of accounting remains appropriate.

2.2 New standards, interpretations and amendments adopted by the Group

The accounting policies and methods of computation adopted in the preparation of the interim condensed consolidated financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of new amendments effective as of 1 January 2026. The Group has not early adopted any other 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

2 BASIS OF PREPARATION AND CHANGES TO THE GROUP'S ACCOUNTING POLICIES (continued)

2.2 New standards, interpretations and amendments adopted by the Group (continued)

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

- 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.

3 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)	**556,560**	262,316	**1,440,524**	883,449
Weighted average number of shares outstanding (net of treasury shares)	**160,407,568**	160,407,568	**160,407,568**	160,407,568
Basic and diluted EPS attributable to equity holders of the Parent Company	**3.47 fils**	1.64 fils	**8.98 fils**	5.51 fils

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 would require the restatement of EPS.

4 INVESTMENT IN ASSOCIATES

Details of the Group's associates are as follows:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Hajar Tower Real Estate Company K.S.C. (Closed) – ("Hajar")	**3,279,315**	2,622,824	3,290,262
Rawahel Holding Company K.S.C. (Closed) – ("Rawahel")	**958,677**	946,625	975,363
	4,237,992	3,569,449	4,265,625

4 INVESTMENT IN ASSOCIATES (continued)

Reconciliation to carrying amounts:
A reconciliation of the carrying value of the associates is set out below:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Opening net assets 1 January	**3,569,449**	3,547,680	3,547,680
Share of results	**827,485**	834,558	706,833
Dividend received from associate	**(165,120)**	(800,000)	-
Share of other comprehensive income (loss) that may be reclassified to profit or loss in subsequent periods	**6,178**	(12,789)	11,112
At the end of the period/year	**4,237,992**	3,569,449	4,265,625

During the period, the Group participated in capital increase of its associate, Rawahel Holding Company K.S.C. (Closed) ("Rawahel"), and paid KD 2,833,788 (31 December 2025: KD Nil and 30 June 2025: KD Nil) as share application money towards the subscription for additional shares in the associate. As at 30 June 2026, the related legal and regulatory approvals and share allotment process had not been completed and, accordingly, the amount was presented within other assets (non-current) in the interim condensed consolidated statement of financial position. Subsequent to the reporting date, on 20 July 2026, 28,337,876 shares were allotted and the amount was reclassified to investment in associates.

5 INVESTMENT PROPERTIES

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
At the beginning of the period/year	**13,651,905**	13,633,745	13,633,745
Capital expenditure	**178,775**	81,685	3,878
Disposals	**-**	(97,540)	(53,828)
Net gain on fair value remeasurement	**-**	34,015	-
At the end of the period/year	**13,830,680**	13,651,905	13,583,795

The valuations of investment properties were performed at 31 December 2025 by two accredited independent valuers for local properties and by at least one accredited independent valuer for foreign properties, with recognised and relevant professional qualification and experience in the locations and categories of the investment properties being valued. As required by the Capital Market Authority (CMA), the Group has selected the lower of these valuations. The valuation models applied are consistent and fair value is determined using a mix of the income capitalisation method and the market comparison approach considering the nature and usage of each property. Valuation of the Group's investment property portfolio is performed on an annual basis as management believes that there are no significant circumstances that have arisen during the interim reporting period, which may have a material impact on fair value.

Investment properties amounting to KD 10,280,000 (31 December 2025: KD 10,280,000 and 30 June 2025: KD 10,180,000) are pledged as security in order to fulfil the collateral requirements for certain Islamic finance payables (Note 8).

6 SHARE CAPITAL

	Number of shares			*Authorised, issued and fully paid*		
	30 June 2026 No. of shares	*31 December 2025 No. of shares*	*30 June 2025 No. of shares*	***30 June 2026 KD***	*31 December 2025 KD*	*30 June 2025 KD*
Shares of 100 fils each (Fully paid)	**163,565,347**	163,565,347	163,565,347	**16,356,535**	16,356,535	16,356,535

7 TREASURY SHARES

	30 June 2026	*(Audited) 31 December 2025*	*30 June 2025*
Number of treasury shares	**3,157,779**	3,157,779	3,157,779
Percentage of issued shares	**1.93%**	1.93%	1.93%
Cost of treasury shares (KD)	**209,965**	209,965	209,965
Market value of treasury shares (KD)	**366,302**	344,198	271,569
Weighted average market value per treasury share (fils)	**116**	109	86

Reserves equivalent to the cost of treasury shares is not available for distribution throughout the holding period of such treasury shares as per CMA regulations.

