A'AYAN LEASING AND INVESTMENT COMPANY K.S.C.P. AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

30 JUNE 2026

Shape the future
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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF A'AYAN LEASING AND INVESTMENT COMPANY K.S.C.P.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of A'ayan Leasing and Investment Company K.S.C.P. (the "Parent Company") and Subsidiaries (collectively, the "Group") as at 30 June 2026, and the related interim condensed consolidated income statement and interim condensed consolidated statement of comprehensive income for three-month and six-month periods then ended, and the related interim condensed consolidated statement of cash flows and interim condensed consolidated statement of changes in equity for the six-month period then ended. The management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with basis of preparation set out in Note 2. 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 basis of preparation as set out in Note 2.

Report on Other Legal and Regulatory Requirements

Furthermore, based on our review, the interim condensed consolidated financial information is in agreement with the books of accounts 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 Articles of Association and Memorandum of Incorporation, as amended, during the six-month period ended 30 June 2026 that might have had a material effect on the business of the Parent Company or on its financial position.

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF A'AYAN LEASING AND INVESTMENT COMPANY K.S.C.P. (continued)

Report on 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 violations of the provisions of Law No. 32 of 1968, as amended, concerning currency, the Central Bank of Kuwait and the organisation of banking business, and its related regulations, or of the provisions of Law No. 7 of 2010 concerning establishment of Capital Markets Authority ("CMA") and organisation of security activity and its executive regulations, as amended, during the six-month period ended 30 June 2026 that might have had material effect on the business of the Parent Company or on its financial position, except for the matter disclosed in Note 18 to the interim condensed consolidated financial information, which indicates that the Parent Company did not maintain an actual Eligible Regulatory Capital in excess of the Risk Based Capital Requirement.

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

13 August 2026
Kuwait

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)

For the period ended 30 June 2026

	Notes	*Three months ended 30 June* **2026** **KD**	*Three months ended 30 June* *2025* *KD*	*Six months ended 30 June* **2026** **KD**	*Six months ended 30 June* *2025* *KD*
INCOME					
Revenue from healthcare	4	**7,273,041**	-	**7,273,041**	**-**
Income from leasing operations	6	**3,005,903**	3,038,789	**5,951,845**	5,981,151
Net real estate income	7	**2,078,141**	2,524,321	**4,416,250**	4,000,394
Net income from investments and saving deposits	8	**6,033,900**	4,026,411	**3,314,505**	6,167,359
Share of results of associates	12	**1,381,393**	840,067	**3,493,052**	1,876,272
Advisory and management fees		**215,066**	185,133	**424,178**	300,376
Islamic finance income		**65,955**	1,734	**133,773**	5,179
Other income		**116,824**	20,925	**137,827**	43,711
Gain on remeasurement of previously held interest in associates upon obtaining control		-	-	-	11,584,545
Gain on bargain purchase		-	-	**-**	1,639,190
Total income		**20,170,223**	10,637,380	**25,144,471**	31,598,177
EXPENSES AND OTHER CHARGES					
Cost of revenue from healthcare	5	**(7,247,287)**	-	**(7,247,287)**	**-**
Finance costs		**(1,278,424)**	(619,899)	**(2,096,380)**	(946,731)
Staff costs		**(2,640,717)**	(2,110,405)	**(4,584,999)**	(4,880,821)
Depreciation expense		**(186,481)**	(199,850)	**(316,404)**	(318,308)
Other expenses		**(1,586,666)**	(705,876)	**(2,402,880)**	(1,286,403)
Net foreign exchange differences		**26,035**	1,263	**32,919**	(4,802)
Net reversal (allowance) for expected credit losses and other provisions	9	**1,088,374**	(1,641,248)	**2,964,589**	(5,312,317)
Total expenses and other charges		**(11,825,166)**	(5,276,015)	**(13,650,442)**	(12,749,382)
PROFIT BEFORE TAX		**8,345,057**	5,361,365	**11,494,029**	18,848,795
Taxation		**(309,328)**	(273,625)	**(417,918)**	(1,031,625)
Taxation from subsidiaries		**(79,985)**	(87,084)	**(160,483)**	(155,392)
PROFIT FOR THE PERIOD		**7,955,744**	5,000,656	**10,915,628**	17,661,778
Attributable to:					
Equity holders of the Parent Company		**6,351,450**	3,874,196	**8,046,065**	15,756,727
Non-controlling interests		**1,604,294**	1,126,460	**2,869,563**	1,905,051
		7,955,744	5,000,656	**10,915,628**	17,661,778
BASIC AND DILUTED EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY	10	**9.56 fils**	5.83 fils	**12.12 fils**	23.73 fils

The attached notes 1 to 19 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

For the period ended 30 June 2026

	Note	*Three months ended 30 June*		*Six months ended 30 June*	
		2026	*2025*	***2026***	*2025*
		KD	*KD*	***KD***	*KD*
PROFIT FOR THE PERIOD		**7,955,744**	5,000,656	**10,915,628**	17,661,778
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		**371,682**	101,677	**(62,312)**	113,869
Net other comprehensive income (loss) that may be reclassified to profit or loss in subsequent periods		**371,682**	**101,677**	**(62,312)**	113,869
Other comprehensive income (loss) that will not be reclassified to profit or loss in subsequent periods:					
Share of other comprehensive income of associates	12	**-**	-	**-**	2,239
Net gain (loss) on equity instruments at fair value through other comprehensive income		**50,260**	27,505	**(41,199)**	47,276
Net other comprehensive income (loss) that will not be reclassified to profit or loss in subsequent periods		**50,260**	27,505	**(41,199)**	49,515
Total other comprehensive income (loss)		**421,942**	129,182	**(103,511)**	163,384
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**8,377,686**	5,129,838	**10,812,117**	17,825,162
Attributable to:					
Equity holders of the Parent Company		**6,540,979**	3,959,198	**8,003,388**	15,866,923
Non-controlling interests		**1,836,707**	1,170,640	**2,808,729**	1,958,239
		8,377,686	5,129,838	**10,812,117**	17,825,162

