Grant Thornton
Al-Qatami, Al-Aiban & Partners

Interim condensed consolidated financial information and review report

Arkan Al-Kuwait Real Estate Company – K.S.C.P. and its Subsidiaries

Kuwait

31 July 2026 (Unaudited)

Contents

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Report on Review of Interim Condensed Consolidated Financial Information

To the board of directors of
Arkan Al-Kuwait Real Estate Company – K.S.C.P.
Kuwait

Introduction
We have reviewed the accompanying interim condensed consolidated statement of financial position of Arkan Al-Kuwait Real Estate Company - K.S.C.P. (the "Parent Company") and its subsidiaries (together referred to as the "Group") as of 31 July 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 nine-month periods then ended, and interim condensed consolidated statements of changes in equity and cash flows for the nine-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 Memorandum of Incorporation and Articles of Association of the Parent Company, as amended, have occurred during the nine-month period ended 31 July 2026 that might have had a material effect on the business or financial position of the Parent Company.

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 nine-month period ended 31 July 2026 that might had a material effect on the business or financial position of the Parent Company.

Sara A. Al-Aiban
(Licence No. 288-A)
of Grant Thornton – Al-Qatami, Al-Aiban & Partners

Kuwait
26 August 2026

Interim condensed consolidated statement of profit or loss

	Notes	Three months ended 31 July 2026 (Unaudited) KD	Three months ended 31 July 2025 (Unaudited) KD	Nine months ended 31 July 2026 (Unaudited) KD	Nine months ended 31 July 2025 (Unaudited) KD
Income					
Real estate rental income		**1,614,693**	1,716,904	**4,893,614**	5,040,776
Real estate expenses		**(151,376)**	(164,862)	**(484,994)**	(576,365)
		1,463,317	1,552,042	**4,408,620**	4,464,411
Revenue from contracts with customers		**1,364,592**	1,141,496	**3,737,583**	3,203,901
Cost of contracts with customers		**(1,188,053)**	(1,074,435)	**(3,395,061)**	(3,148,256)
		176,539	67,061	**342,522**	55,645
Gross profit		**1,639,856**	1,619,103	**4,751,142**	4,520,056
Share of results from associate	8	**(972)**	-	**(972)**	-
Gain on sale of investment properties		**-**	650,000	**-**	1,021,637
Management and incentive fees		**101,993**	77,864	**288,890**	235,429
Dividend Income		**-**	27,941	**-**	27,941
Other income		**60,483**	33,028	**211,851**	179,933
		1,801,360	2,407,936	**5,250,911**	5,984,996
Expenses and other charges					
Staff costs		**(509,669)**	(428,264)	**(1,408,959)**	(1,253,658)
Finance costs		**(677,044)**	(801,788)	**(2,028,176)**	(2,242,978)
General and administrative expenses		**(557,208)**	(415,056)	**(1,578,905)**	(1,284,658)
Provision charge for expected credit losses		**(80,945)**	(51,670)	**(204,720)**	(175,040)
		(1,824,866)	(1,696,778)	**(5,220,760)**	(4,956,334)
(Loss)/profit for the period before provisions for contribution to Kuwait Foundation for the Advancement of Science (KFAS), National Labour Support Tax (NLST) and Zakat		**(23,506)**	711,158	**30,151**	1,028,662
Provisions for KFAS, NLST and Zakat		-	(198,915)	**(5,464)**	(199,843)
(Loss)/profit for the period		**(23,506)**	512,243	**24,687**	828,819
(Loss)/profit for the period attributable to:					
Owners of the Parent Company		**(23,506)**	512,243	**24,687**	531,929
Non-controlling interests		-	-	-	296,890
(Loss)/profit for the period		**(23,506)**	512,243	**24,687**	828,819
Basic and diluted (loss)/earnings per share (Fils)	5	**(0.08)**	1.64	**0.08**	1.93