8 ISLAMIC FINANCE PAYABLES

	30 June 2026	*(Audited) 31 December 2025*	*30 June 2025*
Islamic finance payable	**3,780,844**	2,335,139	2,531,947
Less: deferred finance cost	**(42,959)**	(58,007)	(98,481)
	3,737,885	2,277,132	2,433,466
Current	**3,737,885**	2,277,132	367,631
Non-current	**-**	-	2,065,835
	3,737,885	2,277,132	2,433,466

Islamic finance payables aggregating to KD 3,737,885 (31 December 2025: KD 2,227,132 and 30 June 2025: 2,433,466) are secured against investment properties. Investment properties amounting to KD 10,280,000 (31 December 2025: KD 10,280,000 and 30 June 2025: 10,180,000) are pledged as security to fulfill collateral requirements of certain bank Islamic finance payable. (Note 5).

Islamic finance payables are all denominated in KD and carry an effective profit rate in the range of 5.13% to 6.00% (31 December 2025: 5.75% to 6.00% and 30 June 2025: 5.75% to 6.00%).

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

9 ANNUAL GENERAL ASSEMBLY MEETING (AGM) RESOLUTIONS

At the Annual General Meeting held on 23 April 2026, the shareholders approved the consolidated financial statements of the Group for the year ended 31 December 2025 and resolved to distribute a final cash dividend of 5 fils per share amounting to KD 802,038, in addition to approving directors' remuneration of KD 56,000.

10 RELATED PARTY DISCLOSURES

Related parties represent associates, major shareholders, directors and key management personnel of the Group, and companies of which they 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 Parent Company's management.

The following table provides the total amount of transactions that have been entered into with related parties during the six months ended 30 June 2026 and 2025, as well as balances with related parties as at 30 June 2026, 31 December 2025 and 30 June 2025:

10 RELATED PARTY DISCLOSURES (continued)

	30 June 2026	*(Audited) 31 December 2025*	*30 June 2025*
Consolidated statement of financial position:	***KD***	*KD*	*KD*
Amounts due to related parties			
- Associates	**74,423**	7,574	192,834
Other assets			
- Associates (Note 4)	**2,833,788**	-	-

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 were as follows:

	Transactions value for the six months ended		*Balance outstanding as at*		
	30 June 2026 KD	*30 June 2025 KD*	***30 June 2026 KD***	*31 December 2025 KD (Audited)*	*30 June 2025 KD*
Salaries and short-term benefits	**252,216**	235,890	**96,513**	91,702	90,461
End of service benefits	**41,687**	29,090	**514,222**	477,784	453,704
	293,903	264,980	**610,735**	569,486	544,165

11 CONTINGENCIES

Legal claim contingencies
The Group was involved in two legal proceedings as the plaintiff against a portfolio manager (First investment company) concerning an investment transaction executed in a fiduciary capacity in prior years.

On 8 January 2026, the Kuwait Bankruptcy Court (Bankruptcy Management) issued a final judgment approving the restructuring plan of the portfolio manager. In this regard, the Group held an equity interest in Al Muttahed Development and Real Estate Investment Company which was sold to the group by the portfolio manager and is considered one of the claim holders under the restructuring process of portfolio manager. The restructuring plan became effective upon obtaining the required majority approval from participating claim holders. Under the approved plan, two settlement alternatives were offered, and the Group opted for the cash settlement option, which carries a 20% reduction on the approved claim amount and requires full settlement within one month from the date of the court ruling.

The Group's approved claim amounted to KD 2,604,778, entitling it to recover 80%, equivalent to KD 1,998,980, under the selected settlement option.

On 1 February 2026, the Group received Gross proceeds of KD 1,998,980 from the above settlement, from which legal and other directly attributable expenses KD 132,525, were netted off. Upon receipt of the settlement, the carrying amount of the related investment in Al Muttahed Development and Real Estate Investment Company of KD 1,232,168 was fully derecognized, resulting in a gain of KD 634,287, which has been recognized in the interim condensed consolidated statement of profit or loss.

Further, the Group, operating in the real estate sector, is subject to legal disputes with tenants in the ordinary course of business. Management believes that these proceedings are not expected to have a material impact on the Group's financial position or results of operations.