The attached notes 1 to 19 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				
Cash and short-term deposits	11	**63,333,272**	34,879,461	28,257,605
Financial assets at fair value through profit or loss	17	**70,892,213**	38,073,429	31,627,564
Financial assets at fair value through other comprehensive income	17	**388,069**	429,267	355,576
Islamic finance receivables		**3,417,706**	3,288,421	-
Trading properties		**773,403**	773,403	871,648
Trade receivables and other assets		**32,447,775**	19,804,656	18,473,572
Investment in associates	12	**17,390,065**	15,664,544	13,564,731
Investment properties		**110,702,426**	104,658,761	97,088,259
Property and equipment		**113,300,372**	67,096,243	81,359,330
TOTAL ASSETS		**412,645,301**	284,668,185	271,598,285
EQUITY AND LIABILITIES				
Equity				
Share capital		**66,403,882**	66,403,882	66,403,882
Statutory reserve		**6,257,080**	6,257,080	4,189,952
Asset revaluation surplus		**8,755,469**	8,755,469	8,755,469
Foreign currency translation reserve		**(1,845,119)**	(1,814,587)	(1,843,498)
Fair value reserve		**25,510**	37,655	16,456
Effect of changes in reserves of associates		**973,274**	973,274	973,274
Retained earnings		**41,269,796**	38,204,022	36,059,385
Equity attributable to equity holders of the Parent Company		**121,839,892**	118,816,795	114,554,920
Non-controlling interests		**82,902,841**	52,696,410	47,607,035
Total equity		**204,742,733**	171,513,205	162,161,955
Liabilities				
Islamic finance payables	13	**122,959,508**	56,827,879	48,207,267
Employees' end of service benefits		**15,370,396**	5,744,375	5,582,054
Other liabilities		**69,572,664**	50,582,726	55,647,009
Total liabilities		**207,902,568**	113,154,980	109,436,330
TOTAL EQUITY AND LIABILITIES		**412,645,301**	284,668,185	271,598,285

Mansour Hamad Al-Mubarak
Chairman

Abdullah Mohammed Al-Shatti
Chief Executive Officer

The attached notes 1 to 19 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

As at 30 June 2026

	Attributable to equity holders of the Parent Company									
	Share capital KD	Statutory reserve KD	Asset revaluation surplus KD	Foreign currency translation reserve KD	Fair value reserve KD	Effect of changes in reserves of associates KD	Retained earnings KD	Sub-total KD	Non-controlling interests KD	Total equity KD
As at 1 January 2026	**66,403,882**	**6,257,080**	**8,755,469**	**(1,814,587)**	**37,655**	**973,274**	**38,204,022**	**118,816,795**	**52,696,410**	**171,513,205**
Profit for the period	-	-	-	-	-	-	**8,046,065**	**8,046,065**	**2,869,563**	**10,915,628**
Other comprehensive loss	-	-	-	**(30,532)**	**(12,145)**	-	-	**(42,677)**	**(60,834)**	**(103,511)**
Total comprehensive (loss) income for the period	-	-	-	**(30,532)**	**(12,145)**	-	**8,046,065**	**8,003,388**	**2,808,729**	**10,812,117**
Dividends (Note 1)	-	-	-	-	-	-	**(4,980,291)**	**(4,980,291)**	-	**(4,980,291)**
Non-controlling interest arising on acquisition of a subsidiary (Note 3)	-	-	-	-	-	-	-	-	**34,153,840**	**34,153,840**
Dividends and capital reduction to non-controlling interests	-	-	-	-	-	-	-	-	**(6,756,138)**	**(6,756,138)**
At 30 June 2026	**66,403,882**	**6,257,080**	**8,755,469**	**(1,845,119)**	**25,510**	**973,274**	**41,269,796**	**121,839,892**	**82,902,841**	**204,742,733**
As at 1 January 2025	66,403,882	4,189,952	8,755,469	(1,934,999)	-	416,826	25,843,008	103,674,138	11,819,016	115,493,154
Profit for the period	-	-	-	-	-	-	15,756,727	15,756,727	1,905,051	17,661,778
Other comprehensive income	-	-	-	91,501	16,456	2,239	-	110,196	53,188	163,384
Total comprehensive income for the period	-	-	-	91,501	16,456	2,239	15,756,727	15,866,923	1,958,239	17,825,162
Dividends (Note 1)	-	-	-	-	-	-	(4,980,291)	(4,980,291)	-	(4,980,291)
Transfer to retained earnings on derecognition of associates	-	-	-	-	-	554,209	(554,209)	-	-	-
Non-controlling interest arising on step acquisition of subsidiaries	-	-	-	-	-	-	-	-	37,923,517	37,923,517
Non-controlling interest arising on acquisition of a subsidiary	-	-	-	-	-	-	-	-	764,000	764,000
Dividends and capital reduction to non-controlling interests	-	-	-	-	-	-	-	-	(4,897,925)	(4,897,925)
Changes in ownership interest in subsidiaries	-	-	-	-	-	-	(5,850)	(5,850)	40,188	34,338
At 30 June 2025	66,403,882	4,189,952	8,755,469	(1,843,498)	16,456	973,274	36,059,385	114,554,920	47,607,035	162,161,955

The attached notes 1 to 19 form part of this interim condensed consolidated financial information.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

