Al-Masaken International For Real Estate Development Company - K.S.C. (Public)
And its Subsidiaries
State of Kuwait

Interim Condensed Consolidated Financial Information (Unaudited)
And review report for the nine month period ended 30 September 2026

Al-Masaken International For Real Estate Development Company - K.S.C. (Public)
And its Subsidiaries
State of Kuwait

Interim Condensed Consolidated Financial Information (Unaudited)
For the nine month period ended 30 September 2026

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Report on Review of Interim Condensed Consolidated Financial Information

To the Board of Directors
Al-Masaken International for Real Estate Development Company - K.S.C. (Public)
State of Kuwait

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Al-Masaken International for Real Estate Development Company - K.S.C. (Public) (the "Parent Company") and its subsidiaries (the "Group") as at 30 September 2026 and the interim condensed consolidated statements of profit or loss, profit or loss and other comprehensive income, changes in equity and cash flows for the nine months period then ended. The Parent Company's management is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standards 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 the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim condensed consolidated 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.

Basis for Qualified Conclusion

We were unable to obtain bank confirmations for certain bank balances amounting to KD 4,350 and Murabaha payables amounting to KD 2,042,677 as at 30 September 2026 (31 December 2025: KD 671 and KD 2,060,112) respectively, and any associated contingencies or mortgages. Consequently, we were unable to determine whether any adjustments should be made to the interim condensed consolidated financial information in relation to such bank balances and Murabaha payables.

Qualified Conclusion

Based on our review, except for the possible effect of the matter described in the "Basis of Qualified Conclusion" above, 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.

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Report on Review of the Interim Condensed Consolidated Financial Information (Continued)

Material Uncertainty related to the Going Concern Basis

We draw attention to Note (13) to the Group interim condensed consolidated financial information, which indicates that at 30 September 2026, the Group's accumulated losses amounted to KD 2,272,978. Further, the Group's current liabilities exceeded its current assets by KD 3,226,203. These circumstances indicate the existence of a material uncertainty which may lead to substantial doubts about the Group's ability to continue as a going concern, which may result in the Group's inability to realize its assets and meet its obligations in the ordinary course of business. We also draw attention to Note (6) in the interim condensed consolidated financial information regarding the subsequent increase in capital and Note (9) regarding the General Assembly of Shareholders and the restructuring plan. Our conclusion is not qualified in respect to this matter.

Emphasis of matter

Without further qualification to our conclusion, we draw attention to Note (5) to the interim condensed consolidated financial information, regarding the maturity of Murabaha payables contracts.

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 account of the Parent Company. We further report that, based on our review, to the best of our knowledge and belief, no violations of the Companies Law No. 1 of 2016, its executive regulations, as amended, nor of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the nine month period ended 30 September 2026 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, during the course of our review and to the best of our knowledge and belief, nothing has come to our attention indicating any material violations of the provisions of Law No. 7 of 2010 concerning Establishment of Capital Markets Authority and Organization of Security Activity, and its Executive Regulations, as amended, during the nine month period ended 30 September 2026, which might have materially affected the business of the Parent Company or on its financial position.

Faisal Saqer Al Saqer
Licence No. 172
BDO Al Nisf & Partners

Kuwait: 29 October 2026

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Al-Masaken International For Real Estate Development Company - K.S.C. (Public)
And its Subsidiaries
State of Kuwait

Interim Condensed Consolidated Statement of Financial Position (Unaudited)
As at 30 September 2026