12 SEGMENT INFORMATION

The Group's primary basis for segmental reporting is by business segments which is subject to risks and rewards that are different from those of other segments. The business segments comprises of:

- ***Real estate activities*** – Investments in real estate properties either by way of purchase, sale, development and renting of residential and commercial properties (including land and land development) in various geographical locations.

- ***Hajj and Umrah services*** – Ticketing, hotel accommodation, travel and logistic services relating to Hajj and Umrah.

- ***Investment activities*** - Establishing companies in Kuwait and abroad, lending to subsidiaries and associates and investing excess cash flows in investments managed by specialised financial institutions.

12 SEGMENT INFORMATION (continued)

The Board of Directors monitors the operating results of each business segment separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements. Accordingly, management analyses the segmental information based on their business segments as follows:

	Six months ended 30 June 2026				*Six months ended 30 June 2025*			
	Real estate activities KD	***Hajj & Umrah services KD***	***Investment activities KD***	***Total KD***	*Real estate activities KD*	*Hajj & Umrah services KD*	*Investment activities KD*	*Total KD*
Rental income	**618,531**	**-**	**15,209**	**633,740**	600,346	-	14,724	615,070
Gain on sale of investment properties	**-**	**-**	**-**	**-**	176,603	-	-	176,603
Net investment income from financial assets	**57,112**	**15,093**	**17,047**	**89,252**	104,401	-	3,000	107,401
Realized gain on derecognition of investments measured at fair value through profit or loss (FVTPL)	**-**	**-**	**634,287**	**634,287**	-	-	-	-
Share of results of associates	**821,611**	**-**	**5,874**	**827,485**	659,892	-	46,941	706,833
Net foreign exchange differences	**(433)**	**1**	**(109)**	**(541)**	3,579	-	(25)	3,554
Other income	**1,583**	**12**	**2,649**	**4,244**	561	-	8,211	8,772
Total income	**1,498,404**	**15,106**	**674,957**	**2,188,467**	1,545,382	-	72,851	1,618,233
Staff costs	**(48,426)**	**-**	**(262,859)**	**(311,285)**	(46,600)	-	(226,772)	(273,372)
General and administrative expenses	**(48,332)**	**(3,322)**	**(119,108)**	**(170,762)**	(46,315)	(2,124)	(51,707)	(100,146)
Real estate expenses	**(88,724)**	**-**	**-**	**(88,724)**	(95,976)	-	-	(95,976)
Finance costs	**(87,685)**	**-**	**-**	**(87,685)**	(72,789)	-	-	(72,789)
Depreciation expense	**(5,127)**	**-**	**(2,919)**	**(8,046)**	(2,101)	-	(3,278)	(5,379)
Taxation of overseas subsidiaries	**(37,628)**	**-**	**-**	**(37,628)**	(81,570)	-	-	(81,570)
KFAS, NLST and Zakat	**-**	**(11,760)**	**(42,494)**	**(54,254)**	(20,703)	-	(33,774)	(54,477)
Total expenses and other charges	**(315,922)**	**(15,082)**	**(427,380)**	**(758,384)**	(366,054)	(2,124)	(315,531)	(683,709)
PROFIT (LOSS) FOR THE PERIOD	**1,182,482**	**24**	**247,577**	**1,430,083**	1,179,328	(2,124)	(242,680)	934,524

12 SEGMENT INFORMATION (continued)

	Real estate activities KD	*Hajj & Umrah services KD*	*Investment activities KD*	*Total KD*
30 June 2026				
Segment assets	**15,143,968**	**332,680**	**7,599,342**	**23,075,990**
Segment liabilities	**3,899,953**	**45,765**	**1,365,619**	**5,311,337**
31 December 2025 (Audited)				
Segment assets	19,037,778	11,362	2,431,599	21,480,739
Segment liabilities	3,040,246	40,775	1,186,421	4,267,442
30 June 2025				
Segment assets	19,112,207	8,727	2,222,009	21,342,943
Segment liabilities	3,482,709	45,778	1,224,516	4,753,003

13 FAIR VALUE OF FINANCIAL INSTRUMENTS

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

Fair value hierarchy
All financial instruments 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 financial 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.

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.

13 FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

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 Significant unobservable inputs (Level 3) KD
At 30 June 2026	
Financial assets at FVPL	**-**
Financial assets at FVOCI	**72,820**
	72,820
At 31 December 2025 (Audited)	
Financial assets at FVPL	1,232,168
Financial assets at FVOCI	72,820
	1,304,988
At 30 June 2025	
Financial assets at FVPL	960,773
Financial assets at FVOCI	62,660
	1,023,433

Management assessed that the carrying value of financial instruments at amortised cost is not significantly different from their fair values as most of these assets and liabilities are of short-term maturity or are re-priced immediately based on market movement in profit rates.