For the period ended 30 June 2026

		Six months ended 30 June	
		2026	*2025*
	Notes	***KD***	*KD*
OPERATING ACTIVITIES			
Profit before tax		**11,494,029**	18,848,795
Adjustments to reconcile profit before tax to net cash flows:			
Depreciation and amortisation		**6,071,298**	5,632,082
Net (reversal) allowance for expected credit losses and provisions	9	**(2,964,589)**	5,312,317
Gain on sale of investment properties		**-**	(414,000)
Gain on sale of trading properties		**-**	(133,119)
Loss on disposal of property and equipment		**705**	-
Net income from investments and saving deposits	8	**(3,314,505)**	(6,167,359)
Share of results of associates	12	**(3,493,052)**	(1,876,272)
Gain on remeasurement of previously held interest in associates upon obtaining control		**-**	(11,584,545)
Gain on bargain purchase		**-**	(1,639,190)
Net foreign exchange differences		**(32,919)**	4,802
Provision for employees’ end of service benefits		**533,848**	383,766
Finance costs on islamic finance payables		**2,075,588**	934,682
Finance cost on lease liabilities		**283,956**	299,286
		10,654,359	9,601,245
Changes in operating assets and liabilities:			
Islamic finance receivables		**(100,288)**	22,947
Trade receivables and other assets		**(7,655,860)**	(6,123,259)
Other liabilities		**4,110,958**	967,623
Cash flows (used in) from operations		**7,009,169**	4,468,556
Proceeds from disposal of trading properties		**-**	343,719
End of service benefits paid		**(387,143)**	(82,727)
Taxes paid		**(1,119,503)**	(456,419)
Net cash flows from operating activities		**5,502,523**	4,273,129
INVESTING ACTIVITIES			
Additions to associates		**-**	(965,000)
Purchase of financial assets at fair value through profit or loss		**(36,950,441)**	(22,164,947)
Proceeds from sale/redemption of financial assets at fair value through profit or loss		**5,116,295**	8,045,662
Movement in cash in trading accounts		**2,834,588**	(6,047,435)
Proceed from fully impaired Investments in associate	9	**1,613,491**	-
Purchase of investment properties		**(1,738,910)**	(5,999,504)
Additions to intangible assets under development (service concession rights)		**(2,339,910)**	-
Proceeds from disposal of investment properties		**-**	1,320,000
Income received from investment and savings deposits	8	**713,420**	427,859
Dividends received from financial assets at fair value through profit or loss	8	**1,616,447**	566,687
Dividend received from associates		**524,404**	1,575,000
Purchase of property and equipment		**(304,324)**	(55,703)
Movement in restricted bank balance		**522,050**	(528,767)
Acquisition of a subsidiary, net of cash acquired	3	**430,975**	8,710,765
Net cash flows used in investing activities		**(27,961,915)**	(15,115,383)
FINANCING ACTIVITIES			
Payments towards share capital reduction		**(5,329)**	(8,401)
Dividends paid to equity holders of the Parent Company		**(4,896,223)**	(4,879,428)
Finance costs paid		**(1,470,018)**	(772,510)
Proceeds from islamic finance payables		**67,281,548**	28,100,000
Repayment of islamic finance payables		**(1,755,540)**	(914,710)
Payment of lease liabilities		**(963,047)**	(988,750)
Dividends and capital reduction to non-controlling interests		**(6,756,138)**	(351,018)
Net movement in non-controlling interests		**-**	798,338
Net cash flows from financing activities		**51,435,253**	20,983,521
NET INCREASE IN CASH AND CASH EQUIVALENTS		**28,975,861**	10,141,267
Cash and cash equivalents at 1 January		**34,184,911**	17,571,521
CASH AND CASH EQUIVALENTS AT 30 JUNE	11	**63,160,772**	27,712,788
Non-cash items excluded from the interim condensed consolidated statement of cash flows:			
Additions to right-of-use assets (included in property and equipment and investment properties)		**(5,067,465)**	(5,437,769)
Additions to lease liabilities (included in other liabilities)		**5,067,465**	5,437,769

The attached notes 1 to 19 form part of this interim condensed consolidated financial information.

1 CORPORATE INFORMATION

The interim condensed consolidated financial information of A'ayan Leasing and Investment 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 Board of Directors of the Parent Company on 13 August 2026.

The consolidated financial statements of the Group for the year ended 31 December 2025 were approved in the annual general assembly meeting ("AGM") of the shareholders of the Parent Company held on 16 March 2026 and a cash dividend of 7.5% of the paid-up share capital amounting to KD 4,980,291 was approved for the year ended 31 December 2025 (30 June 2025: 7.5% of the paid-up share capital amounting to KD 4,980,291 approved for the year ended 31 December 2024).

The Parent Company is a public shareholding company, incorporated and domiciled in the State of Kuwait, and whose shares are publicly traded in Boursa Kuwait. The Parent Company is regulated by the Central Bank of Kuwait ("CBK") and Capital Markets Authority ("CMA") as finance and investment company, respectively. The Parent Company's head office is located at A'ayan headquarters, Mohamed Bin Qasim Street, Al Rai 13027 and its registered postal address is P.O. Box 1426, Safat 13015, State of Kuwait.

The Group is principally engaged in financial investments, trading properties, investment properties and leasing activities as detailed in the Group's annual consolidated financial statements for the year ended 31 December 2025.

The Group carries out its activities in accordance with the principles of Islamic Sharīʿa as approved by the Fatwa and Sharīʿa board appointed by the Parent Company.

The interim condensed consolidated financial information includes the financial information of the Parent Company and the following principal subsidiaries:

			Effective % of equity interest		
	Principal activities	***Country of incorporation***	***30 June 2026***	*(Audited) 31 December 2025*	*30 June 2025*
Mubarrad Holding Company K.S.C.P. ("Mubarrad") [1]	Investing in securities and acquisition of real estate	Kuwait	**48.8%**	48.8%	49.2%
Tawazun Holding Company K.S.C. (Closed) ("Tawazun")	Holding company	Kuwait	**53.2%**	53.2%	53.2%
A'ayan Real Estate Company K.S.C.P. ("AREC") [1]	Real estate	Kuwait	**29.5%**	29.5%	33.4%
Anan Real Estate Investment Company K.S.C.C. ("Anan") (held indirectly through AREC)	Real estate	Kuwait	**29.5%**	29.5%	33.4%
A'ayan Leasing Holding Company K.S.C. (Holding)	Leasing activities	Kuwait	**100%**	100%	100%
East Gate Real Estate Company S.P.C.	Real estate	Kuwait	**100%**	100%	100%
Jahraa Mall – JV	Real estate	Kuwait	**93.7%**	87.1%	87.5%
Yaal Mall – JV (held indirectly through AREC)	Real estate	Kuwait	**29.5%**	29.5%	40.1%
Dar Al-Shifa Hospital Company K.S.C.C ("Dar Al-Shifa") [2]	Healthcare services	Kuwait	**51.2%**	-	-

[1] The Group considers that it controls Mubarrad Holding Company K.S.C.P. ("Mubarrad") and A'ayan Real Estate Company K.S.C.P. ("AREC") even though it holds less than 50% effective equity interest which is 48.8% and 29.5% respectively. This is because the Group holds a majority of voting rights in Mubarrad and AREC. Furthermore, the Group has a majority representation on the board of directors of Mubarrad and AREC.