The notes set out on pages 7 to 17 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		Nine months ended	
	31 July 2026 (Unaudited) KD	31 July 2025 (Unaudited) KD	**31 July 2026 (Unaudited) KD**	31 July 2025 (Unaudited) KD
(Loss)/profit for the period	**(23,506)**	512,243	**24,687**	828,819
Other comprehensive loss:				
Items that will not be reclassified subsequently to interim condensed consolidated statement of profit or loss				
Net change in fair value of financial assets at fair value through other comprehensive income	**(22,623)**	(423,632)	**(171,293)**	(209,610)
Total other comprehensive loss for the period	**(22,623)**	(423,632)	**(171,293)**	(209,610)
Total comprehensive (loss)/income for the period	**(46,129)**	88,611	**(146,606)**	619,209
Total comprehensive (loss)/income for the period attributable to:				
Owners of the Parent Company	**(46,129)**	88,611	**(146,606)**	335,786
Non-controlling interests	**-**	-	**-**	283,423
Total comprehensive (loss)/income for the period	**(46,129)**	88,611	**(146,606)**	619,209

The notes set out on pages 7 to 17 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of financial position

	Notes	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Assets				
Cash and cash equivalents	6	**1,254,888**	3,705,716	6,221,933
Accounts receivable and other assets		**931,738**	1,739,091	1,241,066
Financial assets at fair value through other comprehensive income		**2,305,151**	2,476,444	2,387,419
Property under development	7	**6,727,773**	6,179,506	6,104,962
Investment in associate	8	**999,028**	-	-
Investment properties	9	**82,988,000**	82,988,000	80,906,797
Property and equipment	10	**23,814,681**	16,987,895	17,610,802
Total assets		**119,021,259**	114,076,652	114,472,979
Liabilities and Equity				
Liabilities				
Accounts payable and other liabilities		**4,058,347**	3,973,765	4,006,118
Islamic finance payables	11	**51,889,154**	52,279,330	52,821,888
Lease liabilities	12	**16,922,863**	9,133,390	9,427,226
Provision for employees' end of service benefits		**687,619**	589,078	558,286
Total liabilities		**73,557,983**	65,975,563	66,813,518
Equity				
Share capital	13	**31,140,087**	31,140,087	31,140,087
Share premium		**77,200**	77,200	77,200
Statutory reserve		**5,063,746**	5,063,746	4,752,964
General reserve		**154,524**	154,524	154,524
Cumulative changes in fair value		**64,544**	235,837	146,812
Retained earnings		**8,963,175**	11,429,695	11,387,874
Total equity		**45,463,276**	48,101,089	47,659,461
Total liabilities and equity		**119,021,259**	114,076,652	114,472,979

Fahad Abdulrahman Al Mukhaizem
Chairman

Abdulrahman Hamad Al Terkait
Vice Chairman and CEO

The notes set out on pages 7 to 17 form an integral part of this interim condensed consolidated financial information.

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Interim condensed consolidated statement of changes in equity

	Equity attributable to the owners of Parent Company							Non-controlling interests	Total
	Share capital KD	Share premium KD	Statutory reserve KD	General reserve KD	Cumulative changes in fair value KD	Retained earnings KD	Sub total KD	KD	KD
Balance at 1 November 2025 (audited)	**31,140,087**	**77,200**	**5,063,746**	**154,524**	**235,837**	**11,429,695**	**48,101,089**	-	**48,101,089**
Cash dividends (note 16)	-	-	-	-	-	(2,491,207)	(2,491,207)	-	(2,491,207)
Total transactions with owners	-	-	-	-	-	(2,491,207)	(2,491,207)	-	(2,491,207)
Profit for the period	-	-	-	-	-	24,687	24,687	-	24,687
Other comprehensive loss for the period	-	-	-	-	(171,293)	-	(171,293)	-	(171,293)
Total comprehensive (loss)/income for the period	-	-	-	-	(171,293)	24,687	(146,606)	-	(146,606)
Balance at 31 July 2026 (unaudited)	**31,140,087**	**77,200**	**5,063,746**	**154,524**	**64,544**	**8,963,175**	**45,463,276**	-	**45,463,276**
Balance at 1 November 2024 (audited)	25,114,998	77,200	4,752,964	154,524	(481,318)	6,322,040	35,940,408	11,099,844	47,040,252
Arising on merger	6,025,089	-	-	-	824,273	4,533,905	11,383,267	(11,383,267)	-
Total transactions with owners	6,025,089	-	-	-	824,273	4,533,905	11,383,267	(11,383,267)	-
Profit for the period	-	-	-	-	-	531,929	531,929	296,890	828,819
Other comprehensive loss for the period	-	-	-	-	(196,143)	-	(196,143)	(13,467)	(209,610)
Total comprehensive (loss)/income for the period	-	-	-	-	(196,143)	531,929	335,786	283,423	619,209
Balance at 31 July 2025 (unaudited)	31,140,087	77,200	4,752,964	154,524	146,812	11,387,874	47,659,461	-	47,659,461