	Note	30 September 2026	(Audited) 31 December 2025	30 September 2025
		KD	KD	KD
Assets				
Cash and cash equivalents	3	**91,044**	170,918	178,145
Accounts receivable and other debit balances		**119,459**	119,563	124,145
Due from related parties	4	**350,702**	296,761	238,593
Financial assets at fair value through other comprehensive income		**13,725**	6,655	436,029
Investment properties		**3,175,000**	3,175,000	3,126,000
Property and equipment		**243**	285	316
		3,750,173	3,769,182	4,103,228
Investment properties classified as non-current assets held for sale		**-**	-	3,701,565
Total assets		**3,750,173**	3,769,182	7,804,793
Liabilities and equity				
Liabilities:				
Accounts payable and other credit balances		**1,744,731**	1,683,860	1,570,802
Murabaha payables	5	**2,042,677**	2,060,112	4,190,799
Finance lease obligation		**-**	-	471,516
Due to related parties	4	**1,357,280**	1,392,936	1,399,471
Provision for end of service indemnity		**35,230**	32,192	25,318
Total liabilities		**5,179,918**	5,169,100	7,657,906
Equity:				
Capital	6	**1,100,000**	10,000,000	10,000,000
Statutory reserve	9	**-**	94,687	94,687
Treasury shares	7	**(13)**	(94,687)	(94,687)
Treasury shares reserve		**13**	71,610	71,610
Fair value reserve		**(184,214)**	(191,284)	(92,671)
Foreign currency translation reserve		**(72,553)**	(114,119)	(67,216)
Accumulated losses		**(2,272,978)**	(11,166,125)	(9,764,836)
Total equity / (deficit)		**(1,429,745)**	(1,399,918)	146,887
Total liabilities and equity		**3,750,173**	3,769,182	7,804,793

The accompanying notes on pages 8 to 18 form an integral part of the interim condensed consolidated financial information.

Ahmad Ghassan Al Khaled
Chairman

Al-Masaken International For Real Estate Development Company - K.S.C. (Public)
And its Subsidiaries
State of Kuwait

Interim Condensed Consolidated Statement of Profit or Loss (Unaudited)
For the nine month period ended 30 September 2026

	Note	Three months ended 30 September		Nine months ended 30 September	
		2026	2025	**2026**	2025
		KD	KD	KD	KD
Continuing operations:					
Net rental income		**44,971**	50,440	**140,406**	141,681
General and administrative expenses		**(51,770)**	(35,828)	**(112,069)**	(128,948)
Provision for expected credit losses		**-**	-	**-**	(48,883)
Finance expenses		**(37,867)**	(90,671)	**(111,643)**	(300,651)
Return income		**-**	518	**-**	4,031
Other income		**4,843**	-	**4,843**	-
Loss for the period from continuing operations		**(39,823)**	(75,541)	**(78,463)**	(332,770)
Discontinued operations:					
Loss for the period from discontinued operations		**-**	(1,482,671)	**-**	(3,141,400)
Loss for the period		**(39,823)**	(1,558,212)	**(78,463)**	(3,474,170)
		Fils	Fils	**Fils**	Fils
Basic and diluted loss per share from continuing operations:					
Basic and diluted loss per share	8	**(3.62)**	(6.87)	**(7.13)**	(30.25)
basic and diluted loss per share from discontinued operations:					
Basic and diluted loss per share	8	**-**	(134.79)	**-**	(285.58)
Basic and diluted loss per share:					
Basic and diluted loss per share	8	**(3.62)**	(141.66)	**(7.13)**	(315.83)

The accompanying notes on pages 8 to 18 form an integral part of the interim condensed consolidated financial information.

Al-Masaken International For Real Estate Development Company - K.S.C. (Public)
And its Subsidiaries
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Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income (Unaudited)
For the nine month period ended 30 September 2026

	Three months ended 30 September		Nine months ended 30 September	
	2026	2025	**2026**	2025
	KD	KD	KD	KD
Loss for the period	**(39,823)**	(1,558,212)	**(78,463)**	(3,474,170)
Other comprehensive income / (loss):				
Items that may be reclassified subsequently to profit or loss:				
Foreign currency translation differences	**9,228**	(79,856)	**41,566**	19,367
Items that will not be subsequently reclassified to profit or loss:				
Changes in fair value of financial assets at fair value through other comprehensive income	**(2,079)**	257,458	**7,070**	222,408
Other comprehensive income for the period	**7,149**	177,602	**48,636**	241,775
Total other comprehensive loss for the period	**(32,674)**	(1,380,610)	**(29,827)**	(3,232,395)
Attributable to:				
Continuing operations	**(32,674)**	102,061	**(29,827)**	(90,995)
Discontinued operations	-	(1,482,671)	-	(3,141,400)
Total comprehensive loss for the period	**(32,674)**	(1,380,610)	**(29,827)**	(3,232,395)

The accompanying notes on pages 8 to 18 form an integral part of the interim condensed consolidated financial information.