[2] On 23 April 2026, Group acquired 640,110 ordinary shares, representing 51.21% of the issued share capital and voting rights, of Dar Al-Shifa Hospital Company K.S.C. (Closed) ("Dar Al-Shifa") for a total consideration of KD 35,846,160. As a result of the acquisition, the Group obtained control of Dar Al-Shifa, which has been consolidated as a subsidiary from that date. The acquisition was made to expand the Group's presence in the healthcare sector (Note 3).

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

2.1 Basis of preparation

The interim condensed consolidated financial information of the Group is prepared in accordance with International Accounting Standard 34, "*Interim Financial Reporting*", except as noted below.

The interim condensed consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with the regulations for financial services institutions as issued by the CBK in the State of Kuwait. These regulations require expected credit loss ("ECL") to be measured at the higher of the ECL on credit facilities computed under IFRS 9 according to the CBK guidelines or the provisions as required by CBK instructions; the consequent impact on related disclosures; and the adoption of all other requirements of IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB") (collectively, referred to as IFRS Accounting Standards, as adopted by the CBK for use by the State of Kuwait").

The Group has prepared the interim condensed consolidated financial information on the basis that it will continue to operate as a going concern.

The interim condensed consolidated financial information does not include all of the information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

2.2 New standards, interpretations and amendments adopted by the Group

The accounting policies 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 standards effective as of 1 January 2026. The Group has not early adopted any 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.
- 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 had no 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 had no impact on the Group's interim condensed consolidated financial information.

3 BUSINESS COMBINATION

On 23 April 2026, the Group acquired 640,110 ordinary shares, representing 51.21% of the issued share capital and voting rights, of Dar Al-Shifa Hospital Company K.S.C. (Closed) (“Dar Al-Shifa”), a Kuwaiti closed shareholding company that owns and operates a private hospital in Hawally, State of Kuwait. As a result of the acquisition, the Group obtained control of Dar Al-Shifa, which has been consolidated as a subsidiary from that date. The acquisition was made to expand the Group's presence in the healthcare sector.

The acquisition has been accounted for using the acquisition method under IFRS 3 Business Combinations. The amounts recognised below are provisional and are based on management's valuation of the identifiable assets acquired and liabilities assumed as at the acquisition date; they remain subject to finalisation within the measurement period as described below.

a) Consideration transferred

	KD
Cash consideration (640,110 shares at KD 56 per share)	35,846,160
Total consideration transferred	**35,846,160**

There is no contingent, deferred or equity-settled consideration.

b) Identifiable assets acquired and liabilities assumed
The provisional fair values of the identifiable assets acquired and liabilities assumed of Dar Al-Shifa as at the date of acquisition were as follows:

	Provisional fair value KD
Property, plant and equipment	46,839,704
Inventories	1,546,805
Trade and other receivables	8,147,253
Cash and bank balances	36,277,135
Total identifiable assets	**92,810,897**
Employees' end of service benefits	(9,476,818)
Lease liabilities	(1,761,591)
Trade and other payables	(11,572,488)
Total liabilities assumed	**(22,810,897)**
Total identifiable net assets at fair value	**70,000,000**

The gross contractual amount of trade and other receivables acquired was KD 14,549,818 against which ECL of KD 6,402,565 was available at the acquisition date.

c) Non-controlling interest
The Group elected to measure the non-controlling interest in Dar Al-Shifa at its proportionate share of the acquiree's identifiable net assets, amounting to KD 34,153,840 being 48.79% of the provisional fair value of identifiable net assets of KD 70,000,000.

3 BUSINESS COMBINATION (continued)

d) Determination of goodwill / bargain purchase

	KD
Consideration transferred	35,846,160
Non-controlling interest measured at the proportionate share of identifiable net assets	34,153,840
	70,000,000
Less: fair value of identifiable net assets acquired	(70,000,000)
Goodwill / bargain purchase	Nil

The Group assessed whether it had correctly identified all of the assets acquired and liabilities assumed and reviewed the procedures used to measure the amounts recognised at the acquisition date. Based on the provisional values currently assessed, the aggregate of the consideration transferred and the non-controlling interest measured at the proportionate share of identifiable net assets equalled the fair value of the identifiable net assets acquired. Accordingly, no goodwill or gain on bargain purchase was recognised on the acquisition date.

e) Acquisition-related costs and cash flows on acquisition
Acquisition-related costs of KD 408,014 have been excluded from the consideration transferred and recognised as an expense within “other expenses” in the interim condensed consolidated statement of profit or loss.

Net cash inflow on acquisition amounting to KD 430,975 is included within investing activities in the interim condensed consolidated statement of cash flows.

From the date of acquisition, Dar Al-Shifa contributed revenue of KD 7,273,041 (presented within “Revenue from healthcare” — Note 4) and profit of KD 244,714 to the Group's results for the period; the related operating costs are presented within “Cost of revenue from healthcare” (Note 5), “Staff costs” and “Other expenses”.

f) Provisional accounting
The initial accounting for the acquisition is provisional, pending finalisation of the valuation of acquired net assets and contingent liabilities.. Any adjustments to the provisional amounts arising from new information obtained about facts and circumstances that existed as of the acquisition date will be recognised retrospectively during the measurement period, which shall not exceed one year from the acquisition date.

