SALHIA
الصالحية

Date: 13/08/2026
Ref.: Ib/27/2026

To: Boursa Kuwait Co.

Dear Sirs,

Subject: Analyst/Investors Conference Meeting for the Second quarter of the year 2026

With reference to the above subject, and as per requirements stipulated in article No. (7-8) “Listed company obligations” of Boursa Kuwait rule book, we would like to inform you that Salhia Real Estate company has conducted the Analyst/Investors conference for the Second Quarter of the year 2026 via a live webcast at 01:30 p.m. On Thursday, Aug 13, 2026, (Kuwait local time), and there was no new material information discussed during the conference.

Attached is the presentation of the Analyst/Investors conference for the Second Quarter of the year 2026.

Best regards,

Abdulaziz G. Alnafisi
Chief Executive Officer

*Copy to the CMA.

التاريخ: 2026/08/13
الإشارة: إب/2026/27

السادة/ شركة بورصة الكويت المحترمين

تحية طيبة وبعد،

الموضـــوع: إفصـاح معلومـات جوهريـة (انعقـاد مـؤتمر المحللين/ المستثمرين للربع الثاني 2026)

بالإشارة إلى الموضوع أعلاه، وعملاً بالأحكام الواردة في المادة (7-8) "التزامات الشركة المدرجة" من كتاب قواعد بورصة الكويت، فقد عقدت شركة الصالحية العقارية مؤتمر المحللين/المستثمرين للربع الثاني من العام 2026 عن طريق وسائل اتصال البث المباشر، وذلك في تمام الساعة 1:30 ظهرا (بتوقيت الكويت) يوم الخميس الموافق 13-08-2026، ولم يتم الإفصاح عن أية معلومات جوهرية جديدة خلال المؤتمر.

مرفق لكم طيه العرض التقديمي لمؤتمر المحللين/المستثمرين عن الربع الثاني من العام 2026.

مع خالص التحية ،،،

عبدالعزيز غازي النفيسي
الرئيس التنفيذي

*نسخة للسادة/ هيئة أسواق المال

SALHIA
الصالحية

نموذج الإفصاح عن المعلومات الجوهرية
Disclosure of Material Information Form

Date:	Name of the listed Company	اسم الشركة المدرجة	التاريخ:
13 Aug 2026	Salhia Real Estate Co. **(K.P.S.C)**	شركة الصالحية العقارية (ش.م.ك.ع)	13 أغسطس 2026

Material Information	المعلومة الجوهرية
We would like to inform you that Salhia Real Estate Company has conducted the Analyst/Investors Conference for the Second Quarter of the year 2026 via a live webcast at 01:30 p.m. on Thursday 13-08-2026 (Kuwait local time), and there was no new material information discussed during the conference. Attached is the presentation of the Analyst/Investors Conference for the Second Quarter of the year 2026.	عقدت شركة الصالحية العقارية مؤتمر المحللين/المستثمرين للربع الثاني من العام 2026، عن طريق بث مباشر على شبكة الانترنت، وذلك في تمام الساعة 01:30 ظهراً، يوم الخميس الموافق 2026-08-13 (بتوقيت دولة الكويت)، ولم يتم الإفصاح عن أي معلومات جوهرية جديدة خلال المؤتمر. مرفق العرض التقديمي للمؤتمر عن الربع الثاني من العام 2026.
Significant Effect of the material information on the financial position of the company	**أثر المعلومة الجوهرية على المركز المالي للشركة**
No Significant Effect	لا يوجد أثر.

AU

SALHIA REAL ESTATE CO.

Q2-2026
Results Presentation

Period Ended 30 - June - 26

SALHIA

DISCLAIMER / DISCLOSURE / FORWARD STATEMENT

The information set out in this presentation and provided in the 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 at an investor presentation and is provided as information only. This presentation has been prepared by, and is the sole responsibility of, Salhia Real Estate.

The information herein may be amended and supplemented and may not as such be relied upon for the purpose of entering into 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 assessments 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.

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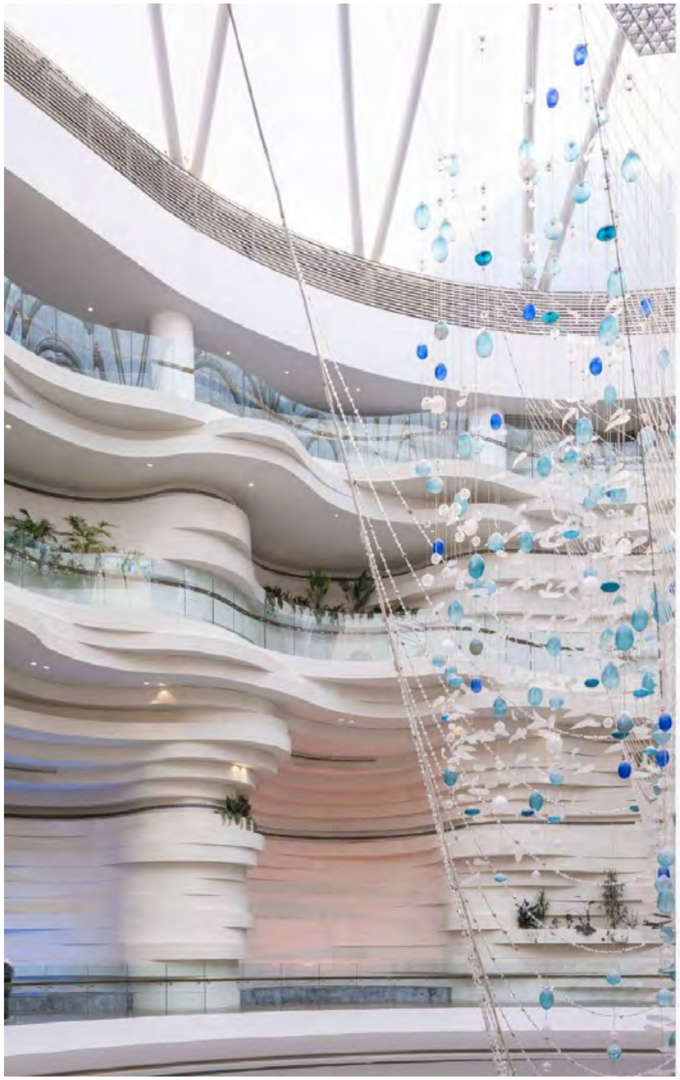
These statements reflect the Company's expectations and are subject to risks and uncertainties that may cause actual results to differ materially and may adversely affect the outcome and financial effects of the plans described herein. You are cautioned not to rely on such forward-looking statements. The company does not assume any obligation to update its view of such risks and uncertainties or to publicly announce the result of any revisions to the forward-looking statements made herein



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PERFORMANCE HIGHLIGHTS

Revenue	Hotel Rev.	EBITDA	Net Profit
KD 24.79	KD 4.12	KD 15.94	KD 8.20

BUSINESS HIGHLIGHTS

- Continued commitment to strategy execution.
- Improved footfall & occupancy rates.
- Effeciancy in under development project execution.
- Commitment towards Salhia's Shareholders.

