Grant Thornton
Al-Qatami, Al-Aiban & Partners

Interim condensed consolidated financial information and review report

Kuwait Real Estate Company – KPSC and Subsidiaries

Kuwait

30 June 2026 (Unaudited)

Contents

Grant Thornton
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Report on Review of Interim Condensed Consolidated Financial Information

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

Introduction
We have reviewed the accompanying interim condensed consolidated statement of financial position of Kuwait Real Estate Company - KPSC (the "Parent Company") and its Subsidiaries (together referred to as the "Group") as of 30 June 2026 and the related interim condensed consolidated statements of profit or loss and profit or loss and other comprehensive income for the three-month and six-month periods then ended and, interim condensed consolidated statements of changes in equity and cash flows for the six-month period then ended. Management is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard 34, "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

Scope of Review
We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion
Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34, "Interim Financial Reporting".

Report on review of other legal and regulatory requirements
Based on our review, the interim condensed consolidated financial information is in agreement with the books of the Parent Company. We further report that, to the best of our knowledge and belief, no violations of the Companies Law No. 1 of 2016 and its Executive Regulations, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the six-month period ended 30 June 2026 that might have had a material effect on the business or financial position of the Parent Company.

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

Report on review of other legal and regulatory requirements (continued)

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 material violations of the provisions of Law No. 7 of 2010 concerning the Capital Markets Authority and its related regulations during the six-month period ended 30 June 2026 that might had a material effect on the business or financial position of the Parent Company.

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

Kuwait
13 August 2026

Interim condensed consolidated statement of profit or loss

	Notes	Three months ended 30 June 2026 (Unaudited) KD	Three months ended 30 June 2025 (Unaudited) KD	Six months ended 30 June 2026 (Unaudited) KD	Six months ended 30 June 2025 (Unaudited) KD
Income					
Revenue	5	**12,602,547**	10,279,847	**36,439,663**	19,770,155
Cost of revenue		**(6,911,855)**	(3,047,837)	**(19,237,653)**	(5,819,559)
Gross income		**5,690,692**	7,232,010	**17,202,010**	13,950,596
Change in fair value of investment properties	13	**-**	(1,904,250)	**-**	(3,808,500)
Change in fair value of financial assets at FVTPL		**90,248**	(2,134)	**522,170**	2,172,806
Gain on sale of financial assets at FVTPL		**23,986**	-	**23,986**	-
Dividend income		**81,139**	103,092	**1,237,475**	204,760
Share of results of associates	11	**230,322**	39,324	**1,139,472**	87,223
Reversal of liabilities no longer required		**-**	-	**-**	2,183,014
Other income		**326,237**	67,515	**466,274**	216,603
		6,442,624	5,535,557	**20,591,387**	15,006,502
Expenses and other charges					
Selling, general and administrative expenses		**(2,100,592)**	(1,082,478)	**(3,743,796)**	(2,095,755)
Finance costs		**(3,031,978)**	(3,121,436)	**(6,115,428)**	(6,092,864)
		(5,132,570)	(4,203,914)	**(9,859,224)**	(8,188,619)
Profit for the period before taxation on overseas subsidiaries		**1,310,054**	1,331,643	**10,732,163**	6,817,883
Taxation on overseas subsidiaries		**(4,037)**	(12,257)	**(637,879)**	(20,669)
Profit for the period before provisions for contribution to Kuwait Foundation for the Advancement of Sciences (KFAS), National Labour Support Tax (NLST) and Zakat		**1,306,017**	1,319,386	**10,094,284**	6,797,214
Provisions for KFAS, NLST and Zakat		**(69,415)**	(76,622)	**(432,302)**	(289,447)
Profit for the period		**1,236,602**	1,242,764	**9,661,982**	6,507,767
Profit for the period attributable to:					
Owners of the Parent Company		**815,578**	1,019,708	**7,264,869**	5,055,813
Non-controlling interests		**421,024**	223,056	**2,397,113**	1,451,954
Profit for the period		**1,236,602**	1,242,764	**9,661,982**	6,507,767
Basic and diluted earnings per share (Fils)	6	**0.63**	0.92	**5.64**	4.55

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

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

	Three months ended		Six months ended	
	30 June 2026 (Unaudited) KD	30 June 2025 (Unaudited) KD	**30 June 2026 (Unaudited) KD**	30 June 2025 (Unaudited) KD
Profit for the period	**1,236,602**	1,242,764	**9,661,982**	6,507,767
Other comprehensive income / (loss):				
Items that will not be reclassified subsequently to consolidated statement of profit or loss				
Net change in fair value of financial assets at FVTOCI	**4,108,699**	(13,876,632)	**(6,825,057)**	(13,048,908)
Items that may be reclassified subsequently to consolidated statement of profit or loss				
Exchange differences arising on translation of foreign operations	**(86,749)**	(382,919)	**(112,530)**	(423,070)
Total other comprehensive income / (loss) for the period	**4,021,950**	(14,259,551)	**(6,937,587)**	(13,471,978)
Total comprehensive income / (loss) for the period	**5,258,552**	(13,016,787)	**2,724,395**	(6,964,211)
Total comprehensive income / (loss) for the period attributable to:				
Owners of the Parent Company	**4,837,527**	(13,239,843)	**302,346**	(8,416,165)
Non-controlling interests	**421,025**	223,056	**2,422,049**	1,451,954
Total comprehensive income / (loss) for the period	**5,258,552**	(13,016,787)	**2,724,395**	(6,964,211)