4 REVENUE FROM HEALTHCARE

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
	KD	*KD*	***KD***	*KD*
Revenue from medical services	**7,061,432**	-	**7,061,432**	-
Other revenue	**211,609**	-	**211,609**	-
	7,273,041	-	**7,273,041**	-
Geographical markets:				
Kuwait	**7,273,041**	-	**7,273,041**	-
Services performed/ goods transferred at a point in time	**7,273,041**	-	**7,273,041**	-

Revenue from medical services represents revenue from inpatient, outpatient and ancillary hospital services recognised under IFRS 15 as the services are rendered, following the acquisition of Dar Al-Shifa (Note 3).

5 COST OF REVENUE FROM HEALTHCARE

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
	KD	*KD*	***KD***	*KD*
Staff Costs	**4,680,644**	-	**4,680,644**	-
Depreciation and amortisation	**863,485**	-	**863,485**	-
Other hospital related expenses	**1,703,158**	-	**1,703,158**	-
	7,247,287	-	**7,247,287**	-

6 INCOME FROM LEASING OPERATIONS

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
	KD	*KD*	***KD***	*KD*
Operating lease rental income	**5,486,330**	5,351,199	**10,984,451**	10,488,868
Service and maintenance and other related income	**336,226**	344,317	**685,920**	665,876
Gain on disposal of motor vehicles	**314,043**	411,460	**481,802**	842,436
	6,136,599	6,106,976	**12,152,173**	11,997,180
Less: depreciation of motor vehicles	**(2,457,752)**	(2,426,677)	**(4,891,409)**	(4,764,756)
Less: maintenance and other expenses	**(672,944)**	(641,510)	**(1,308,919)**	(1,251,273)
	3,005,903	3,038,789	**5,951,845**	5,981,151

7 NET REAL ESTATE INCOME

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
	KD	*KD*	***KD***	*KD*
Gain on sale of trading properties	**-**	133,119	**-**	133,119
Gain on sale of investment properties	**-**	414,000	**-**	414,000
Rental income from investment properties	**2,076,538**	2,166,165	**4,429,610**	3,612,806
Rental income from leasehold rights	**718,261**	689,594	**1,440,767**	1,394,838
Finance cost on lease liabilities	**(130,044)**	(142,067)	**(263,164)**	(287,237)
Real estate related expenses	**(234,527)**	(396,672)	**(480,502)**	(556,120)
Leasehold property related expenses	**(352,087)**	(339,818)	**(710,461)**	(711,012)
	2,078,141	2,524,321	**4,416,250**	4,000,394

8 NET INCOME FROM INVESTMENTS AND SAVING DEPOSITS

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
	KD	*KD*	***KD***	*KD*
Investment deposits and savings profits*	**430,662**	300,272	**713,420**	427,859
Dividend income*	**1,602,223**	397,696	**1,616,447**	566,687
Net gain on financial assets at FVPL	**4,001,015**	3,328,443	**984,638**	5,172,813
	6,033,900	4,026,411	**3,314,505**	6,167,359

* Based on the decision of the Sharia Supervisory Board, the Parent Company is permitted to recognise, for accounting purposes, the dividend income from its investment in company under conversion to sharia compliant and saving profits, which will be dealt with subsequently according to a Sharia plan under the supervision of the Sharia Supervisory Board.

9 NET (REVERSAL) ALLOWANCE FOR EXPECTED CREDIT LOSSES AND OTHER PROVISIONS

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
	KD	*KD*	***KD***	*KD*
Reversal of provision of expected credit loss on Islamic finance receivables	**(8,151)**	(8,345)	**(28,997)**	(22,947)
Cash recovery of fully impaired investments in associate	**(97,860)**	**-**	**(1,613,491)**	**-**
(Reversal) allowance of expected credit loss on trade receivables and others	**(982,363)**	183,166	**(1,468,370)**	320,118
Impairment losses on investment in associates	**-**	-	**146,269**	1,948,719
Net charge of provision for legal claims	**-**	1,466,427	**-**	3,066,427
	(1,088,374)	1,641,248	**(2,964,589)**	5,312,317

10 BASIC AND DILUTED 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 EPS are identical.

	Three months ended 30 June		*Six months ended 30 June*	
	2026	*2025*	***2026***	*2025*
Profit for the period attributable to the equity holders of the Parent Company (KD)	**6,351,450**	3,874,196	**8,046,065**	15,756,727
Weighted average number of shares outstanding during the period (shares)	**664,038,824**	664,038,824	**664,038,824**	664,038,824
Basic and diluted EPS attributable to the equity holders of the Parent Company (fils)	**9.56**	5.83	**12.12**	23.73

There have been no transactions involving ordinary shares between the reporting date and the date of authorisation of the interim condensed consolidated financial information which require the restatement of EPS.

11 CASH AND SHORT-TERM DEPOSITS

For the purpose of the interim condensed consolidated statement of cash flows, cash and cash equivalents are comprised of the following:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
Cash at bank and in hand	**15,081,623**	7,332,556	8,692,713
Short-term placements with financial institutions	**48,079,149**	26,852,355	19,020,075
Cash and cash equivalents in the interim condensed consolidated statement of cash flows	**63,160,772**	34,184,911	27,712,788
Restricted cash	**172,500**	694,550	544,817
Cash and short-term deposits as per the interim condensed consolidated statement of financial position	**63,333,272**	34,879,461	28,257,605

Short-term deposits are made for varying periods and can be early terminated on demand, depending on the immediate cash requirements of the Group, and earn average returns at the respective short-term deposit at local bank, rates ranging from 2.00% to 4.25% (31 December 2025: 2.00% to 4.60% and 30 June 2025: 2.00% to 4.25%) per annum.

Cash and short-term deposits of KD 2,189,516 (31 December 2025: KD 1,610,971 and 30 June 2025: KD 2,862,472) are placed with a related party financial institution (Note 15).