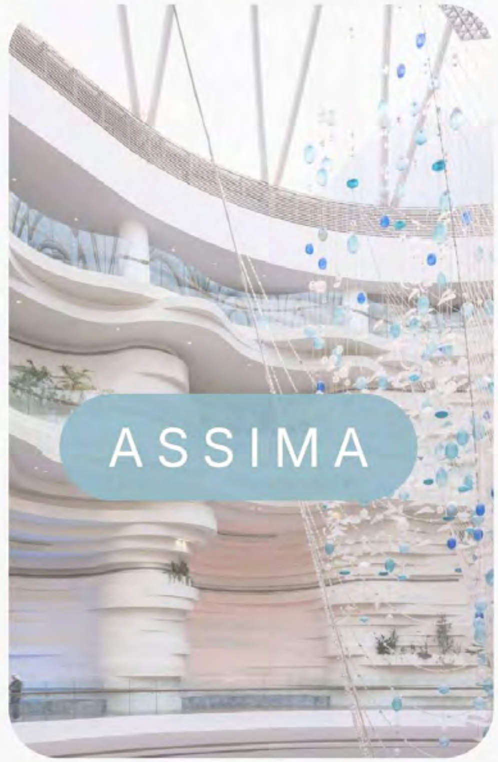
SALHIA REAL ESTATE CO.

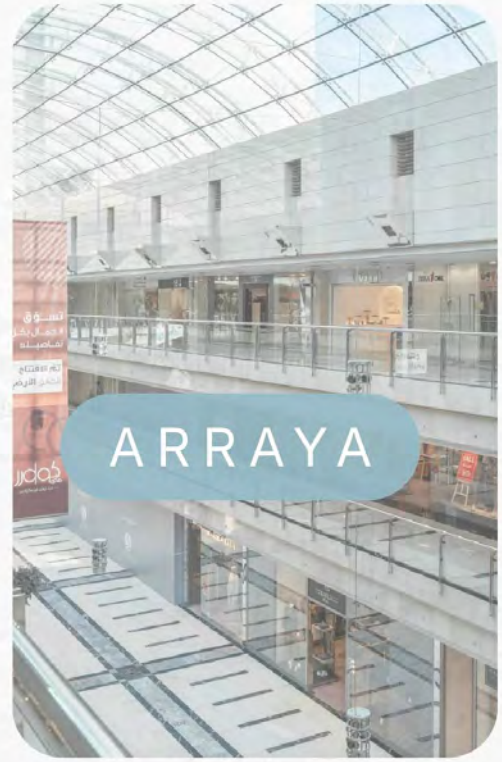
Local Investments

SALHIA ● ● ● ASSIMA ● ● ● ARRAYA

SALHIA

Local Investments





SALHIA

92,375 SQM

BUILT UP AREA

56,775 SQM

GROSS LEASABLE AREA

99%

Q2 - 2026 OFFICE OCCUPANCY

97%

Q2 - 2026 STORE OCCUPANCY

SALHIA

SALHIA COMPLEX

- The first integrated retail and leisure complex in the GCC region.
- 26,857 square meters of space for commercial offices.
- Three floors of retail, and five floors of offices located above the stores

SAHAB TOWER

- Connected to the Salhia Commercial Complex by a suspended walkway on the mezzanine floor.
- 97% occupancy rate from both foreign and national businesses.
- Built Up Area SQM – 11,148 & Gross Leasable Area – 10,750

SALHIA

SALHIA PLAZA

A vibrant open space adjacent to Salhia Complex, thoughtfully designed to enhance walkways and create a dynamic communal hub for future events and gatherings.

KEY FEATURES

Designed to support special events and collaborative initiatives.

RESEARCH PHASE

Upgraded pedestrian pathways for better accessibility and flow.

SALHIA

JW MARRIOT

33,323 SQM

BUILT UP AREA

181

NUMBER OF ROOMS

1

BALL ROOM

3

NUMBER OF RESTAURANTS

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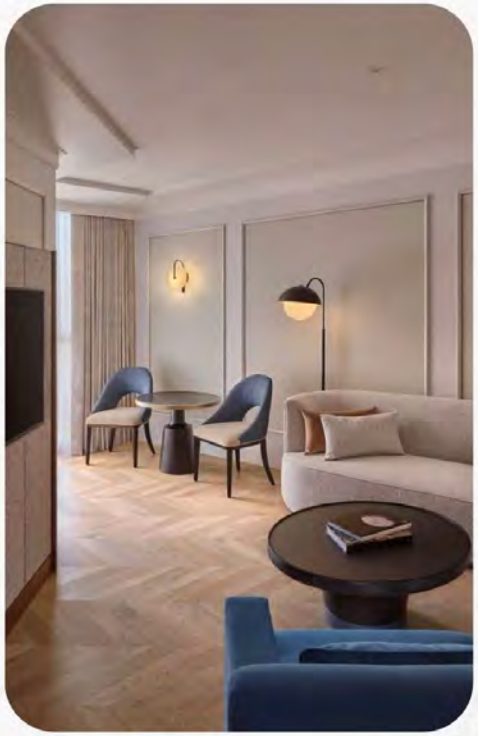
JW MARRIOT

- Located in the heart of Kuwait City's business and financial district.
- Directly connected to Salhia Complex – offering seamless access to premium shopping and dining.
- Officially opened to the public on November 6, 2025.
- State-of-the-art event spaces, including Al Thuraya Ballroom accommodating up to 450 guests, and Al Salhia Meeting Ballroom for executive events.
- Strategically positioned to serve corporate travelers, conference delegates, and high-end leisure guests.

SALHIA

Hotel Overview

- 14-floor hospitality asset comprising 188 guest rooms and suites.
- Three signature restaurants serving hotel guests and visitors.
- Strategically located within Kuwait's prime commercial district.
- Continues to enhance the Group's hospitality portfolio by serving both business and leisure travelers while reinforcing the Company's presence in Kuwait's premium hospitality market.