Interim condensed consolidated statement of financial position

	Notes	**30 June 2026 (Unaudited) KD**	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Assets				
Cash and cash equivalents	7	**23,872,014**	31,466,066	19,015,233
Financial assets at fair value through profit and loss	8	**18,382,713**	22,964,524	20,011,182
Accounts receivable and other assets	9	**43,627,010**	32,817,337	23,284,306
Due from related parties	20	**14,565,052**	13,063,611	15,351,910
Trading properties	10	**29,971,585**	35,535,582	38,978,700
Investment in associates	11	**65,082,533**	32,626,021	12,041,903
Financial assets at fair value through other comprehensive income	12	**82,109,399**	101,661,629	67,751,437
Capital work in progress		**10,269,707**	8,992,185	4,433,207
Properties under development		**-**	-	3,102,677
Investment properties	13	**271,912,554**	269,923,186	257,611,123
Property and equipment		**2,852,135**	2,542,911	2,665,115
Total assets		**562,644,702**	551,593,052	464,246,793
Liabilities and Equity				
Liabilities				
Due to banks		**5,274,949**	4,932,729	5,194,882
Due to related parties	20	**3,421,565**	1,980,825	3,465,517
Accounts payable and other liabilities	14	**21,579,222**	21,172,453	18,559,135
Advances from customers	15	**33,292,138**	38,182,950	24,967,477
Lease liabilities		**640,351**	640,351	-
Borrowings	16	**243,468,622**	231,019,643	224,384,743
Provision for employees' end of service benefits		**1,333,231**	1,324,595	1,322,642
Total liabilities		**309,010,078**	299,253,546	277,894,396
Equity				
Share capital	17	**129,757,598**	122,412,829	106,445,938
Share premium		**19,392,082**	19,392,082	3,425,191
Treasury shares	18	**(4,049,434)**	(3,334,958)	(11,967,971)
Statutory and voluntary reserves		**32,910,719**	32,910,719	29,725,313
Other components of equity	19	**(2,576,876)**	22,486,519	14,320,734
Retained earnings		**50,554,559**	33,018,679	26,649,278
Equity attributable to owners of the Parent Company		**225,988,648**	226,885,870	168,598,483
Non-controlling interests		**27,645,976**	25,453,636	17,753,914
Total equity		**253,634,624**	252,339,506	186,352,397
Total liabilities and equity		**562,644,702**	551,593,052	464,246,793

Talal Jassim Al-Bahar
Vice Chairman and Chief Executive Officer

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of changes in equity

	Equity attributable to owners of the Parent Company							Non-controlling interests	Total
	Share capital KD	Share premium KD	Treasury shares KD	Statutory and voluntary reserves KD	Other components of equity KD	Retained earnings KD	Sub-total KD	KD	KD
Balance at 1 January 2026 (Audited)	122,412,829	19,392,082	(3,334,958)	32,910,719	22,486,519	33,018,679	226,885,870	25,453,636	252,339,506
Purchase of treasury shares	-	-	(16,345,977)	-	-	-	(16,345,977)	-	(16,345,977)
Sale of treasury shares	-	-	15,631,501	-	(485,092)	-	15,146,409	-	15,146,409
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(229,709)	(229,709)
Bonus shares distribution (Note 22)	7,344,769	-	-	-	-	(7,344,769)	-	-	-
Total transactions with the owners	7,344,769	-	(714,476)	-	(485,092)	(7,344,769)	(1,199,568)	(229,709)	(1,429,277)
Profit for the period	-	-	-	-	-	7,264,869	7,264,869	2,397,113	9,661,982
Other comprehensive (loss)/income for the period	-	-	-	-	(6,962,523)	-	(6,962,523)	24,936	(6,937,587)
Total comprehensive (loss)/income for the period	-	-	-	-	(6,962,523)	7,264,869	302,346	2,422,049	2,724,395
Gain on sale of financial assets at FVTOCI	-	-	-	-	(1,634,986)	1,634,986	-	-	-
Gain on reclassification of financial assets at FVTOCI (Note 12)	-	-	-	-	(15,980,794)	15,980,794	-	-	-
Balance at 30 June 2026 (Unaudited)	129,757,598	19,392,082	(4,049,434)	32,910,719	(2,576,876)	50,554,559	225,988,648	27,645,976	253,634,624

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of changes in equity (continued)

	Equity attributable to the owners of the Parent Company							Non-controlling interests	Total
	Share capital KD	Share premium KD	Treasury shares KD	Statutory and voluntary reserves KD	Other components of equity KD	Retained earnings KD	Sub-total KD	KD	KD
Balance at 1 January 2025 (Audited)	100,420,696	3,425,191	(7,135,682)	29,725,313	25,663,770	26,978,681	179,077,969	16,301,960	195,379,929
Purchase of treasury shares	-	-	(43,659,127)	-	-	-	(43,659,127)	-	(43,659,127)
Sale of treasury shares	-	-	38,826,838	-	2,768,968	-	41,595,806	-	41,595,806
Bonus shares distributions (Note 22)	6,025,242	-	-	-	-	(6,025,242)	-	-	-
Total transactions with the owners	6,025,242	-	(4,832,289)	-	2,768,968	(6,025,242)	(2,063,321)	-	(2,063,321)
Profit for the period	-	-	-	-	-	5,055,813	5,055,813	1,451,954	6,507,767
Other comprehensive loss for the period	-	-	-	-	(13,471,978)	-	(13,471,978)	-	(13,471,978)
Total comprehensive (loss)/income for the period	-	-	-	-	(13,471,978)	5,055,813	(8,416,165)	1,451,954	(6,964,211)
Gain on disposal of financial assets at FVTOCI	-	-	-	-	(640,026)	640,026	-	-	-
Balance at 30 June 2025 (Unaudited)	106,445,938	3,425,191	(11,967,971)	29,725,313	14,320,734	26,649,278	168,598,483	17,753,914	186,352,397