Al-Masaken International For Real Estate Development Company - K.S.C. (Public)
And its Subsidiaries
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Interim Condensed Consolidated Statement of Changes in Equity (Unaudited)
For the nine month period ended 30 September 2026

	Capital	Statutory reserve	Treasury shares	Treasury shares reserve	Fair value reserve	Foreign currency translation reserve	Accumulated losses	Total
	KD	KD	KD	KD	KD	KD	KD	KD
Balance as at 31 December 2025 (Audited)	10,000,000	94,687	(94,687)	71,610	(191,284)	(114,119)	(11,166,125)	(1,399,918)
Total comprehensive income / (loss) for the period	-	-	-	-	7,070	41,566	(78,463)	(29,827)
Amortize a portion of accumulated losses (Note 9)	-	(94,687)	(13)	13	-	-	94,687	-
Transferred from treasury shares reserve to accumulated losses	-	-	-	(71,610)	-	-	71,610	-
Cancellation of treasury shares (Note 9)	(166,298)	-	94,687	-	-	-	71,611	-
Capital reduction to amortize a portion of accumulated losses (Note 6)	(8,733,702)	-	-	-	-	-	8,733,702	-
Balance as at 30 September 2026	**1,100,000**	**-**	**(13)**	**13**	**(184,214)**	**(72,553)**	**(2,272,978)**	**(1,429,745)**
Balance as at 31 December 2024 (Audited)	10,000,000	94,687	(94,687)	71,610	(315,079)	(86,583)	(6,290,666)	3,379,282
Total comprehensive income / (loss) for the period	-	-	-	-	222,408	19,367	(3,474,170)	(3,232,395)
Balance as at 30 September 2025	10,000,000	94,687	(94,687)	71,610	(92,671)	(67,216)	(9,764,836)	146,887

The accompanying notes on pages 8 to 18 form an integral part of the interim condensed consolidated financial information.

Al-Masaken International For Real Estate Development Company - K.S.C. (Public)
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Interim Condensed Consolidated Statement of Cash Flows (Unaudited)
For the nine month period ended 30 September 2026

	Nine months ended 30 September	
	2026	2025
Cash flows from operating activities:	KD	KD
Loss for the period	**(78,463)**	(3,474,170)
Adjustments:		
Loss on sale of investment properties classified as non-current assets held for sale	-	1,628,056
Impairment losses of investment properties classified as non-current assets held for sale	-	1,484,395
Provision for expected credit losses	-	48,883
Depreciation	**42**	106
Finance expenses	**111,643**	300,651
Return income	-	(4,031)
Provision for end of service indemnity	**1,430**	2,200
	34,652	(13,910)
Changes in operating assets and liabilities:		
Accounts receivable and other debit balances	**104**	(66,793)
Due from related parties	**(52,333)**	(29,157)
Accounts payable and other credit balances	**(26,641)**	18,107
Due to related parties	**(35,656)**	(7,377)
Net cash flows used in operating activities	**(79,874)**	(99,130)
Cash flows from investing activities:		
Proceeds from sale of investment properties classified as non-current assets held for sale	-	1,259,552
Return income received	-	4,031
Net cash flows generated from investing activities	-	1,263,583
Cash flows from financing activities:		
Net movement in Murabaha payables	-	(1,208,122)
Net movement on liability against finance lease	-	(113,192)
Finance expenses paid	-	(39,616)
Net cash flows used in financing activities	-	(1,360,930)
Net decrease in cash and cash equivalents	**(79,874)**	(196,477)
Cash and cash equivalents at beginning of the period	**170,918**	374,622
Cash and cash equivalents at the end of the period (Note 3)	**91,044**	178,145

The accompanying notes on pages 8 to 18 form an integral part of the interim condensed consolidated financial information.