SALHIA

ARRAYA

92,208 SQM

BUILT UP AREA

53,579 SQM

GROSS LEASABLE AREA

96%

Q2 - 2026 OFFICE OCCUPANCY

92%

Q2 - 2026 STORE OCCUPANCY

SALHIA

ARRAYA CENTRE

- Situated in the heart of Kuwait City
- Featuring a range of shops, upscale eateries and casual hangouts.
- Six-floors car park accommodating 1,400 cars, connected by suspended bridges overlooking the Arraya Plaza.

ARRAYA TOWER

- 57 floors designated for office workspaces.
- Area of 1,265.5 square meters, soars approximately 300 meters in height.
- 24-hour facility and maintenance support.
- Built Up Area SQM – 64,523 & Gross Leasable Area – 36,106 SQM

SALHIA

MARRIOT COURTYARD

29,008 SQM

BUILT UP AREA

264

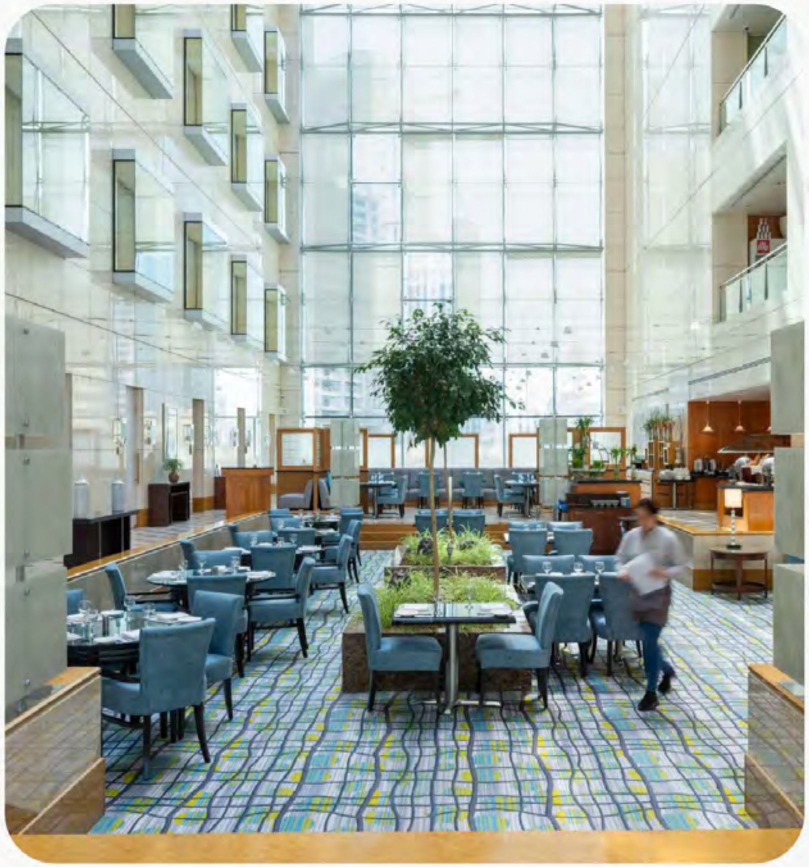
NUMBER OF ROOMS

22

NUMBER OF FLOORS

3

NUMBER OF RESTAURANTS



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MARRIOT COURTYARD

- Adjacent to Arraya Centre and is in the center of the city.
- 6 fully furnished banquet halls, a business center, and a cutting-edge swimming pool and fitness center.
- Operated by Marriot International

CONVENTION HALL

- 2,750 SQM ballroom adjacent to the hotel catering to weddings, events and exhibitions.
- 24-hour facility and maintenance support.

SALHIA

ASSIMA

180,500 SQM

BUILT UP AREA

71,924 SQM

GROSS LEASABLE AREA

98%

Q2 - 2026 STORE OCCUPANCY

13

ANCHOR UNITS

SALHIA

ASSIMA MALL

- 20,000 SQM across four basements, a ground floor, and six floors of shops, restaurants, entertainment venues, etc.
- Largest mall in Kuwait City, strategically located in the heart of the capital.
- Features dedicated entertainment centers for families, including cinemas, play zones, and interactive attractions.
- Hosts a wide range of casual and premium shopping stores catering to diverse customer preferences.
- Offers an array of dining options, from quick-service eateries to high-end cafes and restaurants with indoor and outdoor seating.

SALHIA

ASSIMA TOWER

99,500 SQM

BUILT UP AREA

59,524 SQM

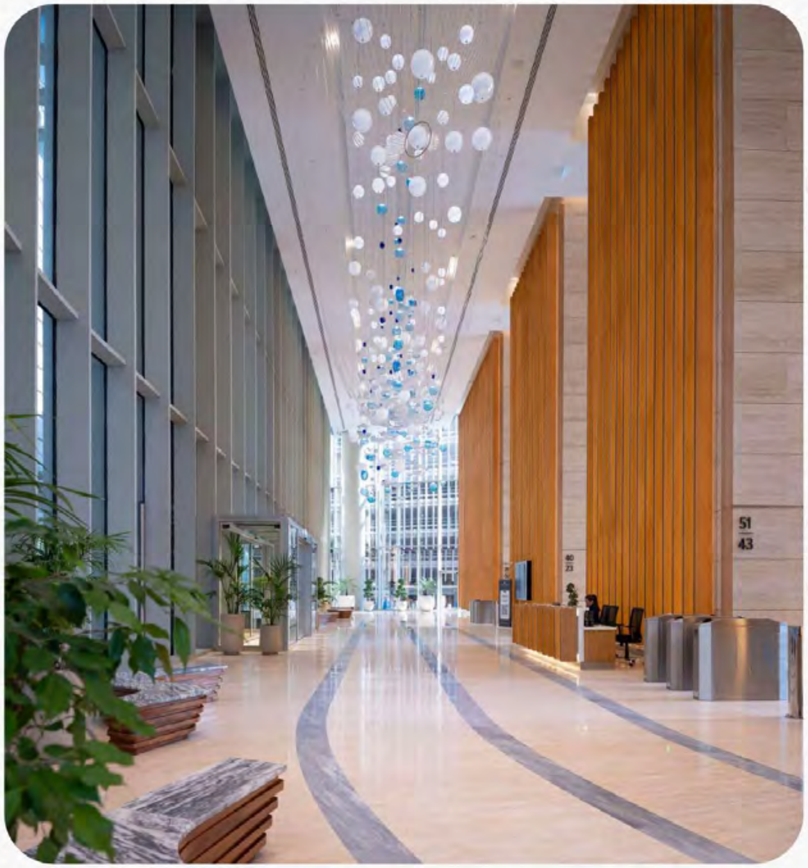
GROSS LEASABLE AREA

54%

Q2 - 2026 OFFICE OCCUPANCY

51

NUMBER OF FLOORS



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MARRIOT EXECUTIVE APARTMENTS

Marriott International proudly introduces the first Marriott Executive Apartments in Kuwait, offering both short- and long-term residency. Guests enjoy a fully equipped fitness center, exceptional dining amenities, and versatile conference spaces designed for business and leisure alike.