The notes set out on pages 7 to 17 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of cash flows

	Notes	Nine months ended 31 July 2026 (Unaudited) KD	Nine months ended 31 July 2025 (Unaudited) KD
OPERATING ACTIVITIES			
Profit for the period		**24,687**	828,819
Adjustments:			
Depreciation		**2,419,567**	2,208,311
Gain on disposals of investment properties		**-**	(1,021,637)
Gain on disposals of property and equipment		**(10,609)**	(17,000)
Gain on derecognition of lease liabilities		**-**	(18,591)
Share of results from associate	8	**972**	-
Interest income		**(41,386)**	(24,646)
Dividend income		**-**	(27,941)
Finance costs		**1,985,462**	2,242,978
Provision charge for expected credit losses		**204,720**	175,040
Provision charge for employees' end of service benefits		**129,695**	130,212
		4,713,108	4,475,545
Changes in operating assets and liabilities:			
Accounts receivable and other assets		**360,601**	(192,733)
Accounts payable and other liabilities		**55,554**	(156,976)
Employees' end of service benefits paid		**(31,154)**	(21,709)
Net cash from operating activities		**5,098,109**	4,104,127
INVESTING ACTIVITIES			
Additions to property and equipment		**(142,395)**	(396,191)
Proceeds from sale of property and equipment		**-**	30,000
Additions to property under development		**(341,966)**	(286,854)
Additions to investment properties		**-**	(2,249,725)
Investment in associate	8	**(1,000,000)**	-
Proceeds from sale of investment properties		**-**	4,800,000
Interest income received		**41,386**	24,646
Dividends income received		**-**	27,941
Net change in term deposits with original maturing exceeding three months		**100,000**	-
Net cash (used in)/from investing activities		**(1,342,975)**	1,949,817
FINANCING ACTIVITIES			
Finance costs paid		**(1,971,903)**	(1,962,024)
Net change in Islamic finance payables		**(315,898)**	1,376,219
Dividends paid		**(2,462,179)**	(27,943)
Lease liabilities paid	12	**(1,355,982)**	(1,286,891)
Net cash used in financing activities		**(6,105,962)**	(1,900,639)
Net (decrease)/increase in cash and cash equivalents		**(2,350,828)**	4,153,305
Cash and cash equivalents at the beginning of the period	6	**3,280,716**	1,743,628
Cash and cash equivalents at the end of the period	6	**929,888**	5,896,933
Material non-cash transactions:			
Additions to property under development		**-**	(5,818,108)
Lease liabilities	12	**8,791,455**	5,713,499
Property and equipment	10	**(9,022,455)**	(523,037)
Sale of investment properties		**-**	530,506
Accounts receivable and other assets		**231,000**	197,140
Investment properties		**-**	(100,000)

The notes set out on pages 7 to 17 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

Arkan Al-Kuwait Real Estate Company – K.S.C.P. (the "Parent Company") was incorporated on 5 August 2003 as a Kuwaiti 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:

- Real estate valuation services.
- Managing others' properties.
- Buying and selling of land and real estate.
- Buying and selling of land and real estate for the company's own account only.
- Buying and selling of resorts.
- Management and leasing of owned or rented properties.
- Management and leasing of owned or rented properties (residential).
- Management and operation of hotel apartments
- Owning real estate and movables for the benefit of the company.
- General cleaning services for buildings.
- Building maintenance services.
- Public facilities management.
- Owns the real estate and movables necessary to carry out its work within the limits permitted in accordance with the law.
- Management and operations of the shareholding Company

The Parent Company carries out its activities in accordance with the principles of Islamic Shari'a. In no case shall any of the abovementioned objectives be construed as authorizing the Parent Company to directly or indirectly engage in any acts of usury, whether in the form of interest or any other form.