1. Incorporation and activities

Al-Masaken International For Real Estate Development Company - K.S.C. (Public) (the "Parent Company") is a Kuwaiti public shareholding company registered in the State of Kuwait and was incorporated based on Memorandum of Incorporation under Ref. No. 7137 / Vol. 1 dated 7 October 2006 and its subsequent amendments, the latest of which was notarized in the Commercial Register under Ref. No. 44733 dated on 25 August 2026 regarding the capital reduction and increase (Note 9).

The Parent Company is registered in the commercial registry under Ref. No. 44733 dated 23 December 2006. The Parent Company is listed on Boursa Kuwait.

The Extraordinary General Assembly of the Parent Company's Shareholders held on 14 July 2026 approved the amendment of Article No. (5) of the Memorandum of Incorporation and Article No. (4) of the Articles of Association relating to the activities for which the Parent Company was established. This was notarized in the Commercial Register under No. 44733 on 4 August 2026.

The activities of the Parent Company are carried out in accordance with the Islamic Sharia principles.

The registered address of the Parent Company is: Al-Hamra Business Tower – Sharq – Block 8 – Building 14 - Floor 34 - Office 2 - P.O. Box 24079 - Safat 13101 – State of Kuwait.

The interim condensed consolidated financial information was authorised for issue by Parent Company's Board of Directors on 29 October 2026.

2. Basis of preparation

This interim condensed consolidated financial information has been prepared in accordance with the International Accounting Standard 34, "Interim Financial Reporting". The interim condensed consolidated financial information does not include all the information and disclosures required for preparation of complete annual consolidated financial statements in accordance with International Financial Reporting Standards (IFRS), and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025. In the opinion of management, all adjustments (consisting of normal recurring accruals) considered necessary for a fair presentation have been included in this interim condensed consolidated financial information.

This interim condensed consolidated financial information is presented in Kuwaiti Dinars ("KD") which is the functional and presentation currency of the Parent Company.

Operating results for the nine month period ended 30 September 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026. For further information, refer to the annual audited consolidated financial statements for the year ended 31 December 2025.

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 from 1 January 2026. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

2. Basis of preparation (Continued)

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

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"). These amendments include the following:

- Explanations regarding the recognition and derecognition requirements for financial assets and financial liabilities. In particular, clarify that a financial liability is derecognized on the "settlement date," with the provision of one of the accounting policy choices (if specific conditions are met) to derecognize financial liabilities that have been settled using an electronic payment system prior to the settlement date.
- Additional guidance on assessing the contractual cash flows of financial assets linked to ESG practices and similar features.
- Explanations regarding what constitutes "non-recourse features" and features of contractually linked instruments.
- Disclosure requirements for financial instruments with contingent features and additional disclosures for equity instruments classified at fair value through other comprehensive income.

The amendments had no impact on the interim condensed consolidated financial information of the Group.

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: Disclosures and accompanying guidance on the application of IFRS 7 and IFRS 9: Financial instruments and IFRS 10: Consolidated financial statements, and IAS 7: Statement of Cash Flows.

The amendments had no impact on the Group's interim condensed consolidated financial information.

Contracts Referencing Nature - dependent electricity – Amendments to IFRS 9 and IFRS 7
On December 2024, the IASB issued Amendments to IFRS 9 and IFRS 7 - Contracts Referencing Nature - dependent electricity. The amendments apply only to contracts referencing nature - dependent electricity, which are as follows:

- Clarify the application of the 'own-use' requirements for in-scope contracts.
- Amendment to the requirements for identifying the hedged item in a cash flow hedging relationship of in-scope contracts.
- Addition of new disclosure requirements to enable investors to understand the impact of these contracts on the Group's consolidated financial performance and consolidated cash flows.