Marriott INTERNATIONAL

BUILT UP AREA

25,100 SQM

NUMBER OF APARTMENTS

164

SALHIA

SALHIA INTERNATIONAL ENTERTAINMENT CENTER

As the exclusive National Geographic licensee, we proudly present Kuwait's first National Geographic entertainment center. Designed for children aged 4 to 14, the center integrates cutting-edge VR and 4D technology to deliver an unparalleled immersive experience.

BUILT UP AREA	NUMBER OF ATTRACTIONS	Q2 -2026 REVENUE
5,097 SQM	15	154,181

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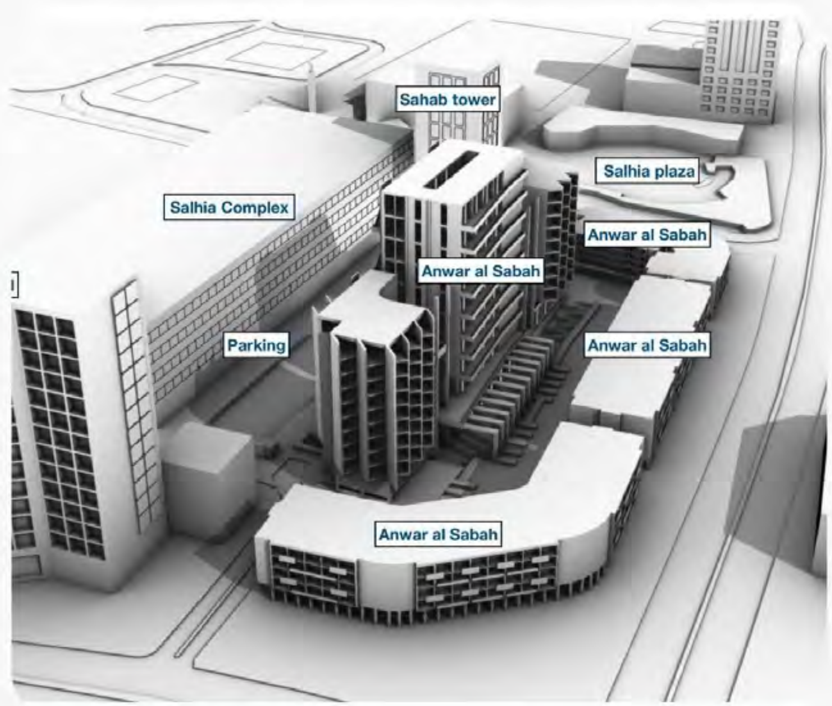
SALHIA EXTENSION

Acquired in Q1 2024, the property neighboring Salhia Commercial Complex is strategically divided into four plots, positioning it as a prime asset for future development and investment opportunities.

BUILT UP AREA	LAND PURCHASED	NUMBER OF PLOTS
9,234 SQM	KD 70 M	4



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SALHIA EXTENSION PLOT 2

1,680 M2

PLOT AREA

KD 3.85 M

EXPECTED PROFIT

KD19.7 M

AMOUNT SOLD

19%

GAIN FROM SALE

SALHIA

DESIGN HIGHLIGHTS

- Retail spaces distributed across the ground, mezzanine, first, and second floors
- Dedicated restaurant and food & beverage areas across multiple levels
- Several floors allocated for office spaces
- Luxury residential apartments with panoramic city views
- Utilization of outdoor areas for landscaping, leisure, and F&B experiences
- Activation of external spaces to enhance footfall and overall visitor experience

SALHIA

Foreign Investments

SIBL ● ● ● LDL

SALHIA

BEORMA QUARTER

8,268 M2

PLOT AREA

35,000 SQM

PHASE 2 - BUILT UP AREA

2026

PHASE 2 EXPECTED COMPLETION

125

NUMBER OF APARTMENTS

SALHIA

BEORMA QUARTER

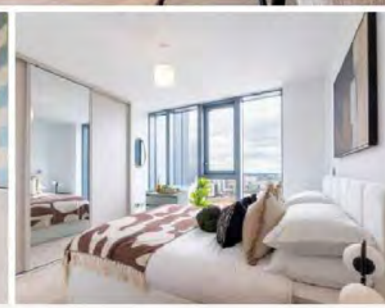
- A large-scale revitalization initiative incorporating a mix of office spaces, hotels, and residential apartments.
- Located in the center of Birmingham and adjacent to a 93,000 m2 shopping center.
- Shell & Core Phase Expected completion by Q3 - 2026.
- Highest residential tower in Birmingham.
- 100% Owned Subsidiary.

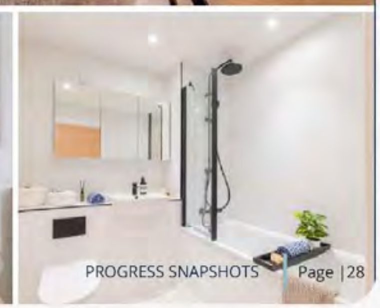
SALHIA

HOMES WITH ROOM FOR REAL LIFE

THE APARTMENTS AT BEORMA TOWER ARE LOCATED FROM LEVELS 13-29, AND ARE DESIGNED AROUND LIGHT, SPACE AND OUTLOOK.