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of cash flows

	Notes	Six months ended 30 June 2026 (Unaudited) KD	Six months ended 30 June 2025 (Unaudited) KD
OPERATING ACTIVITIES			
Profit for the period		**9,661,982**	6,507,767
Adjustments:			
Depreciation		**230,762**	372,500
Finance costs		**6,115,428**	6,092,864
Change in fair value of investment properties	13	**-**	3,808,500
Share of results of associates	11	**(1,139,472)**	(87,223)
Change in fair value of financial assets at FVTPL		**(522,170)**	(2,172,806)
Gain on sale of financial assets at FVTPL		**(23,986)**	-
Dividend income		**(1,237,475)**	(204,760)
Reversal of liabilities no longer required		**-**	(2,183,014)
Provision charge for employees' end of service benefits		**85,030**	158,696
		13,170,099	12,292,524
Changes in operating assets and liabilities:			
Accounts receivable and other assets		**(10,809,673)**	(8,013,828)
Due from related parties		**(1,501,441)**	(827,105)
Accounts payable and other liabilities		**(1,834,753)**	(2,950,261)
Due to related parties		**1,440,740**	(2,206,329)
Trading properties	10	**5,893,921**	(2,107,064)
Advances from customers	15	**(5,014,843)**	25,211,868
Employees' end of service benefits paid		**(76,394)**	(7,435)
Net cash from operating activities		**1,267,656**	21,392,370
INVESTING ACTIVITIES			
Purchase of property and equipment		**(539,986)**	(139,602)
Additions to capital work in progress		**(1,277,522)**	(2,482,105)
Additions to properties under development		**-**	(297,277)
Additions to investment properties	13	**(1,282,582)**	(577,966)
Purchase of financial assets at FVTOCI		**(63,024,692)**	(42,435,884)
Proceeds from sale of financial assets at FVTOCI		**49,082,771**	44,709,139
Refund of financial assets at FVTPL		**1,506,252**	-
Purchase of financial assets at FVTPL		**(837,086)**	-
Additions / capital contribution in associates	11	**-**	(312,987)
Dividend received from associates	11	**36,516**	37,267
Term deposits maturing after 3 months		**(220,000)**	2,175,487
Dividend income received		**1,237,475**	204,760
Net cash (used in) / from investing activities		**(15,318,854)**	880,832

Interim condensed consolidated statement of cash flows (continued)

	Notes	Six months ended 30 June 2026 (Unaudited) KD	Six months ended 30 June 2025 (Unaudited) KD
FINANCING ACTIVITIES			
Net change in borrowings		**11,962,847**	1,445,582
Finance costs paid		**(3,866,056)**	(4,283,035)
Lease liabilities paid		**-**	(8,232,000)
Net movement in treasury shares		**(1,199,568)**	(2,063,321)
Dividends paid to non-controlling interests		**(229,709)**	-
Dividends paid		**(7,850)**	(45,458)
Net cash from / (used in) financing activities		**6,659,664**	(13,178,232)
Net (decrease) / increase in cash and cash equivalents		**(7,391,534)**	9,094,970
Foreign currency adjustments		**(764,738)**	(273,714)
Cash and cash equivalents at the beginning of the period	7	**26,512,760**	4,957,210
Cash and cash equivalents at the end of the period	7	**18,356,488**	13,778,466
Material non-cash transactions:			
Investment in associates	11.2	**(31,179,245)**	-
Disposal of financial assets at FVTPL	8.2	**4,510,150**	-
Disposal of financial assets at FVTOCI	12	**26,669,095**	-

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

Notes to the interim condensed consolidated financial information

1 Incorporation and activities of the Parent Company

Kuwait Real Estate Company – KPSC (the "Parent Company") was incorporated in 1972 as a Kuwaiti Public Shareholding Company in accordance with the provisions of the Commercial Companies Law in the State of Kuwait.

The Parent Company's shares are listed on Boursa Kuwait.

The Group comprises the Parent Company and its subsidiaries (together referred as the "Group").

The main activities of the Parent Company are as follows:

- Carry out various real estate works for achieving profit, including sale, purchase, renting out and leasing of lands and real estate properties, erect buildings, prepare and implement studies of the private and public real estate projects directly or through mediation whether in Kuwait or abroad.
- Carry out various building works and related works whether for its account or for the account of third parties and import, trade in all materials related to real estate and other works related or necessary thereto.
- Invest in companies' shares or projects similar to the Company's objectives or manage and direct such institutions in such a way that achieves interest.
- Build housing whether for citizens or government employees or the employees of official or private authorities against receiving their value from them either in cash or on installments.
- Carry out contracting works in general whether directly or through participation with other contracting companies or representing same.
- Manage others' properties in Kuwait and abroad.
- Erect private and public buildings and projects, including malls, entertainment centers, touristic utilities and implement them directly or through third parties in Kuwait or abroad and rent out or sell same in cash or on installments after approval by the competent authorities.
- Create, manage or share third parties in real estate investment funds only whether in Kuwait or abroad to employ and invest funds on behalf of others after approval by the competent authorities.
- Do various real estate work for achieving profit, including acquisition, sale and purchase of lands and real estate properties and develop them for the account of the Company inside and outside Kuwait, rent out and lease same and erect buildings.
- Prepare studies and provide consultations in all kinds of real estate fields, provided the required terms and conditions are met by those who offer this service.
- Acquire, sell and purchase shares and bonds of the companies or projects similar to the Company's objectives or manage such institutions and direct same in such a way that achieves interest.
- Acquire movables and real estate properties necessary to conduct its activity within the limits permitted by the law and in compliance with its objectives.
- Perform maintenance works related to the buildings and properties owned by the Company and others, including civil, mechanical and electrical works, elevators and air conditioning works in such a way that maintains buildings and their safety.
- Organize real estate exhibitions for the Company's real estate projects.

Notes to the interim condensed consolidated financial information (continued)

1 Incorporation and activities of the Parent Company (continued)

- Hold real estate auctions.

- Utilize the surplus funds available with the Company by investing same in financial portfolios managed by specialized companies and entities inside and outside Kuwait.

- Contribute directly to set out the basic structure of the residential, commercial areas and projects by "Building, Operation & Transfer" (BOT) system and manage the real estate utilities by BOT system.

The Parent Company has the right to perform the above-mentioned activities inside and outside the State of Kuwait directly or through an agent. The Parent Company may have an interest or participate in any aspect with the entities performing similar works or which might assist it in the achievement of its objectives in Kuwait or abroad. The Parent Company may also establish or share or purchase these entities or affiliate them therewith.

The address of the Parent Company's registered office is P.O. Box 1257, Safat 13013, State of Kuwait.