The Parent Company's head office is located in Sharq, Al Hamra Tower 66th Floor – and its registered postal address is P.O. Box 20678, Safat 13067, State of Kuwait.

This interim condensed consolidated financial information for the nine-month period ended 31 July 2026 was authorised for issue by the Parent Company's board of directors on 26 August 2026.

2 Basis of preparation

The interim condensed consolidated financial information of the Group for the nine-month period ended 31 July 2026 has been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting".

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

Notes to the interim condensed consolidated financial information (continued)

2 Basis of preparation (continued)

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 management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included.

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

3 Changes in accounting policies

The accounting policies 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 October 2025, except for the new accounting policy for investment in associate as described in Note 3.1 and the adoption of the amendments to the IFRS Accounting Standards effective as of 1 January 2026 as described in Note 3.2. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

3.1 Investment in associate

Associates are those entities over which the Group is able to exert significant influence but which are neither subsidiaries nor joint ventures. Investments in associates are initially recognised at cost and subsequently accounted for using the equity method. Any goodwill or fair value adjustment attributable to the Group's share in the associate is not recognised separately and is included in the amount recognised as investment in associates.

Under the equity method, the carrying amount of the investment in associates is increased or decreased to recognise the Group's share of the profit or loss and other comprehensive income of the associate, adjusted where necessary to ensure consistency with the accounting policies of the Group.

Unrealised gains and losses on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in those entities. Where unrealised losses are eliminated, the underlying asset is also tested for impairment.

The difference in reporting dates of the associates and the Group is not more than three months. Adjustments are made for the effects of significant transactions or events that occur between that date and the date of the Group's consolidated financial statements. The associate's accounting policies conform to those used by the Group for like transactions and events in similar circumstances.

Upon loss of significant influence over the associate, the Group measures and recognises any retaining investment at its fair value. Any differences between the carrying amount of the associate upon loss of significant influence and the fair value of the remaining investment and proceeds from disposal are recognised in the consolidated statement of profit or loss.

Notes to the interim condensed consolidated financial information (continued)

3 Changes in accounting policies (continued)

3.2 New and amended IFRS Accounting Standards adopted by the Group

The following amendments to IAS 21 were effective for the current period:

IAS 21 Amendments – Lack of exchangeability

The amendments to IAS 21 addresses determination of exchange rate when there is long term lack of exchangeability. The amendments:

- Specify when a currency is exchangeable into another currency and when it is not — a currency is exchangeable when an entity is able to exchange that currency for the other currency through markets or exchange mechanisms that create enforceable rights and obligations without undue delay at the measurement date and for a specified purpose; a currency is not exchangeable into the other currency if an entity can only obtain an insignificant amount of the other currency.

- Specify how an entity determines the exchange rate to apply when a currency is not exchangeable — when a currency is not exchangeable at the measurement date, an entity estimates the spot exchange rate as the rate that would have applied to an orderly transaction between market participants at the measurement date and that would faithfully reflect the economic conditions prevailing.

- Require the disclosure of additional information when a currency is not exchangeable — when a currency is not exchangeable an entity discloses information that would enable users of its financial statements to evaluate how a currency's lack of exchangeability affects, or is expected to affect, its financial performance, financial position and cash flows.

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 and 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 October 2025, except as shown below:

Significant influence

Significant influence exists when the size of an entity's own voting rights relative to the size and dispersion of other vote holders, give the entity the practical ability unilaterally to direct the relevant activities of the company

5 Basic and diluted (loss)/earnings per share

Basic and diluted (loss)/earnings per share is calculated by dividing the (loss)/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 (loss)/earnings per share are identical.

Notes to the interim condensed consolidated financial information (continued)

5 Basic and diluted (loss)/earnings per share (continued)

	Three months ended		Nine months ended	
	31 July 2026 (Unaudited) KD	31 July 2025 (Unaudited) KD	**31 July 2026 (Unaudited) KD**	31 July 2025 (Unaudited) KD
(Loss)/profit for the period attributable to owners of the Parent Company (KD)	**(23,506)**	512,243	**24,687**	531,929
Weighted average number of shares outstanding during the period (excluding treasury shares) (shares)	**311,400,877**	311,400,877	**311,400,877**	276,088,998
Basic and diluted (loss)/earnings per share (Fils)	**(0.08)**	1.64	**0.08**	1.93