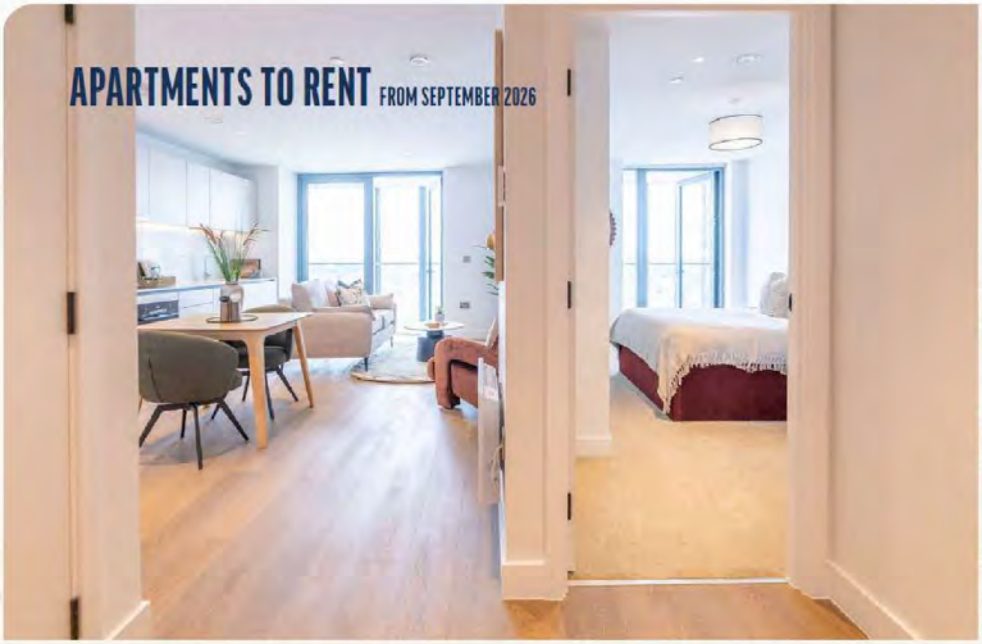
Open-plan living areas, contemporary kitchens and carefully selected furniture create homes that feel ready from day one. Floor-to-ceiling windows bring in the city, while winter gardens offer flexible space to work, relax or take in the view.

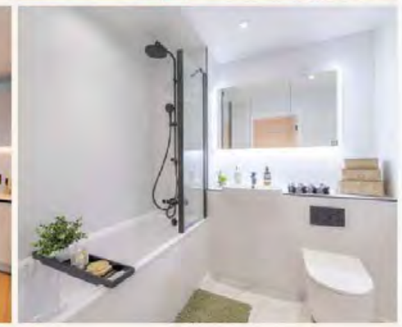




SALHIA

APARTMENTS TO RENT FROM SEPTEMBER 2026





1-BEDROOM APARTMENTS

FROM £1,100 PCM

A premium city base for professionals, relocators and independent living.

- Fully furnished
- Brand new
- Apartments professionally managed by FleetMilne
- Move-in from September 2026
- Pets welcome

1-BED FROM 545 SQFT

SALHIA

APARTMENTS TO RENT FROM SEPTEMBER 2026

2-BEDROOM APARTMENTS

FROM £1,595 PCM

Flexible space for couples, sharers or anyone wanting room to work from home.

- Fully furnished
- Brand new
- Apartments professionally managed by FleetMilne
- Move-in from September 2026
- Pets welcome

2-BED FROM 783 SQFT

SALHIA

APARTMENTS TO RENT FROM SEPTEMBER 2026

3-BEDROOM APARTMENTS

FROM £2,000 PCM

A rare city-centre option for families or residents wanting more space.

- Fully furnished
- Brand new
- Apartments professionally managed by FleetMilne
- Move-in from September 2026
- Pets welcome

3-BED FROM 1080 SQFT

SALHIA

REGISTER FOR FIRST VIEWINGS

Beorma Tower launches for move-in from September 2026, with first viewings and availability managed by FleetMilne.

Register now for launch availability, viewing appointments and confirmed rent releases.

BOOK A VIEWING

Contact

FleetMilne

lettings@fleetmilne.co.uk

0121 366 0456

fleetmilne.co.uk/developments/beorma

BEORMA TOWER.
BIRMINGHAM'S MOST CONNECTED ADDRESS.

SALHIA

LOLWORTH DEVELOPMENTS LTD

- Lolworth Development– An estimated land area of over 1 million square meters (land option), northwest of Cambridge City Center.
- A prime strategic location for developing a leading technology center to facilitate business and logistic services.

LAND AREA	LOCATION	ESTABLISHED
> 1 M SQM	UK	2018

SALHIA

EST. PROJECTS TIMELINE UNDER DEVELOPMENT

2025 - 2031

Q4 - 2025
JW MARRIOT
(Kuwait)

Q3 - 2026
(Shell & Core)
Beorma Tower & Residency
(Birmingham, UK)

EST. 2031
Salhia Extension
(Kuwait)

SALHIA

ESG & SUSTAINABILITY

01 Green Buildings

Working toward transforming our properties into green buildings, with a focus on energy efficiency, sustainable design, and responsible resource use.

02 Carbon & Energy

Reducing carbon emissions and energy consumption through improved building efficiency, smarter energy management, and lower-carbon solutions.

03 Water & Waste

Improving water efficiency while strengthening waste reduction, recycling, and responsible waste management across our properties.

04 Sustainable Operations

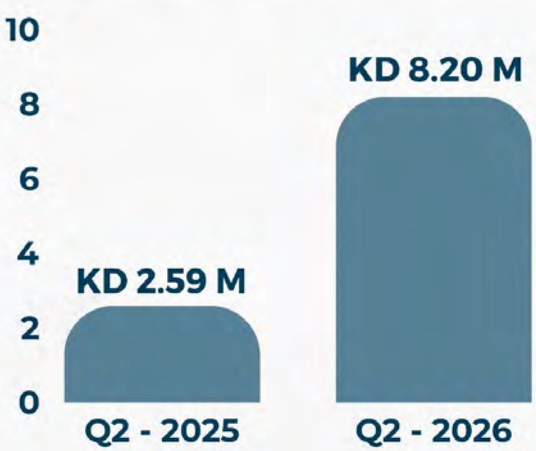
Embedding ESG principles into property management, development, procurement, and day-to-day operations to support long-term environmental and operational sustainability.