The amendments had no impact on the Group's interim condensed consolidated financial information.

3. Cash and cash equivalents

	30 September 2026	(Audited) 31 December 2025	30 September 2025
	KD	KD	KD
Cash on hand and at banks	**91,044**	170,918	28,145
Short-term bank deposit	-	-	150,000
	91,044	170,918	178,145

As at 30 September 2025, the effective rate of return on a short-term bank deposit was 3.5% per annum and had a contractual maturity of less than three months.

4. Related party disclosures

The Group has entered into several transactions with related parties such as Major Shareholders, Board of Directors, Key Management Personnel, companies under common control and other related parties. Prices and terms of payment relating to these transactions are approved by the Group's management. Material related parties balances and transactions are as follows:

Balances included in the interim condensed consolidated statement of financial position:

	Major Shareholders	Other related parties	30 September 2026	(Audited) 31 December 2025	30 September 2025
	KD	KD	KD	KD	KD
Due from related parties	85,163	298,743	**383,906**	329,965	271,797
Less: Provision for expected credit losses	(1,069)	(32,135)	**(33,204)**	(33,204)	(33,204)
	84,094	266,608	**350,702**	296,761	238,593
Financial assets at fair value through other comprehensive income	-	-	-	-	429,791
Accounts payable and other credit balances (due to Shareholders for capital reduction)	513,981	-	**513,981**	513,981	513,981
Accounts payable and other credit balances (Accrued dividends)	156,141	-	**156,141**	156,141	156,141
Due to related parties	1,015,901	341,379	**1,357,280**	1,392,936	1,399,471

Balances due from / to related parties are interest free and payable / receivable on demand.

4. Related party disclosures (Continued)

Transactions included in the interim condensed consolidated statement of profit or loss are as follows:

	Three months ended 30 September		Nine months ended 30 September	
	2026	2025	2026	2025
	KD	KD	KD	KD
Net rental income	**17,800**	17,280	**56,040**	50,400

5. Murabaha payables

	30 September 2026	(Audited) 31 December 2025	30 September 2025
	KD	KD	KD
Murabaha contract with a foreign branch of a local commercial bank repayable in varying monthly installments maturing on 29 May 2024 and carrying a cost rate of 3.5% (31 December 2025: 3.5%, 30 September 2025: 3.5%) per annum over LIBOR.	**2,042,677**	2,060,112	4,190,799

Murabaha contracts with a foreign branch of a local commercial bank matured on 29 May 2024, and were not renewed, as the Group breached a covenant regarding Murabaha contract with the bank.

Murabaha payable is secured by the following:

	30 September 2026	(Audited) 31 December 2025	30 September 2025
	KD	KD	KD
Investment properties classified as non-current assets held for sale	-	-	3,701,565
	-	-	3,701,565

6. Capital

The Parent Company's authorized and issued capital is KD 4,000,000 (31 December 2025: KD 10,000,000, 30 September 2025: KD 10,000,000) distributed over 40,000,000 shares (31 December 2025: 100,000,000 shares, 30 September 2025: 100,000,000 shares) and the paid-up share capital is KD 1,100,000 (31 December 2025: KD 10,000,000, 30 September 2025: KD 10,000,000) distributed over 11,000,000 shares (31 December 2025: 100,000,000 shares, 30 September 2025: 100,000,000 shares) each of 100 fils per share, and all shares are cash.

The Parent Company's Shareholders' Extraordinary General Assembly meeting held on 14 July 2026 approved to reduce and increase the capital of Parent Company (Note 9).

Subsequent to the date of the interim condensed consolidated financial information, the Parent Company completed the subscription process whereby the Parent Company's paid-up share capital was increased from KD 1,100,000 divided into 11,000,000 shares to KD 4,000,000 divided into 40,000,000 shares with a nominal value of 100 fils each and all shares are in cash. This has been registered in the Commercial Register under Ref. No. 44733 on 28 October 2026.