6 Cash and cash equivalents

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Cash and bank balances	**904,888**	1,830,716	3,846,933
Term deposits	**350,000**	1,875,000	2,375,000
Cash and cash equivalents as per interim condensed consolidated statement of financial position	**1,254,888**	3,705,716	6,221,933
Less: term deposits with original maturity exceeding three months (note 6.1)	**(325,000)**	(425,000)	(325,000)
Cash and cash equivalents for the purpose of interim condensed consolidated statement of cash flows	**929,888**	3,280,716	5,896,933

6.1 Term deposits with an amount of KD225,000 are restricted as collateral against letters of guarantee issued in connection with a lease contract (note 7.1).

7 Property under development

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Right of use asset (note 7.1)	**5,572,527**	5,572,527	5,572,527
Capital work in progress	**1,155,246**	606,979	532,435
	6,727,773	6,179,506	6,104,962

The movement of property under development is as follows:

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Balance at the beginning of the period/year	**6,179,506**	-	-
Additions – right of use asset	**-**	5,572,527	5,572,527
Additions – capital expenditures (note 7.2)	**548,267**	606,979	532,435
Balance at the end of the period	**6,727,773**	6,179,506	6,104,962

Notes to the interim condensed consolidated financial information (continued)

7 Property under development (continued)

7.1 Right of use asset represents a lease contract for land located in Sabah Al-Ahmad Marine area for the purpose of establishing a commercial and entertainment project for a period of 23 years, including 3 years grace period.

7.2 During the period, the Group capitalised finance costs from lease liabilities amount of KD206,301 (31 October 2025: KD185,688 and 31 July 2025: KD117,935).

8 Investment in associate

During the period, the Group, together with other parties, including related party, incorporated a new entity in Kuwait, Al Muthanna Real Estate Development Company K.S.C. (Closed), with paid-up share capital of KD5,000,000. The Group holds 20% of the share capital of the new entity and management has determined that the Group has the ability to exercise significant influence over the investee. Accordingly, the Group's investment in that investee, amounting to KD1,000,000, has been classified as an investment in an associate.

The movement of investment in associate is as follows:

	31 July 2026 (Unaudited) KD
Balance as of beginning of the period	-
Addition	**1,000,000**
Share of results	**(972)**
Balance at the end of the period	**999,028**

9 Investment properties

The Group's investment properties are located in Kuwait and categorised as follows:

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Leased properties:			
Land and buildings (note 9.1)	**683,611**	683,611	1,077,074
Owned properties:			
Land and buildings	**82,304,389**	82,304,389	79,829,723
	82,988,000	82,988,000	80,906,797

9.1 Leased properties represent developed properties under the BOT contracts signed with the Ministry of Finance - State Properties department.

9.2 Investment properties with carrying value of KD76,815,389 (31 October 2025: KD69,925,389 and 31 July 2025: KD68,739,723) are pledged against Islamic finance payables (note 11).

Notes to the interim condensed consolidated financial information (continued)

10 Property and equipment

During the period, the Group had additions to right-of-use assets of KD9,022,455, representing a new lease contract for the purpose of using, operating and developing a site located in the Seafront area for a period of 17 years, including 2 years grace period. A corresponding lease liability of KD8,791,455, net of an advance payment of KD231,000, has been recognised in respect of this lease contract (note 12).

During the period, the Group capitalised finance costs to assets under construction from lease liabilities amount of KD21,595.

11 Islamic finance payables

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Gross amount	**53,372,344**	54,717,556	53,589,472
Less: deferred costs	**(1,483,190)**	(2,438,226)	(767,584)
	51,889,154	52,279,330	52,821,888

As of 31 July 2026, the outstanding Islamic finance payables carry effective profit rate ranging from 4.6% to 5.5% per annum (31 October 2025: 4.85% to 5.75% and 31 July 2025: 5 % to 6%) and are payable in various instalments ending in December 2030.

Islamic financing payables are secured against pledge of certain investment properties (note 9).