This interim condensed consolidated financial information for the six-month period ended 30 June 2026 was authorised for issue by the Parent Company's board of directors on 13 August 2026.

2 Basis of preparation

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

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

The interim condensed consolidated financial information has been presented in Kuwaiti Dinar ("KD") which is the functional and presentation currency of the Parent Company.

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

Operating results for the six-month period ended 30 June 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026. For further details, refer to the consolidated financial statements and its related disclosures for the year ended 31 December 2025.

3 Changes in accounting policies

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

Notes to the interim condensed consolidated financial information (continued)

3 Changes in accounting policies (continued)

3.1 New and amended IFRS Accounting Standards adopted by the Group

The following amendments were effective for the current period:

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

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

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

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

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

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

Annual Improvements to IFRS Accounting Standards – volume 11

The annual improvement project updates a number of standards primarily providing clarifications and removing inconsistencies.

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

4 Judgement and estimates

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

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

Notes to the interim condensed consolidated financial information (continued)

5 Revenue

	Three months ended (Unaudited)		Six months ended (Unaudited)	
	30 June 2026 KD	30 June 2025 KD	**30 June 2026 KD**	30 June 2025 KD
Timing of revenue recognition:				
Over time	**12,049,867**	8,974,580	**34,627,723**	17,105,656
At a point in time	**552,680**	1,305,267	**1,811,940**	2,664,499
	12,602,547	10,279,847	**36,439,663**	19,770,155

	Three months ended (Unaudited)		Six months ended (Unaudited)	
	30 June 2026 KD	30 June 2025 KD	**30 June 2026 KD**	30 June 2025 KD
Disaggregation of revenue by type:				
Real estate rental income	**7,743,203**	9,587,821	**17,032,723**	18,663,941
Sale of properties held for trading	**3,894,289**	-	**17,791,577**	-
Revenue from services	**965,055**	692,026	**1,615,363**	1,106,214
	12,602,547	10,279,847	**36,439,663**	19,770,155

6 Basic and diluted earnings per share

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

	Three months ended (Unaudited)		Six months ended (Unaudited)	
	30 June 2026	30 June 2025	**30 June 2026**	30 June 2025
Profit for the period attributable to the owners of the Parent Company (KD)	**815,578**	1,019,708	**7,264,869**	5,055,813
Weighted average number of shares outstanding during the period (excluding treasury shares) (share)	**1,288,660,963**	1,108,996,952	**1,287,739,144**	1,111,498,240
Basic and diluted earnings per share (Fils)	**0.63**	0.92	**5.64**	4.55

The comparative weighted average number of shares for the calculating of basic and diluted earnings per share has been adjusted to reflect the bonus shares for the year ended 31 December 2025 (Note 22). Earnings per share for the three-month and six-month periods ended 30 June 2025 were 0.98 fils and 4.87 fils, respectively, before retroactive adjustment.

Notes to the interim condensed consolidated financial information (continued)

7 Cash and cash equivalents

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Cash and bank balances	**23,244,677**	30,796,196	18,423,290
Cash in investment portfolios managed by others	**407,337**	669,870	591,943
Term deposits	**220,000**	-	-
Cash and cash equivalents	**23,872,014**	31,466,066	19,015,233
Less:			
Due to banks (Note 7.1)	**(5,274,949)**	(4,932,729)	(5,194,882)
Restricted bank balances	**(20,577)**	(20,577)	(41,885)
Term deposits with original maturity exceeding three months	**(220,000)**	-	-
Cash and cash equivalents for the purpose of the interim condensed consolidated statement of cash flows	**18,356,488**	26,512,760	13,778,466

7.1 This represents outstanding balance of the credit facilities granted to the Group by a local banks in the form of overdraft facilities. The facilities carry an annual profit rate of 0.75% – 1.5% (31 December 2025 and 30 June 2025: 0.75%-1.5%) above the Central Bank of Kuwait discount rate. The overdraft facilities are secured against mortgage of certain investment properties (Note 13).

8 Financial assets at fair value through profit or loss

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Local quoted securities	**799,000**	6,394,860	1,070,453
Local unquoted securities	**43,863**	43,889	91,517
Foreign quoted securities	**14,705**	12,995	9,560
Foreign unquoted securities	**7,370,825**	7,288,232	13,801,835
Managed funds	**10,154,320**	9,224,548	5,037,817
	18,382,713	22,964,524	20,011,182

8.1 Quoted securities with carrying value of Nil (31 December 2025: KD5,576,185 and 30 June 2025: Nil) are pledged against borrowings (Note 16).

8.2 During the period, local quoted equity securities amounting to KD4,510,150 were reclassified to investments in associates (Note 11.2).

8.3 The hierarchy for determining and disclosing the fair values of financial instruments is presented in Note 23.2.

Notes to the interim condensed consolidated financial information (continued)

9 Accounts receivable and other assets

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Financial assets			
Accounts receivable	**13,000,785**	11,451,883	12,495,027
Refundable deposits	**1,093,318**	1,064,136	674,037
Due on sale of investment properties	**5,754**	6,179	338,964
Other assets	**4,191,728**	3,127,757	2,004,110
	18,291,585	15,649,955	15,512,138
Provision for doubtful debts	**(6,365,133)**	(6,365,133)	(5,818,734)
	11,926,452	9,284,822	9,693,404
Non-financial assets			
Deferred expenses (Note 9.1)	**21,708,660**	19,819,002	-
Advances to contractors and suppliers	**1,881,695**	3,523,397	12,210,476
Advance to purchase investment (Note 9.2)	**2,739,000**	-	-
Prepaid lease rentals	**5,248,000**	-	-
Other assets	**123,203**	190,116	1,380,426
	31,700,558	23,532,515	13,590,902
	43,627,010	32,817,337	23,284,306

9.1 Deferred expenses represent costs incurred to obtain contracts with customers and are amortised over the period in which the related performance obligations are satisfied.

9.2 Advance to purchase investment represents a payment made against the Group's share to acquire a stake in a plot of land in Abu Dhabi, jointly with a related party. As at the reporting date, the acquisition had not been completed and legal ownership of the land had not yet been transferred.