12 INVESTMENT IN ASSOCIATES

a) Set out below are the material associates of the Group as at the reporting date:

Name of associate	*Country of incorporation*	*% equity interest*			*Principal activities*
		30 June 2026	*(Audited) 31 December 2025*	*30 June 2025*	
Oman Integral Logistics Company O.S.C.C [1]	Sultanate of Oman	**50%**	50%	50%	Logistics
Mashaer Holding Company K.S.C.P. (“Mashaer”)	Kuwait	**24.9%**	24.9%	24.4%	Real estate
Rawahel Holding Company K.S.C.C. (“Rawahel”)	Kuwait	**33.4%**	33.4%	33.4%	Transportation services
Hajar Tower Real Estate Company K.S.C. (Closed) (“Hajar Tower”)	Kuwait	**31.5%**	31.5%	31.5%	Residential complex services
Al-Jaddaf Real Estate Company K.S.C. (Closed) (“Al Jaddaf”)	Kuwait	**26.5%**	26.5%	26.5%	Real estate
Garden Real Estate W.L.L.	Kuwait	**25%**	25%	25%	Real estate
SHKS Holding Limited [1]	United Kingdom	**23.8%**	23.8%	23.8%	Real estate

[1] The carrying amount of the investment includes goodwill of KD 85,683 (31 December 2025: KD 85,683 and 30 June 2025: KD 198,505).

b) The movement in the carrying value of investment in associates is as follows:

	30 June 2026 KD	*(Audited) 31 December 2025 KD*	*30 June 2025 KD*
As at the beginning of the period/ year	**15,664,544**	19,412,219	19,412,219
Additions	**-**	1,385,000	965,000
Additions upon step acquisition of subsidiaries	**-**	10,339,850	8,710,308
Derecognition of associates upon step acquisition	**-**	(13,885,924)	(13,885,924)
Share of results of associates	**3,493,052**	2,045,408	1,876,272
Share of other comprehensive income	**-**	2,239	2,239
Dividend from associates	**(1,624,898)**	(1,640,070)	(1,640,070)
Impairment losses (Note 9)	**(146,269)**	(2,061,541)	(1,948,719)
Foreign currency translation adjustments	**3,636**	67,363	73,406
As at the end of the period/ year	**17,390,065**	15,664,544	13,564,731

13 ISLAMIC FINANCE PAYABLES

Islamic finance payables of the Parent Company are secured against collaterals in the form of certain investments in financial assets at fair value through profit or loss, certain shares of subsidiaries and cash balance held in trading account.

During the period, the Parent Company obtained Islamic financing facilities from banks amounting to KD 60,900,000 which are secured against financial assets at fair value through profit or loss and certain shares in a subsidiary.

Islamic finance payable of the subsidiaries, which are secured, are against collaterals in the form of certain investment properties and certain shares of subsidiaries and associate.

14 CONTINGENCIES

As at 30 June 2026, the Group's bankers have provided bank guarantees amounting to KD 3,127,306 (31 December 2025: KD 1,751,194 and 30 June 2025: KD 1,445,876) from which it is anticipated that no material liabilities will arise.

As at the reporting date, the Group has commitments in respect of future capital expenditure amounting to KD 11,067,968 (31 December 2025: KD 12,850,000 and 30 June 2025: KD Nil) relating to intangible assets under development (service concession rights), construction and other contracts.

15 RELATED PARTY DISCLOSURES

These represent transactions with certain parties (associates, major shareholders, directors and executive officers of the Group, close members of their families and entities of which they are principal owners or over which they are able to exercise control or significant influence) entered into by the Group in the ordinary course of business. 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:

				Six months ended 30 June	
	Associates	***Major shareholders***	***Other related parties***	***2026***	*2025*
	KD	***KD***	***KD***	***KD***	*KD*
Finance costs	**-**	**487,157**	**-**	**487,157**	187,542
Advisory and management fees (net of property management commission)	**-**	**-**	**125,236**	**125,236**	119,495
Dividend income	**-**	**1,157**	**246,995**	**248,152**	271,250
Other expenses	**15,000**	**-**	**-**	**15,000**	-

	Associates	***Major shareholders***	***Other related parties***	***30 June 2026***	*(Audited) 31 December 2025*	*30 June 2025*
	KD	***KD***	***KD***	***KD***	*KD*	*KD*
Statement of interim condensed consolidated financial position:						
Cash and cash equivalents (Note 11)	**-**	**2,189,516**	**-**	**2,189,516**	1,610,971	2,862,472
Receivables and other assets from related parties (included in other assets)	**14,000**	**63,500**	**161,639**	**239,139**	360,252	213,001
Financial assets at FVPL	**-**	**805,350**	**8,947,075**	**9,752,425**	10,456,205	10,381,888
Financial assets at FVOCI	**-**	**67,797**	**-**	**67,797**	66,998	66,089
Islamic finance payables	**-**	**22,751,826**	**-**	**22,751,826**	16,998,470	10,675,741
Trade payables	**-**	**-**	**1,487,107**	**1,487,107**	964,628	130,585
Payables to related parties (included in other liabilities)	**4,187,500**	**-**	**-**	**4,187,500**	1,425,000	-

The following table provides total amount of other transactions that have been entered into with the related parties for the relevant financial period:

		Six months ended 30 June	
	Other related parties	***2026***	*2025*
	KD	***KD***	*KD*
Purchases of inventories	**3,295,692**	**3,295,692**	452,332

15 RELATED PARTY DISCLOSURES (continued)

Terms and conditions of transactions with related parties
Transactions with related parties are made on terms approved by management. Outstanding balances at the reporting date other than Islamic finance payables are unsecured, non-profit bearing and have no fixed repayment schedule. For the period ended 30 June 2026 and 2025, the Group has not recorded any provisions for expected credit losses relating to amounts owed by related parties. There have been no guarantees received or provided for any related party receivables or payables.