Financial Highlights

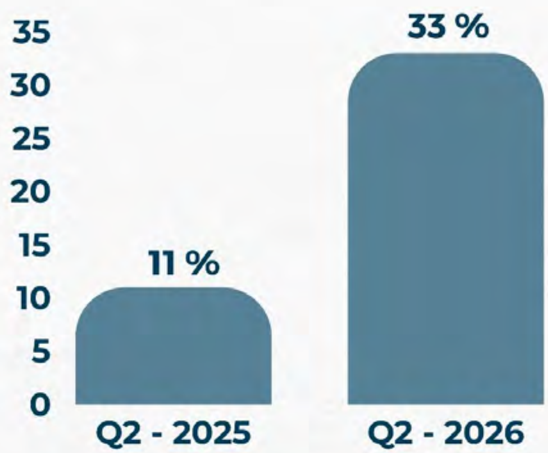
Q2 - 2026 | 30th June 2026

SALHIA

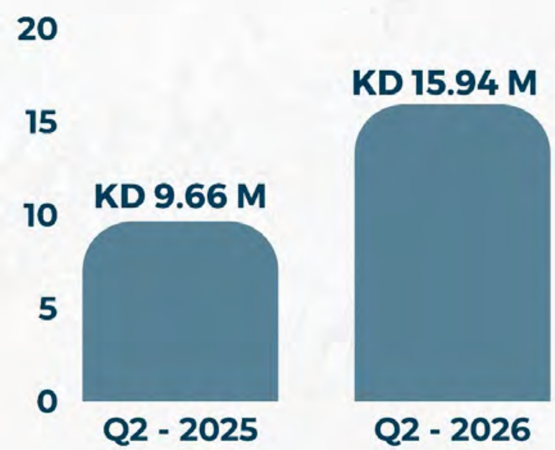
PROFITABILITY INDICATORS



Q2 - 2026 | Net Profit KD

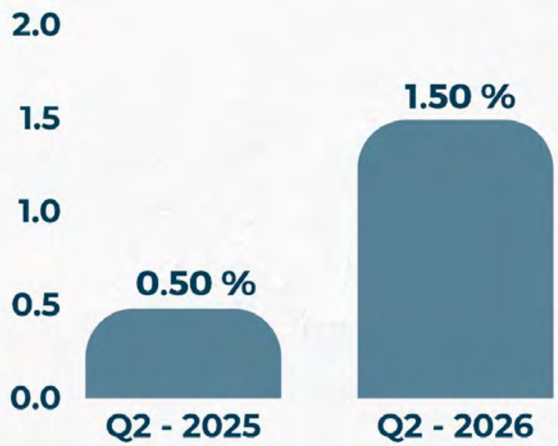


Q2 - 2026 | Net Profit Margin %

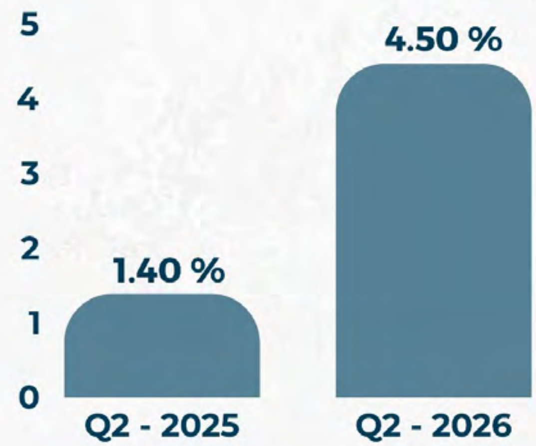


Q2 - 2026 | EBITDA KD

PROFITABILITY INDICATORS (CONTINUED)



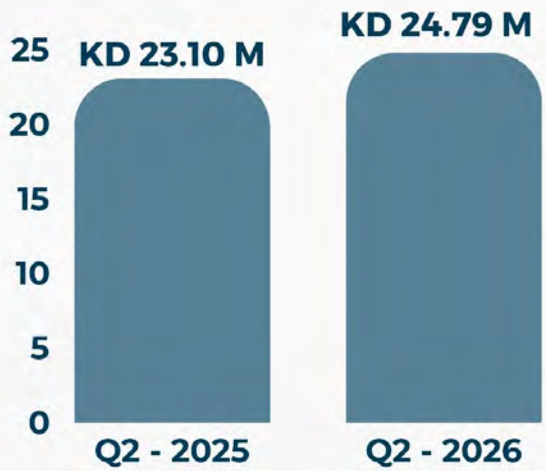
Q2 - 2026 | Return on Assets %



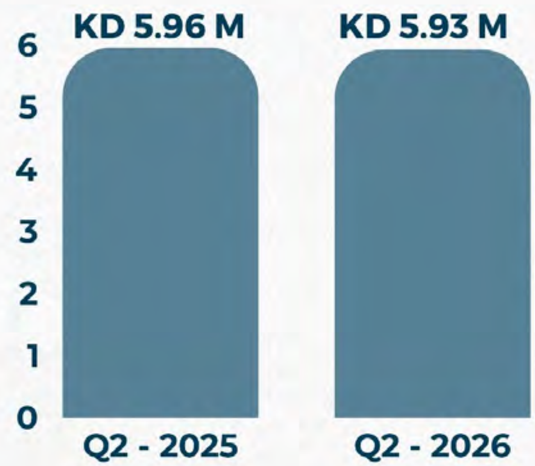
Q2 - 2026 | Return on Equity %

SALHIA

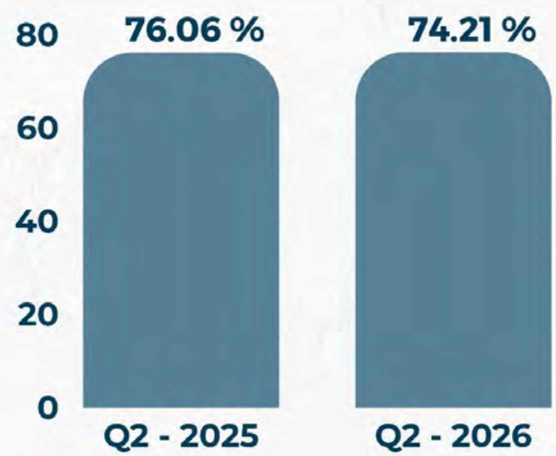
PERFORMANCE RATIOS (THE GROUP)