The Islamic finance payables due for repayment as follows:

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Within one year	**10,344,410**	9,947,855	7,471,843
Over one year	**41,544,744**	42,331,475	45,350,045
	51,889,154	52,279,330	52,821,888

12 Lease liabilities

The Group has leases for the properties and vehicles under operating lease contracts. Lease liabilities presented in the interim condensed consolidated statement of financial position consist of following:

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Balance at the beginning of the period/year	**9,133,390**	4,918,253	4,918,253
Additions	**8,830,328**	5,829,190	5,829,190
Disposals	**(606)**	(252,217)	(252,217)
Finance costs charged for the period/year	**315,733**	319,250	218,891
Settled during the period/year	**(1,355,982)**	(1,681,086)	(1,286,891)
Balance at the end of the period/year	**16,922,863**	9,133,390	9,427,226

Notes to the interim condensed consolidated financial information (continued)

12 Lease liabilities (continued)

Additions for the current period mainly represent the lease liabilities amount of KD8,791,455 arising from a new lease contract entered into with Touristic Enterprises Company ("TEC") for the purpose of using, operating and developing a site located in the Seafront area. The lease term is 17 years, including a two-year grace period. Under the terms of the lease contract, the Group's right to use the site commences only upon delivery of the site by TEC. If the site is not delivered, the contract is deemed null and void. The site was delivered to the Group, and accordingly the Group has recognised a right-of-use asset within property and equipment of KD9,022,455 (note 10), and the corresponding lease liability, in this interim condensed consolidated financial information.

Future minimum lease payments are as follows:

	Minimum lease payments due		
	Within 1 year KD	Over 1 Year KD	Total KD
31 July 2026 (Unaudited)			
Lease payments	**1,627,803**	**24,280,737**	**25,908,540**
Finance charges	**(783,465)**	**(8,202,212)**	**(8,985,677)**
Net present values	**844,338**	**16,078,525**	**16,922,863**
31 October 2025 (Audited)			
Lease payments	1,629,403	11,936,713	13,566,116
Finance charges	(380,492)	(4,052,234)	(4,432,726)
Net present values	1,248,911	7,884,479	9,133,390
31 July 2025 (Unaudited)			
Lease payments	1,743,003	12,225,069	13,968,072
Finance charges	(123,332)	(4,417,514)	(4,540,846)
Net present values	1,619,671	7,807,555	9,427,226

13 Share Capital

At 31 July 2026, the authorised, issued and paid-up share capital of the Parent Company comprises of 311,400,877 shares of 100 Fils each (31 October 2025 and 31 July 2025: 311,400,877 shares of 100 Fils each). All shares are cash shares.

14 Related party transactions

Related parties represent associate, directors and key management personnel of the Group, major shareholders, and companies in which directors and key management personnel of the Group 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 Group's management.

Notes to the interim condensed consolidated financial information (continued)

14 Related party transactions (continued)

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

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Balances included in the interim condensed consolidated statement of financial position:			
Accounts payable and other liabilities	-	60,677	60,677
Salaries and short-term benefits (included in accounts payable and other liabilities)	**94,458**	284,490	102,235
Provision for employees' end of service benefits	**294,489**	266,838	215,034
Board of directors' remuneration (included in accounts payable and other liabilities)	-	53,000	-
	388,947	665,005	377,946

	Three months ended		**Nine months ended**	
	31 July 2026 (Unaudited) KD	31 July 2025 (Unaudited) KD	**31 July 2026 (Unaudited) KD**	31 July 2025 (Unaudited) KD
Transactions included in the interim condensed consolidated statement of profit and loss:				
Real estate rental income	**99,240**	99,240	**297,720**	297,720
Key management compensation:				
Salaries and short-term benefits	**68,899**	71,890	**203,483**	214,554
End of service benefits	**9,406**	14,161	**45,172**	42,183
	78,305	86,051	**248,655**	256,737

15 Segmental analysis

The Group activities are concentrated in three main segments: real estate, investments and services. The segments' results are reported to the Group's key management. The segment results, profits, assets and liabilities are not measured based on the geographic locations, since all assets and liabilities fall within the State of Kuwait.