Transactions with key management personnel
Key management personnel comprise of the 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:

	Six months ended 30 June	
	2026	*2025*
	KD	*KD*
Key management personnel compensation:		
Salaries and other short-term benefits	**1,274,718**	969,809
End of service benefits	**157,321**	131,348
	1,432,039	1,101,157

	Balances outstanding as at		
	30 June 2026	*31 December 2025*	*30 June 2025*
	KD	*KD*	*KD*
Directors' remuneration	**-**	120,000	-
Salaries and other short-term benefits	**313,873**	260,109	294,678
End of service benefits	**3,011,548**	2,321,589	2,236,261
	3,325,421	2,701,698	2,530,939

The Board of Directors of the Parent Company in their meeting held on 10 February 2026 proposed directors' remuneration for the year ended 31 December 2025 amounting to KD 120,000, which was approved by the shareholders at the AGM held on 16 March 2026 (30 June 2025: KD 120,000 approved for the year ended 31 December 2024).

16 SEGMENT INFORMATION

For management purposes, the Group is organised into four major business segments. The principal activities and services under these segments are as follows:

- **Islamic financing:** Providing a range of Islamic products to corporate and individual customers;
- **Leasing sector:** Leasing of vehicle and equipment to corporate and individual customers and investments with similar or related operations;
- **Real estate management:** Buying, selling and investing in real estate; and
- **Proprietary investment and assets management:** Operations of the Group’s subsidiaries and associates (excluding subsidiaries and associates falling under the leasing sector) and managing funds and portfolios.

16 SEGMENT INFORMATION (continued)

	Islamic financing KD	***Leasing sector KD***	***Real estate KD***	***Proprietary investment and assets management KD***	***Others KD***	***Total KD***
Six months ended 30 June 2026						
Revenue	**133,812**	**5,969,335**	**1,066,099**	**17,756,121**	**219,104**	**25,144,471**
Segment profit	**132,597**	**2,467,854**	**607,113**	**8,429,836**	**(721,772)**	**10,915,628**
Depreciation	**-**	**(5,098,004)**	**(5,374)**	**(967,920)**	**-**	**(6,071,298)**
As at 30 June 2026						
Total assets	**3,417,706**	**79,252,432**	**26,322,462**	**288,559,923**	**15,092,778**	**412,645,301**
Total liabilities	**-**	**27,855,124**	**12,200,714**	**147,176,019**	**20,670,711**	**207,902,568**

	Islamic financing KD	*Leasing sector KD*	*Real estate KD*	*Proprietary investment and assets management KD*	*Others KD*	*Total KD*
31 December 2025 (Audited)						
Total assets	3,288,421	78,312,526	25,509,961	163,104,333	14,452,944	284,668,185
Total liabilities	-	28,344,904	11,254,515	50,990,544	22,565,017	113,154,980

	Islamic financing KD	*Leasing sector KD*	*Real estate KD*	*Proprietary investment and assets management KD*	*Others KD*	*Total KD*
Six months ended 30 June 2025						
Revenue	4,237	6,030,708	1,441,424	23,902,847	218,961	31,598,177
Segment profit (loss)	5,614	2,557,804	945,200	19,538,058	(5,384,898)	17,661,778
Depreciation	-	(4,979,732)	(553,420)	(98,930)	-	(5,632,082)
As at 30 June 2025						
Total assets	-	79,104,202	25,812,511	156,137,707	10,543,865	271,598,285
Total liabilities	-	29,245,749	11,881,406	45,943,520	22,365,655	109,436,330

17 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 assets 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:

17 FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

- 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 instruments 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.

The valuation techniques and inputs used in this 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.

Set out below a summary of financial instruments measured at fair value on a recurring basis:

	Fair value measurement using		
30 June 2026	***Quoted prices in active markets (Level 1) KD***	***Significant unobservable inputs (Level 3) KD***	***Total KD***
Investment securities:			
Financial assets at FVPL	**67,364,928**	**3,527,285**	**70,892,213**
Financial assets at FVOCI	**95,497**	**292,572**	**388,069**
	67,460,425	**3,819,857**	**71,280,282**

There were no transfers between Level 1 and Level 2 fair value measurements during the period, and no transfers into or out of Level 3 fair value measurements during the six months ended 30 June 2026.

	Fair value measurement using		
31 December 2025 (Audited)	*Quoted prices in active markets (Level 1) KD*	*Significant unobservable inputs (Level 3) KD*	*Total KD*
Investment securities:			
Financial assets at FVPL	35,714,631	2,358,798	38,073,429
Financial assets at FVOCI	94,698	334,569	429,267
	35,809,329	2,693,367	38,502,696
30 June 2025			
Investment securities:			
Financial assets at FVPL	29,343,343	2,284,221	31,627,564
Financial assets at FVOCI	78,586	276,990	355,576
	29,421,929	2,561,211	31,983,140

17 FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

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:

	Financial assets at FVOCI KD	***Financial assets at FVPL KD***	***Total KD***
As at 1 January 2026	**334,569**	**2,358,798**	**2,693,367**
Additions	**-**	**1,231,631**	**1,231,631**
Disposals	**-**	**(66,364)**	**(66,364)**
Remeasurement recognised in OCI/ profit or loss	**(41,997)**	**3,220**	**(38,777)**
As at 30 June 2026	**292,572**	**3,527,285**	**3,819,857**

	Financial assets at FVOCI KD	*Financial assets at FVPL KD*	*Total KD*
As at 1 January 2025	-	2,331,330	2,331,330
Additions	220,046	173,130	393,176
Disposals	-	(56,739)	(56,739)
Remeasurement recognised in OCI/ profit or loss	114,523	(43,172)	71,351
Reclassification due to step acquisition	-	(45,751)	(45,751)
As at 31 December 2025	334,569	2,358,798	2,693,367

	Financial assets at FVOCI KD	*Financial assets at FVPL KD*	*Total KD*
As at 1 January 2025	-	2,331,330	2,331,330
Additions	220,046	173,130	393,176
Remeasurement recognised in OCI/ profit or loss	56,944	(174,523)	(117,579)
Reclassification due to step acquisition	-	(45,716)	(45,716)
As at 30 June 2025	276,990	2,284,221	2,561,211

The management assessed that the impact on profit or loss or other comprehensive income would be immaterial if the relevant risk variables used to fair value the financial instruments classified as Level 3 were altered by 5 percent.