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

	Non-listed equity shares		
	FVTPL KD	***FVOCI KD***	***Total KD***
As at 1 January 2026	**1,232,168**	**72,820**	**1,304,988**
Remeasurement recognised in OCI	-	-	-
Remeasurement recognised in profit or loss	-	-	-
Derecognition of investments measured at fair value through profit or loss	**(1,232,168)**	-	**(1,232,168)**
As at 30 June 2026	-	**72,820**	**72,820**

13 FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

	Non-listed equity shares		
	FVTPL *KD*	*FVOCI* *KD*	*Total* *KD*
As at 1 January 2025	960,773	62,660	1,023,433
Remeasurement recognised in OCI	-	10,160	10,160
Remeasurement recognised in profit or loss	271,395	-	271,395
As at 31 December 2025 *(Audited)*	1,232,168	72,820	1,304,988

	Non-listed equity shares		
	FVTPL *KD*	*FVOCI* *KD*	*Total* *KD*
As at 1 January 2025	960,773	62,660	1,023,433
Remeasurement recognised in OCI	-	-	-
Remeasurement recognised in profit or loss	-	-	-
As at 30 June 2025	960,773	62,660	1,023,433

Description of significant unobservable inputs to valuation of financial assets:
The significant unobservable inputs used in the fair value measurement categorised within Level 3 of the fair value hierarchy together with a quantitative sensitivity analysis are as shown below:

	Valuation technique	***Significant unobservable inputs***	***Input***	***Sensitivity of the input to fair value***
Non-listed equity investments	Market approach	Sector PBV multiple	0.66	10% increase / (decrease) in the Sector PBV multiple would result in an increase / (decrease) in fair value by KD 7,282 (31 Dec 2025: KD 106,862)
		DLOM	20%	10% increase / (decrease) in the DLOM would result in an (decrease) / increase in fair value by KD 9,103 (31 Dec 2025: KD 135,749)

* Discount for lack of marketability ("DLOM") represents the amounts that the Group has determined that market participants would take into account when pricing the investments.

14 OUTBREAK OF GEOPOLITICAL CONFLICT

The Group operates in Kuwait and Egypt and, through its associate, Hajar Tower Real Estate Company K.S.C. (Closed), in the Kingdom of Saudi Arabia. The Group continues to monitor geopolitical developments and macroeconomic uncertainty in the Middle East region and their potential impact on its operations, financial performance and financial position.

In performing its assessment as at 30 June 2026, management considered, among other matters:

- Macroeconomic conditions in the Group's key markets, including inflationary pressures, financing costs and profit rate volatility;
- The recoverability and valuation of the Group's investment properties in Kuwait and Egypt and its investments in associates;
- The potential impact of regional developments on tourism, pilgrimage-related activities and occupancy levels at the Hajar Tower project in Makkah;
- Foreign exchange exposures arising from the translation of the Group's Egyptian operations; and
- The Group's liquidity position, forecast cash flows and ability to meet its commitments and financing obligations as they fall due.

The Group's Hajj and Umrah-related activities, together with the operations of its associate owning and operating the Hajar Tower project in Makkah, remain sensitive to regional security conditions, travel patterns and broader economic developments. However, as at the reporting date, the Hajj season had concluded without material disruption and pilgrim activity remained broadly consistent with expected levels.

Management also assessed the potential impact of regional developments on the Group's recent capital investment in its associate, Rawahel Holding Company K.S.C. (Closed), and on the recoverability of the related share application money outstanding at the reporting date. No indicators of impairment or other adverse financial effects were identified.

Based on the assessment performed, management has not identified any material adverse impacts on the Group's operations, liquidity position, or the carrying values of its investment properties, investments in associates, share application money pending allotment in an associate and investment portfolio beyond those reflected in the measurement assumptions and valuation inputs applied at the reporting date. No breaches of financing arrangements, liquidity thresholds or capital management requirements were identified.

Furthermore, management considered the matters described above in conjunction with its going concern assessment set out in Note 2.1 and remains satisfied that the going concern basis of preparation continues to be appropriate for the preparation of this interim condensed consolidated financial information. Management will continue to monitor regional and global developments and will reflect any material impacts in future reporting periods, where necessary.