9.3 The carrying values of the financial assets included above approximate their fair values and all are due within one year.

10 Trading properties

The movement in the trading properties is as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Developed properties			
Balance at the beginning of the period/year	**9,603,127**	15,419,790	15,419,790
Disposals during the period/year	**-**	(3,135,193)	-
Transferred to investment properties	**-**	(2,638,441)	-
Foreign currency translation adjustments	**-**	(43,029)	-
	9,603,127	9,603,127	15,419,790
Provision for impairment in value	**(1,451,230)**	(1,451,230)	(1,451,230)
	8,151,897	8,151,897	13,968,560
Under development properties			
Balance at the beginning of the period/year	**27,383,685**	23,214,029	23,214,029
Additions during the period/year	**4,732,494**	4,169,656	2,107,064
Transferred to cost of revenue during the period/year	**(10,626,415)**	-	-
Foreign currency translation adjustments	**329,924**	-	(310,953)
	21,819,688	27,383,685	25,010,140
Balance at the end of the period/year	**29,971,585**	35,535,582	38,978,700

10.1 The Group's trading properties are located in Lebanon and UAE.

Notes to the interim condensed consolidated financial information (continued)

11 Investment in associates

11.1 The movement of investment in associates is as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Balance as of beginning of the period/year	**32,626,021**	11,678,960	11,678,960
Additions / capital contribution	**31,179,245**	19,228,645	312,987
Share of results	**1,139,472**	2,168,597	87,223
Dividends	**(36,516)**	(37,266)	(37,267)
Share of other comprehensive loss	**-**	(759,494)	-
Foreign currency translation adjustments	**174,311**	346,579	-
Balance at the end of the period/year	**65,082,533**	32,626,021	12,041,903

11.2 During the period, the Group purchased additional shares in IFA Hotels and Resorts – KPSC ("IFAHR"), increasing its ownership interest to 12.99%. Based on management's assessment of the relevant facts and circumstances, management concluded that the Group has the ability to exercise significant influence over IFAHR. Accordingly, the Group reclassified its investment in IFAHR as an investment in an associate.

Accordingly, the Group reclassified its investment in IFAHR from financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income (notes 8 and 12) to an investment in an associate, with an initial carrying amount of KD31,179,245, representing its fair value at the date of reclassification.

The reclassification of the investment as an associate resulted in provisional goodwill of KD23,166,746, which is included within the carrying amount of the investment in associate. The provisional fair values of the identifiable net assets of the associate as at the date of reclassification are as follows:

	30 June 2026 KD
Total assets	**197,743,094**
Total liabilities	**107,006,390**
Equity	**90,736,704**
Non-controlling interests	**(29,035,856)**
Equity attributable to the owners of the associate	**61,700,848**
Fair value of investment at the reclassification date	**31,179,245**
Share of net assets	**(8,012,499)**
Goodwill included in the carrying value of the associate	**23,166,746**

The fair value of identifiable assets and liabilities of the associate used in determining the Group's share of the net fair value of the associate's identifiable net assets were provisionally determined by the Group's management. The estimates referred above, and resultant goodwill, are subject to revision within twelve months of the acquisition date.

11.3 Investments in associates with a carrying value of KD21,346,875 is pledged against borrowings (Note 16).,

Notes to the interim condensed consolidated financial information (continued)

12 Financial assets at fair value through other comprehensive income

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Local quoted securities	**46,087,688**	67,409,424	38,219,942
Local unquoted securities	**5,739,892**	5,850,592	4,838,709
Foreign unquoted securities	**14,642,021**	13,465,217	11,987,257
Debt instruments	**6,594,412**	6,581,760	6,490,901
Managed funds	**9,045,386**	8,354,636	6,214,628
	82,109,399	101,661,629	67,751,437

These investments are held for medium to long-term strategic purposes. Accordingly, the Group has elected to designate these financial assets as at FVTOCI as it believes that recognising short-term fluctuations in the fair value of these financial assets in consolidated statement of profit or loss would not be consistent with the Group's strategy of holding these financial assets for long-term purposes and realising their performance potential in the long run.

Debt instruments represent promissory notes of foreign companies and carry annual interest rate 9% (31 December 2025 and 30 June 2025: 9%).

Quoted and unquoted securities with carrying value of KD10,936,538 (31 December 2025: KD32,092,955 and 30 June 2025: KD24,074,928) are pledged against borrowings (Note 16).

During the period, local quoted equity securities amounting to KD26,669,095 were reclassified to investment in associates (note 11.2). Accordingly, the cumulative fair value adjustment previously recognised in other comprehensive income in respect with this investment, amounting to KD15,980,794, was transferred to retained earnings, within equity, during current period.

The hierarchy for determining and disclosing the fair values of financial instruments by valuation techniques is presented in Note 23.2.

Notes to the interim condensed consolidated financial information (continued)

13 Investment properties

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Owned properties			
Balance at the beginning of the period/year	**269,923,186**	251,966,916	251,966,916
Additions during the period/year	**1,282,582**	1,793,307	561,510
Transferred from trading properties	-	2,638,441	-
Transferred from properties under development	-	5,002,632	-
Change in fair value for the period/year	-	9,045,816	-
Foreign currency translation adjustments	**706,786**	(523,926)	(460,799)
Balance at the end of the period/year	**271,912,554**	269,923,186	252,067,627
Leased properties			
Balance at the beginning of the period/year	-	9,335,540	9,335,540
Additions during the period/year	-	-	16,456
Change in fair value for the period/year	-	(9,335,540)	(3,808,500)
Balance at the end of the period/year	-	-	5,543,496
Total balance at the end of the period/year	**271,912,554**	269,923,186	257,611,123

13.1 The Group's investment properties are located as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Kuwait	**189,870,333**	189,781,895	188,242,920
UAE	**80,527,409**	78,626,479	67,839,193
Other MENA countries	**1,514,812**	1,514,812	1,529,010
	271,912,554	269,923,186	257,611,123

13.2 Investment properties with an aggregate carrying value of KD246,919,107 (31 December 2025: KD244,929,739 and 30 June 2025: KD226,919,893) are pledged against borrowings and due to banks (Note 16 and 7).