Q2 - 2026 | Revenue KD



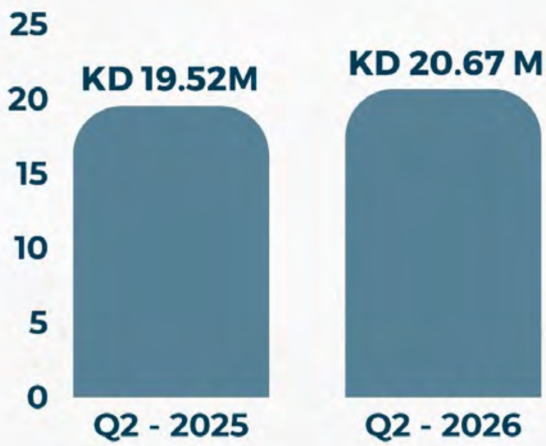
Q2 - 2026 | Operating Expense KD



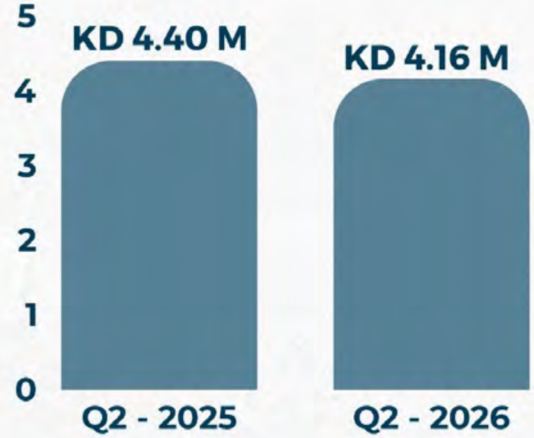
Q2 - 2026 | Gross Profit Margin %

SALHIA

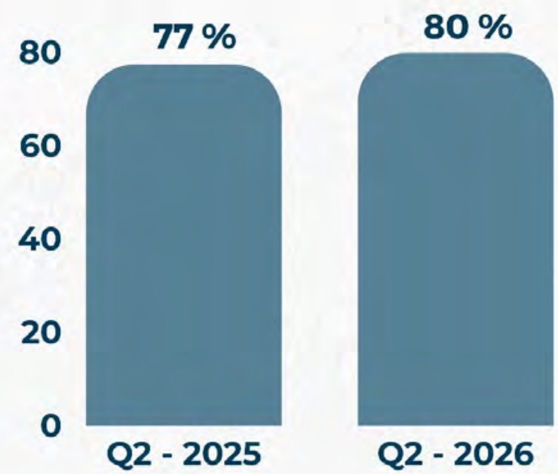
PERFORMANCE RATIOS (REAL ESTATE)



Q2 - 2026 | Revenue KD



Q2 - 2026 | Operating Expense KD



Q2 - 2026 | Gross Profit Margin %

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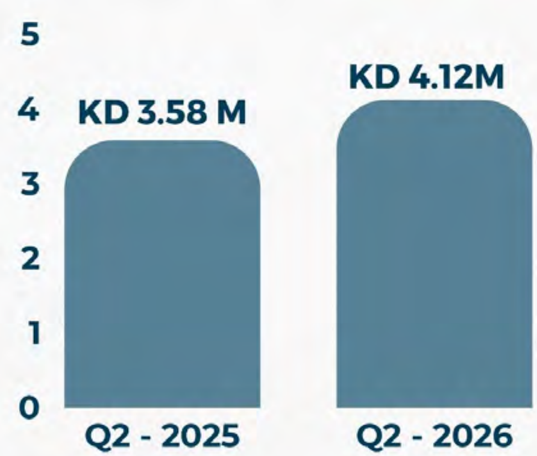
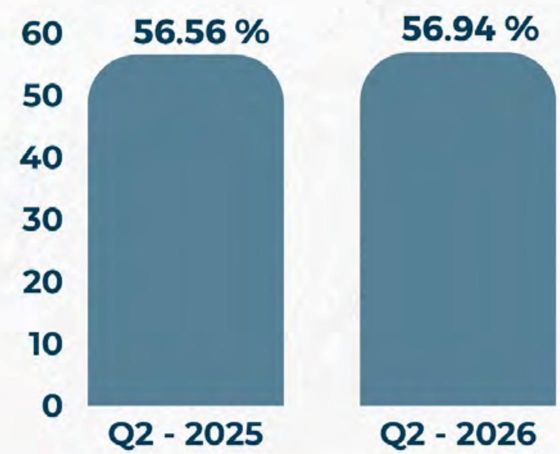
PERFORMANCE RATIOS (HOSPITALITY)