Management assessed that the carrying values of other financial instruments at amortised cost are 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. The fair value of financial assets and financial liabilities with a demand feature approximates its face value.

18 CAPITAL MANAGEMENT

The primary objectives of the Group’s capital management are to ensure that the Group complies with externally imposed capital requirements and that the Group maintains strong and healthy capital ratios in order to support its business and to maximise shareholder value.

The Group actively manages its capital base in order to cover risks inherent in the business. The adequacy of the Group’s capital is monitored using, among other measures, the rules and ratios established by the Capital Markets Authority in supervising the Group.

The Group’s regulatory capital and capital adequacy ratios for the period ended 30 June 2026, year ended 31 December 2025 and the period ended 30 June 2025 are calculated in accordance with provisions of Module seventeen (Capital Adequacy Regulations for Licensed Persons) of the Executive Bylaws of Law No. (7) of 2010 and their amendments thereto.

	30 June 2026	*(Audited) 31 December 2025*	*30 June 2025*
Available (eligible) regulatory capital (KD)	**74,966,759**	100,335,459	107,577,418
Required regulatory capital (KD)	**90,681,164**	77,942,777	77,392,542
Capital adequacy ratio (%)	**82.7%**	128.7%	139.0%

As at 30 June 2026, the Parent Company as a Licensed Person did not maintain its minimum Eligible Regulatory Capital in excess of its risk-based capital and did not comply to the provisions of the minimum requirement of 100% as set forth in Article (3-1) of Module seventeen (Capital Adequacy Regulations for Licensed Persons) of the Executive Bylaws of Law No. (7) of 2010 and their amendments thereto. The Parent Company’s management is in the process of taking initiatives to rectify its current status to comply with the Capital Adequacy Regulations.

19 IMPACT OF GEOPOLITICAL ESCALATION RISK AND RELATED UNCERTAINTY

The Group operates in a global and regional economic environment that continues to be affected by heightened geopolitical tensions in the Middle East. Recent developments in the region have increased uncertainty in financial markets, energy supply and costs, regional security conditions, and global trade routes. The wider regional impact of these events may affect economic conditions relevant to the various sectors. Management has assessed the potential impacts of the geopolitical situation on the Group’s operations and financial position, taking into consideration:

- *Macroeconomic conditions*, including inflationary pressures, interest rate volatility, and economic growth trends that may influence tenant demand, occupancy levels, and rental rates.

- *Construction and development activity,* particularly potential increases in costs of materials and services, supply-chain disruptions, and project timelines.

- Financing and liquidity, including the availability and cost of debt financing, refinancing risk, and compliance with financial covenants.

- Tenant credit risk, particularly in sectors or geographies that may be indirectly affected by disruptions in trade, energy markets, or regional economic activity.

- Fair value volatility of investments, particularly those exposed to emerging markets, energy-sensitive sectors, or regions indirectly affected by supply-chain disruptions and energy market instability.

- Market liquidity risk, including the ability to realise investments at quoted or observable market prices in periods of heightened volatility.

- Counterparty and credit risk, particularly for investments in debt instruments, funds, or structured products whose underlying counterparties may be affected by adverse economic conditions.

19 IMPACT OF GEOPOLITICAL ESCALATION RISK AND RELATED UNCERTAINTY (continued)

- Supply-chain disruption, including delays in shipping, rerouting of cargo, congestion at ports, and increased freight and insurance costs.

- Commodity and product price volatility, particularly for goods linked to energy prices or imported through affected trade corridors.

- Availability of goods, including extended lead times from suppliers and changes in sourcing strategies.

- Foreign exchange risk, arising from increased currency volatility in markets linked to the region.

As at the reporting date, the Group has not experienced any material disruption to its core operations. Accordingly, management has not identified any material adverse impacts on the overall valuation of the property or investment portfolios that require specific adjustment beyond those reflected in observable market prices and valuation inputs.

In assessing the carrying values of investment properties and other non-financial assets, management has not identified any indicators of impairment requiring recognition at the reporting date. However, future adverse developments in the geopolitical environment may result in changes to key valuation assumptions.

The Group's ECL models incorporate forward-looking information reflecting multiple macroeconomic scenarios. In light of the current geopolitical situation, management has reviewed and updated relevant assumptions, including:

a) Adjustments to probability-weighted economic scenarios, reflecting increased downside risk associated with prolonged regional instability.
b) Consideration of sector-specific stress for customer segments more exposed to trade disruption, logistics constraints, or fluctuating commodity prices.
c) Evaluation of whether changes in economic outlook represent a significant increase in credit risk (SICR) for certain customer balances.

While increased uncertainty has been incorporated into ECL calculations, no widespread migration of balances to higher credit-risk stages was identified as at the reporting date; management concluded that the allowance for expected credit losses appropriately reflects the level of credit risk inherent in the Group's trade receivable portfolio.

The Group maintains liquidity buffers and capital resources that management considers sufficient to meet its commitments and operating expenses as they fall due. The Company has assessed the potential impact of adverse market movements on its ability to realise investments or access funding, including under stressed market scenarios. No breaches of liquidity thresholds, investment restrictions, or capital management policies in relation to geopolitical escalation risk and related uncertainty were identified as at the reporting date.

Management has also considered the impact of these events on the Group's ability to continue as a going concern and concluded that the going-concern basis remains appropriate. The geopolitical situation remains dynamic, and the extent and duration of potential impacts on global financial markets are uncertain. Management continues to monitor developments closely and will reflect any material impacts in future valuations, risk disclosures, and financial reporting as appropriate.