13.3 Leased properties represent the properties under the BOT contracts signed with the Ministry of Finance - State Properties department, Kuwait. As of the date of issuance of this interim condensed consolidated financial information, these contracts had expired. However, the Ministry of Finance instructed the Group to continue managing, operating and maintaining these properties until an appropriate decision is issued by the State Property Committee regarding the leased properties.

Notes to the interim condensed consolidated financial information (continued)

14 Accounts payable and other liabilities

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Financial liabilities			
Accounts payable	**4,777,702**	4,648,036	3,324,864
Accrued interest	**2,249,372**	2,171,496	1,809,823
Accrued expenses and leave	**4,076,906**	3,525,123	3,359,401
Provision for National Labour Support Tax	**2,395,425**	2,191,253	1,927,722
Provision for Zakat	**1,065,115**	980,049	855,460
Provision for KFAS	**346,028**	320,999	154,419
Dividends payable	**1,514,947**	1,494,172	1,275,812
Refundable deposits	**2,168,347**	2,132,828	2,347,191
Retention payable	**803,255**	668,556	-
Other liabilities	**965,670**	1,859,480	1,439,167
	20,362,767	19,991,992	16,493,859
Non-financial liabilities			
Advance rent	**419,439**	416,693	397,017
Other liabilities	**797,016**	763,768	1,668,259
	1,216,455	1,180,461	2,065,276
	21,579,222	21,172,453	18,559,135

15 Advances from customers

Advance from customers are contract liabilities which represent payments received from customers for which revenue has not yet been recognised. The movement in advances received from customers is as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Balance at the beginning of the period/year	**38,182,950**	-	-
Advances received during the period/year	**12,776,734**	38,095,336	25,211,868
Revenue recognised during the period/year	**(17,791,577)**	-	-
Exchange adjustment	**124,031**	87,614	(244,391)
Balance at end of the period/year	**33,292,138**	38,182,950	24,967,477

Advances received from customers against sale of trading properties under development related to "Al Tay Hills" project located in Sharjah in the United Arab Emirates. Al Tay Hills project, is a landmark residential development in Sharjah, UAE, developed by the Group in partnership with IFA Hotels & Resorts (a related party).

Notes to the interim condensed consolidated financial information (continued)

16 Borrowings

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Islamic financing payables (i)	**180,793,795**	182,043,797	183,988,426
Term loans (ii)	**62,674,827**	48,975,846	40,396,317
Total	**243,468,622**	231,019,643	224,384,743
Borrowings in KD	**203,519,650**	190,670,220	185,822,417
Borrowings in other currencies	**39,948,972**	40,349,423	38,562,326
Total	**243,468,622**	231,019,643	224,384,743

The borrowings are due for repayment as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Within one year	**30,602,278**	17,086,122	20,278,624
Over one year	**212,866,344**	213,933,521	204,106,119
	243,468,622	231,019,643	224,384,743

i) Islamic financing payables represent the following:
- Outstanding Murabaha payables, Wakala payables and Tawarruq payables of KD180,793,795 obtained in Kuwaiti Dinar from local Islamic banks, carry an annual profit rate of 0.75% - 1.5% (31 December 2025 and 30 June 2025: 0.75% - 1.5%) over CBK discount rate and repayable in different unequal instalments ending on 1 May 2039.

ii) Term loans represent the following:
- Outstanding term loans of KD39,948,972 obtained in AED from a foreign bank carry an average interest rate of EIBOR + 2.375% per annum risk premium (with a minimum floor of 4%) and are repayable over a period of 8 – 12 year period ending in 2036.

- Outstanding term loans of KD4,725,855 obtained in Kuwaiti Dinar from a local bank, carry an annual interest rate of 1.5% (31 December 2025: 1.5% and 30 June 2025: 0.75%-1.5%) over CBK discount rate and repayable in different unequal instalments ending on 30 June 2030.

- Outstanding revolving term loan of KD18,000,000 obtained in Kuwaiti Dinar from a local bank carry an annual interest rate of 1% (31 December 2025: 1%) over the CBK discount rate and are repayable in one instalment on 30 June 2026.

Borrowings are secured by pledge of Group's certain financial assets at FVTOCI, investment properties and investments in associates (Notes 12, 13 and 11).

Notes to the interim condensed consolidated financial information (continued)

17 Share Capital

At 30 June 2026, the authorized, issued and fully paid up share capital of the Parent Company comprised of 1,297,575,982 shares of 100 fils each (31 December 2025: 1,224,128,285 shares of 100 fils each and 30 June 2025: 1,064,459,379 shares of 100 fils each). All shares are cash shares.

During the period, the Parent Company's share capital was increased by 73,447,697 shares through issue of new shares which represents the bonus shares to the shareholders as approved by the Extraordinary General Assembly of the shareholders (Note 22). The capital increase was approved by the relevant authorities and registered in the commercial register on 1 June 2026.

18 Treasury shares

	30 June 2026 (Unaudited)	31 Dec. 2025 (Audited)	30 June 2025 (Unaudited)
Number of treasury shares	**11,831,665**	8,625,590	34,972,322
Percentage of ownership	**0.912%**	0.705%	3.28%
Market value (KD)	**4,022,766**	3,277,724	13,429,371
Cost (KD)	**4,049,434**	3,334,958	11,967,971

Reserves of the Parent Company equivalent to the cost of the treasury shares held are not available for distribution.