Q2 - 2026 | Revenue KD

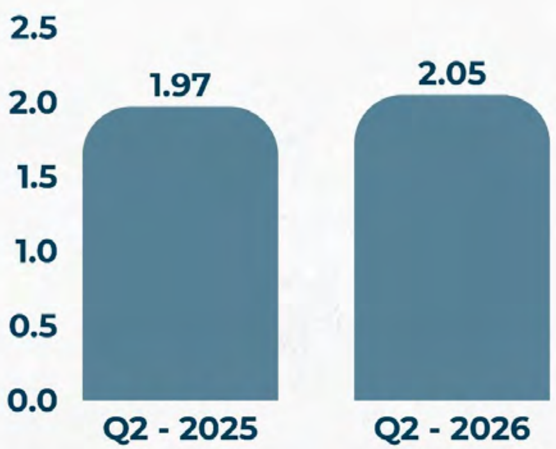
Q2 - 2026 | Operating Expense KD



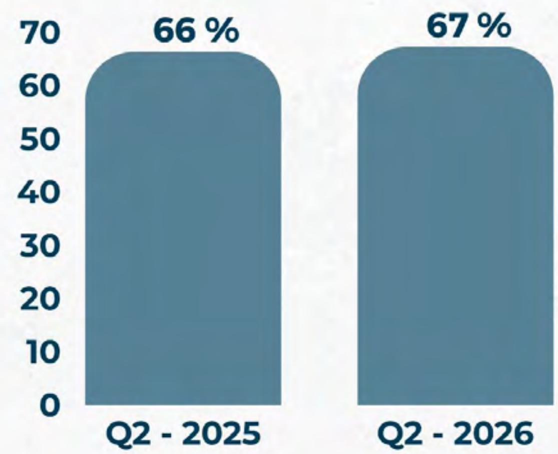
Q2 - 2026 | Gross Profit Margin %

SALHIA

DEBT STRUCTURE



Q2 - 2026 | Debt to Equity %

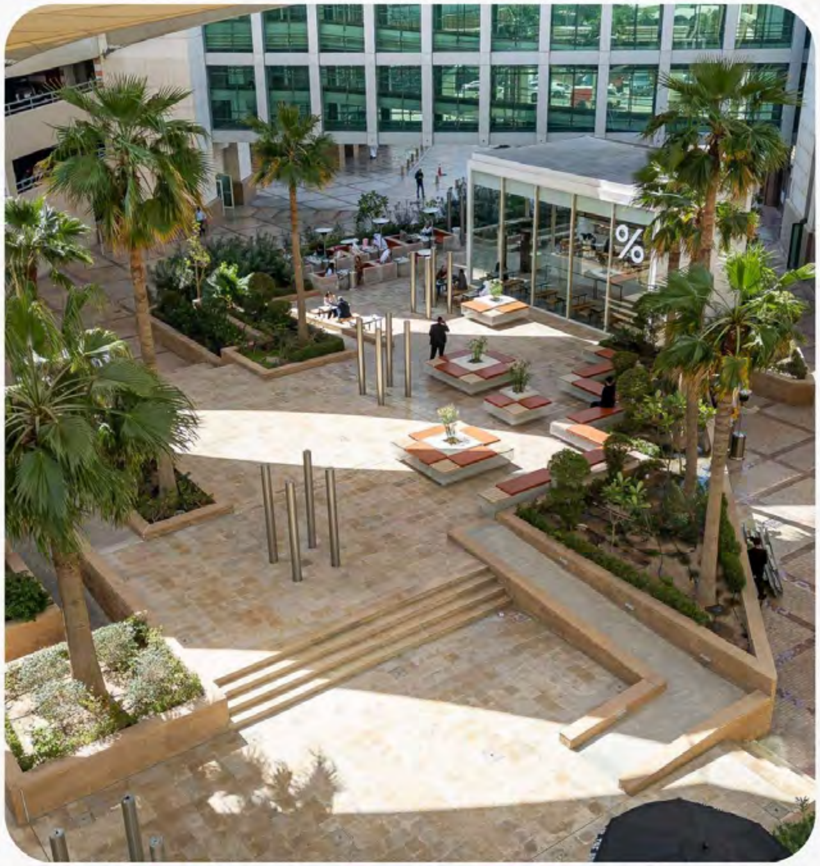


Q2 - 2026 | Debt to Asset %

SALHIA

Appendix

Q2 - 2026 | 30th June 2026



SALHIA

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	***30 June 2026 KD***	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
ASSETS				
Cash on hand and at banks	4	**9,459,191**	8,300,733	10,295,837
Inventories		**212,016**	184,053	141,974
Accounts receivable and other assets		**23,247,222**	5,578,163	8,902,210
Financial assets at fair value through other comprehensive income	5	**6,417,582**	6,433,676	6,398,197
Investment in a joint venture		**394,419**	394,419	394,419
Investment properties	6	**419,870,670**	417,989,415	409,556,137
Property and equipment	7	**92,275,719**	100,563,241	99,322,116
TOTAL ASSETS		**551,876,819**	539,443,700	535,010,890

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)

	Notes	*30 June 2026 KD*	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
LIABILITIES AND EQUITY				
LIABILITIES				
Due to banks and financial institutions	4	**9,049,594**	4,973,447	11,920,751
Accounts payable and other liabilities		**28,317,326**	37,324,584	33,967,364
Commercial financing	8	**10,147,067**	3,175,480	7,638,621
Islamic financing	8	**323,693,761**	312,090,271	301,402,783
TOTAL LIABILITIES		**371,207,748**	357,563,782	354,929,519
EQUITY				
Share capital	9	**62,321,851**	62,321,851	62,321,851
Share premium		**35,055,163**	35,055,163	35,055,163
Treasury shares	10	**(8,178,998)**	(8,067,102)	(7,676,648)
Treasury shares reserve		**6,133,441**	6,133,441	6,133,441
Statutory reserve		**30,920,422**	30,280,511	30,280,511
Voluntary reserve		**20,489,290**	20,489,290	20,489,290
Retained earnings		**46,147,402**	47,600,214	44,078,612
Fair value reserve		**(490,999)**	(474,905)	(510,384)
Foreign currency translation reserve		**(11,984,969)**	(11,754,103)	(10,435,470)
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY		**180,412,603**	181,584,360	179,736,366
Non-controlling interests		**256,468**	295,558	345,005
TOTAL EQUITY		**180,669,071**	181,879,918	180,081,371
TOTAL LIABILITIES AND EQUITY		**551,876,819**	539,443,700	535,010,890

		Six months ended 30 June	
		2026	*2025*
	Notes	***KD***	*KD*
OPERATING ACTIVITIES			
Profit for the period before contribution to KFAS, NLST and Zakat		**8,624,564**	2,748,438
Adjustments for:			
Provision for employees' terminal benefits		**473,607**	489,594
Depreciation		**5,067,135**	4,231,824
Allowance for expected credit losses		**70,000**	-
Dividends income		**(55,532)**	(82,204)
Foreign exchange loss		**13,306**	29,820
Gain on sale of an investment property		**(3,853,606)**	-
Finance costs		**6,528,677**	7,327,853
		16,868,151	14,745,325
Change in operating assets and liabilities:			
Inventories		**(27,963)**	(3,553)
Accounts receivable and other assets		**2,000,941**	185,571
Accounts payable and other liabilities		**(9,930,949)**	(4,748,234)
Cash from operations		**8,910,180**	10,179,109
Employees' terminal benefits paid		**(101,520)**	(54,576)
KFAS paid		**(63,991)**	(133,427)
NLST paid		**(159,978)**	(345,383)
Zakat paid		**(63,991)**	(116,578)
Directors' remuneration paid		**-**	(120,000)
Net cash flows from operating activities		**8,520,700**	9,409,145

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	Notes	*Six months ended 30 June* 2026 KD	2025 KD
INVESTING ACTIVITIES			
Additions to investment properties	6	**(13,824,252)**	(11,900,643)
Additions to property and equipment	7	**(1,123,550)**	(4,409,951)
Dividends income received		**55,532**	82,204
Net cash flows used in investing activities		**(14,892,270)**	(16,228,390)
FINANCING ACTIVITIES			
Proceeds from commercial and Islamic financings	8	**24,274,877**	29,303,692
Repayment of commercial and Islamic financings	8	**(5,671,537)**	(9,200,775)
Finance costs paid		**(6,161,488)**	(5,496,290)
Dividends paid		**(8,926,013)**	(8,521,179)
Purchase of treasury shares		**(111,896)**	(111,504)
Net cash flows from financing activities		**3,403,943**	5,973,944
NET DECREASE IN CASH AND CASH EQUIVALENTS		**(2,967,627)**	(845,301)
Foreign currency translation adjustment		**49,938**	847,753
Cash and cash equivalent at 1 January		**3,327,286**	(1,627,366)
CASH AND CASH EQUIVALENTS AT 30 JUNE	4	**409,597**	(1,624,914)
Non-cash items excluded from the interim condensed consolidated statement of cash flows:			
Transfer to investment properties from property and equipment	6	**(7,278,908)**	-
Transfer from property and equipment to investment properties	7	**7,278,908**	-

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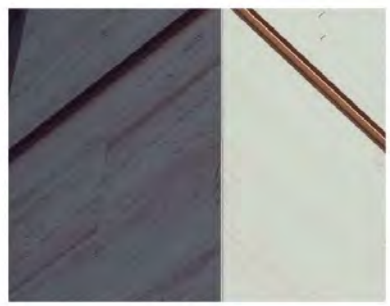
THANK YOU



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