7. Treasury shares

During the period ended 30 September 2026, the Group cancelled 1,662,985 treasury shares as a result of the capital reduction (Note 6). This process resulted in aggregation of fractional shares totaling 233 shares, which were registered in the name of the Parent Company.

8. Basic and diluted loss per share attributable to the Parent Company's Shareholders

There are no potential dilutive ordinary shares. Basic and diluted loss per share is computed by dividing the loss for the period attributable to shareholders of the Parent Company by the weighted average number of shares outstanding during the period:

	Three months ended 30 September		Nine months ended 30 September	
	2026	2025	**2026**	2025
	KD	KD	**KD**	KD
Loss for the period from continuing operations	**(39,823)**	(75,541)	**(78,463)**	(332,770)
Loss for the period from discontinued operations	**-**	(1,482,671)	**-**	(3,141,400)
Loss for the period attributable to Shareholders of the Parent Company	**(39,823)**	(1,558,212)	**(78,463)**	(3,474,170)
	Shares	Shares	**Shares**	Shares
Number of shares in issue at beginning of the period	**11,000,000**	11,000,000	**11,000,000**	11,000,000
Less: Weighted average number of treasury shares	**(233)**	-	**(233)**	-
Weighted average number of shares outstanding at the end of the period	**10,999,767**	11,000,000	**10,999,767**	11,000,000
	Fils	Fils	**Fils**	Fils
Basic and diluted loss per share from continuing operations	**(3.62)**	(6.87)	**(7.13)**	(30.25)
Basic and diluted loss per share from discontinued operations	**-**	(134.79)	**-**	(285.58)
Basic and diluted loss per share	**(3.62)**	(141.66)	**(7.13)**	(315.83)

Basic and diluted loss per share for the previous period has been adjusted taking into consideration the Extraordinary General Assembly's resolution to reduce the Parent Company's share capital to extinguish accumulated losses (Note 6). Basic and diluted loss per share for the nine months ended 30 September 2025 before adjustment amounted to (0.39) fils and for the three months ended 30 September 2025 before adjustment amounted to (0.02) fils.

9. Ordinary and Extraordinary General Assembly of Shareholders of the Parent Company

The Ordinary General Assembly of the Parent Company's Shareholders held on 24 March 2026 approved the consolidated financial statements for the financial year ended 31 December 2025, also approved not to distribute cash dividends and not to disburse the Board of Directors' remuneration for the financial year then ended.

The Ordinary General Assembly of the Parent Company's Shareholders held on 1 June 2025 approved the consolidated financial statements for the financial year ended 31 December 2024, also approved not to distribute cash dividends and not to disburse the Board of Directors' remuneration for the financial year then ended.

The Parent Company's Shareholders' Extraordinary General Assembly meeting held on 14 July 2026 approved the following:

1- Going concern of the Company in accordance with the proposed plan (Note 13).

2- Restructuring of the Parent Company's capital as part of the going concern plan as follows:

- Reducing the Parent Company's authorized, issued, and paid-up share capital from KD 10,000,000 to KD 1,100,000 by an amount of KD 8,900,000, through the cancellation of 89,000,000 shares at a nominal value of 100 fils per share. This includes the cancellation of treasury shares balance amounting to 1,662,985 shares at nominal value of KD 166,298 to extinguish a part of the accumulated losses balance according to the audited financial statements for the year ended 31 December 2025 amounting to KD 11,166,125 as follows:

- Cancelling 1,662,985 shares representing the entire treasury shares balance, with a nominal value of 100 fils per share, and for a total amount of KD 166,298.

- Use the gains resulting from the cancellation of the entire treasury shares balance, amounting to KD 71,611, to partially extinguish the accumulated losses.

- Use of the entire statutory reserve balance amounting to KD 94,687 to extinguish a portion of the accumulated losses.