19 Other components of equity

	Treasury shares reserve KD	Foreign currency translation reserve KD	Cumulative changes in fair value KD	Total KD
Balances at 1 January 2026 (Audited)	**13,102,139**	**518,046**	**8,866,334**	**22,486,519**
Loss on sale of treasury shares	**(485,092)**	**-**	**-**	**(485,092)**
Gain on disposal of financial assets at FVTOCI	**-**	**-**	**(1,634,986)**	**(1,634,986)**
Gain on reclassification	**-**	**-**	**(15,980,794)**	**(15,980,794)**
Other comprehensive loss:				
Net change in fair value of financial assets at FVTOCI	**-**	**-**	**(6,825,057)**	**(6,825,057)**
Exchange differences arising on translation of foreign operations	**-**	**(137,466)**	**-**	**(137,466)**
Balances at 30 June 2026 (Unaudited)	**12,617,047**	**380,580**	**(15,574,503)**	**(2,576,876)**
Balances at 1 January 2025 (Audited)	9,571,049	364,780	15,727,941	25,663,770
Gain on sale of treasury shares	2,768,968	-	-	2,768,968
Gain on disposal of financial assets at FVTOCI	-	-	(640,026)	(640,026)
Other comprehensive loss:				
Net change in fair value of financial assets at FVTOCI	-	-	(13,048,908)	(13,048,908)
Exchange differences arising on translation of foreign operations	-	(423,070)	-	(423,070)
Balances at 30 June 2025 (Unaudited)	12,340,017	(58,290)	2,039,007	14,320,734

Notes to the interim condensed consolidated financial information (continued)

20 Related party transactions

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

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

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Balances and transactions included in interim condensed consolidated statement of financial position:			
Due from related parties	**14,565,052**	13,063,611	15,351,910
Due to related parties	**3,421,565**	1,980,825	3,465,517
Additions to trading properties	**1,416,151**	3,049,171	1,857,889
Due on sale of investment properties	**5,754**	6,179	11,429

Financial assets at fair value through other comprehensive income amounting to KD4,498,512 (31 December 2025: KD4,867,360 and 30 June 2025: KD3,036,420) and financial assets at fair value through profit or loss amounting to KD11,455,237 (31 December 2025: KD10,542,828 and 30 June 2025: KD1,539,271) are managed by a related party.

	Three months ended (Unaudited)		Six months ended (Unaudited)	
	30 June 2026 KD	30 June 2025 KD	30 June 2026 KD	30 June 2025 KD
Interim condensed consolidated statement of profit or loss:				
Operating revenue - real estate rental income	**846,948**	643,208	**1,689,964**	1,721,080
Operating costs - real estate operating expenses	**244,024**	418,958	**389,913**	586,310
Selling, general and administrative expenses	**98,492**	98,492	**196,984**	196,984
Key management compensation:				
Salaries and short-term benefits	**76,837**	76,837	**153,674**	153,674
Employees' end of service benefits	**2,914**	2,914	**5,828**	5,828

Notes to the interim condensed consolidated financial information (continued)

21 Segmental analysis

The Group operates in real estate, investment and services segments. The segmental analysis of the total income and net results for the activities are as follows:

	Real estate KD	Investment KD	Services KD	Unallocated KD	Total KD
30 June 2026 (Unaudited)					
Total income	**17,071,636**	**2,923,103**	**130,374**	**466,274**	**20,591,387**
Results for the period	**10,956,208**	**2,923,103**	**130,374**	**(4,347,703)**	**9,661,982**
Total assets	**391,258,230**	**165,574,644**	**5,513,374**	**298,454**	**562,644,702**
Total liabilities	**244,585,186**	**54,871,367**	**8,220,298**	**1,333,227**	**309,010,078**
Net assets	**146,673,044**	**110,703,277**	**(2,706,924)**	**(1,034,773)**	**253,634,624**
31 December 2025 (Audited)					
Total assets	390,850,878	157,252,174	3,178,825	311,175	551,593,052
Total liabilities	234,691,011	57,532,259	5,705,692	1,324,584	299,253,546
Net assets	156,159,867	99,719,915	(2,526,867)	(1,013,409)	252,339,506
30 June 2025 (Unaudited)					
Total income	10,057,705	2,464,788	84,391	2,399,618	15,006,502
Results for the period	4,005,486	2,464,788	(180,786)	218,279	6,507,767
Total assets	360,902,778	99,804,522	3,286,400	253,093	464,246,793
Total liabilities	227,794,757	43,336,461	5,440,537	1,322,641	277,894,396
Net assets	133,108,021	56,468,061	(2,154,137)	(1,069,548)	186,352,397

22 General assembly of shareholders

The Annual General Assembly of the shareholders of the Parent Company held on 21 May 2026 approved the consolidated financial statements for the year ended 31 December 2025 and the Board of Directors' proposal to distribute a 6% bonus share issue (2024: 6%) to the shareholders of the Parent Company for the year ended 31 December 2025. Furthermore, the General Assembly approved the Board of Directors' proposal to distribute directors' remuneration of KD60,000 for the year then ended (2024: KD 60,000).

The Extraordinary General Assembly of the shareholders of the Parent Company held on 21 May 2026 approved to increase the authorized, issued and paid-up share capital of the Parent Company from KD122,412,829 to KD129,757,598 by issuing 6% bonus shares.

23 Fair value measurement

23.1 Fair value hierarchy

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

Notes to the interim condensed consolidated financial information (continued)

23 Fair value measurement (continued)

23.1 Fair value hierarchy (continued)

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

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

23.2 Fair value measurement of financial instruments

The carrying amounts of the Group's financial assets and liabilities as stated in the interim condensed consolidated statement of financial position are as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Financial assets:			
At amortised cost:			
Due from related parties	**14,565,052**	13,063,611	15,351,910
Accounts receivable and other assets	**11,926,452**	9,284,822	9,693,404
Cash and cash equivalents	**23,872,014**	31,466,066	19,015,233
At fair value:			
Financial assets at FVTPL	**18,382,713**	22,964,524	20,011,182
Financial assets at FVTOCI	**82,109,399**	101,661,629	67,751,437
	150,855,630	178,440,652	131,823,166
Financial liabilities:			
At amortised cost			
Due to banks	**5,274,949**	4,932,729	5,194,882
Due to related parties	**3,421,565**	1,980,825	3,465,517
Accounts payable and other liabilities	**20,362,767**	19,991,992	16,493,859
Lease liabilities	**640,351**	640,351	-
Borrowings	**243,468,622**	231,019,643	224,384,743
Provision for employees' end of service benefits	**1,333,231**	1,324,595	1,322,642
	274,501,485	259,890,135	250,861,643

Management considers that the carrying amounts of financial assets and all financial liabilities, which are stated at amortized cost, approximate their fair values.