The following is the segment analysis which is consistent with the internal reports submitted to the Group's management:

	Real estate KD	Investments KD	Services KD	Total KD
31 July 2026 (Unaudited)				
Total revenue	**5,105,465**	**(972)**	**4,026,473**	**9,130,966**
Expenses and other charges	**(4,306,905)**	**-**	**(4,793,910)**	**(9,100,815)**
Profit/(loss) for the period before provisions for KFAS, NLST and Zakat	**798,560**	**(972)**	**(767,437)**	**30,151**
31 July 2025 (Unaudited)				
Total revenue	6,242,346	27,941	3,439,330	9,709,617
Expenses and other charges	(4,394,762)	-	(4,286,193)	(8,680,955)
Profit/(loss) for the period before provisions for KFAS, NLST and Zakat	1,847,584	27,941	(846,863)	1,028,662

Notes to the interim condensed consolidated financial information (continued)

15 Segmental analysis (continued)

	Real estate KD	Investments KD	Services KD	Total KD
31 July 2026 (Unaudited)				
Assets	**101,458,963**	**3,304,179**	**14,258,117**	**119,021,259**
Liabilities	**(52,952,486)**	**-**	**(20,605,497)**	**(73,557,983)**
Net assets	**48,506,477**	**3,304,179**	**(6,347,380)**	**45,463,276**
31 October 2025 (Audited)				
Assets	95,333,302	2,476,444	16,266,906	114,076,652
Liabilities	(44,359,179)	-	(21,616,384)	(65,975,563)
Net assets	50,974,123	2,476,444	(5,349,478)	48,101,089
31 July 2025 (Unaudited)				
Assets	93,446,928	4,237,419	16,788,632	114,472,979
Liabilities	(45,019,450)	-	(21,794,068)	(66,813,518)
Net assets	48,427,478	4,237,419	(5,005,436)	47,659,461

16 Annual general assembly

The Annual General Assembly of the shareholders of the Parent Company held on 21 January 2026 approved the consolidated financial statements for the year ended 31 October 2025 and the Board of Directors' proposal to distribute cash dividends of 8 fils per share (2024: Nil). Furthermore, the General Assembly approved the Board of Directors' proposal to distribute directors' remuneration of KD53,000 for the year then ended (2024: Nil).

17 Contingent liabilities and commitments

Contingent liabilities and commitments at the reporting date are as follows:

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Issued letters of guarantee	**3,375,206**	1,828,490	1,430,885
Capital commitments on property under development	**1,007,313**	694,619	545,658
	4,382,519	2,523,109	1,976,543

18 Fair value measurement

18.1 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.

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:

Notes to the interim condensed consolidated financial information (continued)

18 Fair value measurement (continued)

18.1 Fair value hierarchy (continued)

- 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).

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:

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Financial assets:			
At amortised cost:			
Accounts receivable and other assets	**617,352**	1,445,571	1,092,685
Cash and cash equivalents	**1,254,888**	3,705,716	6,221,933
At fair value:			
Financial assets at fair value through other comprehensive income	**2,305,151**	2,476,444	2,387,419
	4,177,391	7,627,731	9,702,037
Financial liabilities:			
At amortised cost:			
Islamic finance payables	**51,889,154**	52,279,330	52,821,888
Lease liabilities	**16,922,863**	9,133,390	9,427,226
Provision for employees' end of service benefits	**687,619**	589,078	558,286
Accounts payable and other liabilities	**1,813,502**	2,150,728	2,135,871
	71,313,138	64,152,526	64,943,271

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.

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 under level 3.

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:

Notes to the interim condensed consolidated financial information (continued)

18 Fair value measurement (continued)

18.1 Fair value hierarchy (continued)

Level 3 fair value measurements (continued)

	31 July 2026 (Unaudited) KD	31 October 2025 (Audited) KD	31 July 2025 (Unaudited) KD
Balance at the beginning of the period/year	**2,476,444**	2,597,029	2,597,029
Change in fair value	**(171,293)**	(120,585)	(209,610)
Balance at the end of the period/year	**2,305,151**	2,476,444	2,387,419

The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared to the previous reporting period.

19 Geopolitical developments

Management has considered the ongoing geopolitical developments in the Middle East and any other relevant market or economic developments. Based on the information available to date, these events have not had a material impact on the Group or on the fair value of its investments, nor has the management identified any other subsequent events or transactions that would require adjustment to, or disclosure in, this interim condensed consolidated financial information. Management continues to monitor the situation and its potential implications for the Group as it evolves.

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