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

Notes to the interim condensed consolidated financial information (continued)

23 Fair value measurement (continued)

23.2 Fair value measurement of financial instruments (continued)

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

	Level 1	Level 2	Level 3	Total
	KD	KD	KD	KD
30 June 2026 (Unaudited)				
Financial assets				
Financial assets at fair value through profit or loss:				
Local quoted securities	**799,000**	**-**	**-**	**799,000**
Local unquoted securities	**-**	**-**	**43,863**	**43,863**
Foreign quoted securities	**14,705**	**-**	**-**	**14,705**
Foreign unquoted securities	**-**	**-**	**7,370,825**	**7,370,825**
Managed funds	**-**	**10,154,320**	**-**	**10,154,320**
Financial assets at fair value through other comprehensive income:				
Local quoted securities	**46,087,688**	**-**	**-**	**46,087,688**
Local unquoted securities	**-**	**-**	**5,739,892**	**5,739,892**
Foreign unquoted securities	**-**	**-**	**14,642,021**	**14,642,021**
Debt instruments	**-**	**-**	**6,594,412**	**6,594,412**
Managed fund	**-**	**9,045,386**	**-**	**9,045,386**
	46,901,393	**19,199,706**	**34,391,013**	**100,492,112**
31 December 2025 (Audited)				
Financial assets				
Financial assets at fair value through profit or loss:				
Local quoted securities	6,394,860	-	-	6,394,860
Local unquoted securities	-	-	43,889	43,889
Foreign quoted securities	12,995	-	-	12,995
Foreign unquoted securities	-	-	7,288,232	7,288,232
Managed funds	-	9,224,548	-	9,224,548
Financial assets at fair value through other comprehensive income:				
Local quoted securities	67,409,424	-	-	67,409,424
Local unquoted securities	-	-	5,850,592	5,850,592
Foreign unquoted securities	-	-	13,465,217	13,465,217
Debt instruments	-	-	6,581,760	6,581,760
Managed funds	-	8,354,636	-	8,354,636
	73,817,279	17,579,184	33,229,690	124,626,153

Notes to the interim condensed consolidated financial information (continued)

23 Fair value measurement (continued)

23.2 Fair value measurement of financial instruments (continued)

	Level 1	Level 2	Level 3	Total
	KD	KD	KD	KD
30 June 2025 (Unaudited)				
Financial assets				
Financial assets at fair value through profit or loss:				
Local quoted securities	1,070,453	-	-	1,070,453
Local unquoted securities	-	-	91,517	91,517
Foreign quoted securities	9,560	-	-	9,560
Foreign unquoted securities	-	-	13,801,835	13,801,835
Managed funds	-	5,037,817	-	5,037,817
Financial assets at fair value through other comprehensive income:				
Local quoted securities	38,219,942	-	-	38,219,942
Local unquoted securities	-	-	4,838,709	4,838,709
Foreign unquoted securities	-	-	11,987,257	11,987,257
Debt instruments	-	-	6,490,901	6,490,901
Managed fund	-	6,214,628	-	6,214,628
	39,299,955	11,252,445	37,210,219	87,762,619

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

Level 3 fair value measurements

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

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Opening balance	**33,229,690**	35,036,451	35,036,451
Additions	**3,955,042**	3,018,412	20,412
Disposals	**(2,793,719)**	-	-
Reclassification to investment in associates	**-**	(6,201,828)	-
Change in fair value	**-**	1,376,655	2,153,356
Closing balance	**34,391,013**	33,229,690	37,210,219

Changing inputs to the level 3 valuations to reasonably possible alternative assumption would not change significantly amounts recognised in profit or loss, total assets or total liabilities or total equity. The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared to the previous reporting period.

Notes to the interim condensed consolidated financial information (continued)

24 Contingent liabilities and commitments

Contingent liabilities represent letters of guarantee and capital commitments at the interim condensed consolidated financial position date are as follows:

	30 June 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	30 June 2025 (Unaudited) KD
Issued letters of guarantee	**16,151,895**	16,011,845	16,011,845
Capital commitments	**77,514,854**	17,259,414	20,928,868
	93,666,749	33,271,259	36,940,713

Capital commitments represent commitments for the development of trading properties and the acquisition of land in Abu Dhabi.

25 Comparative amounts

Certain comparative amounts have been reclassified to conform to the presentation in the current period. This includes an amount of AED49,773,229, equivalent to KD 4,131,236, relating to registration costs, which had been presented within trading properties in the consolidated statement of financial position as at 31 December 2025. These costs represent contract acquisition costs and are more appropriately presented within accounts receivable and other assets as deferred expenses. Accordingly, the comparative amounts as at 31 December 2025 have been reclassified to conform to the current period presentation. Such reclassification does not affect previously reported net assets, net equity, net results for the period.

26 Geopolitical developments

Management has considered the ongoing geopolitical developments in parts of the Middle East and their potential impact on the regional economic environment. Management has assessed the potential impact of these developments on the Group's operations and financial position, including its real estate development activities, hospitality operations, investment portfolio, liquidity position, asset valuations and customer collections. The assessment also considered broader economic factors, including market sentiment, financing conditions and construction cost trends.

Based on the assessment performed, management has not identified any material adverse impact on the Group's operations, liquidity, asset valuations or ability to continue its development and investment activities as planned. Management has also considered whether the prevailing economic uncertainties have resulted in additional impairment indicators or require changes to significant accounting estimates and concluded that no material adjustments to, or additional disclosures in, this interim condensed consolidated financial information are required. The Group continues to monitor developments in the region and will take appropriate actions, where necessary, to mitigate any potential impact on its operations, financial position and future performance.

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