- Reducing the share capital by an amount of KD 8,733,702 after adjustment, bringing the total accumulated losses after the reduction process to KD 2,166,125, and the Parent Company's share capital became KD 1,100,000.

- Increasing the Parent Company's authorized, issued, and paid-up share capital from KD 1,100,000 to KD 4,000,000 by an amount of KD 2,900,000 as a cash increase through the issuance of 29,000,000 shares at a nominal value of 100 fils per share, without any share premium. The subscription right for the increase shares shall be granted to the Parent Company's Shareholders registered in the Company's records as of the entitlement date, and new shareholders may be allowed to participate after the expiry of the legal period.

9. Ordinary and Extraordinary General Assembly of Shareholders of the Parent Company

3- Amending Article No. (6) of the Memorandum of Incorporation and Article No. (5) of the Articles of Association as follows:

Article before amendment:
The authorized, issued and fully paid up share capital is determined at an amount of KD 10,000,000 divided into 100,000,000 shares with a nominal value of 100 fils each and all shares are in cash.

Article after amendment:
The authorized and issued share capital is KD 4,000,000 distributed over 40,000,000 shares with a nominal value of 100 fils per share, and the paid-up share capital is fixed at KD 1,100,000 distributed over 11,000,000 shares with a nominal value of 100 fils per share, and all shares are cash shares.

4- Amending Article No. (5) of the Memorandum of Incorporation and Article No. (4) of the Articles of Association relating to the objects of the Parent Company.

This has been registered in the Commercial Register under Ref. No. 44733 in relation to the capital reduction on 4 August 2026 and the capital increase on 25 August 2026.

10. Segment Information

The Group's activities are divided into the following operating segments:
- Properties operations: consisting of development, trading and leasing of real estate properties.
- Investment operations: consisting of financial investments.

	30 September 2026			
	Real estate operations	Investment operations	Unallocated	Total
Continuing operations:	KD	KD	KD	KD
Net income from rent	**140,406**	-	-	**140,406**
Finance expenses	**(111,643)**	-	-	**(111,643)**
Unallocated income	-	-	**4,843**	**4,843**
Unallocated expenses	-	-	**(112,069)**	**(112,069)**
Profit / (loss) for the period from continuing operations	**28,763**	-	**(107,226)**	**(78,463)**
Segment results	**28,763**	-	**(107,226)**	**(78,463)**
Total assets	**3,736,448**	**13,725**	-	**3,750,173**
Total liabilities	**5,179,918**	-	-	**5,179,918**

10. Segment Information (Continued)

	30 September 2025			
	Real estate operations	Investment operations	Unallocated	Total
Continuing operations:	KD	KD	KD	KD
Net income from rent	141,681	-	-	141,681
Finance expenses	(300,651)	-	-	(300,651)
Unallocated income	-	-	4,031	4,031
Unallocated expenses	-	-	(177,831)	(177,831)
Loss for the period from continuing operations	(158,970)	-	(173,800)	(332,770)
Discontinued operations:				
Loss for the period from discontinued operations	(3,141,400)	-	-	(3,141,400)
Segment results	(3,300,370)	-	(173,800)	(3,474,170)
Total assets	7,368,764	436,029	-	7,804,793
Total liabilities	7,657,906	-	-	7,657,906

11. Fair value measurement

The details of fair value measurement hierarchy are as follows:
Level 1: Quoted (unadjusted) market prices in active markets for identical assets and 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.
The following table shows an analysis of captions recorded at fair value by level of the fair value hierarchy:

30 September 2026	Level 1	Level 3	Total
	KD	KD	KD
Financial assets at fair value through other comprehensive income:			
Unquoted securities	-	**13,725**	**13,725**

31 December 2025 (Audited)	Level 1	Level 3	Total
	KD	KD	KD
Financial assets at fair value through other comprehensive income:			
Unquoted securities	-	6,655	6,655
Investment properties:			
Residential buildings	-	3,175,000	3,175,000

11. Fair value measurement (Continued)

30 September 2025	Level 1	Level 3	Total
	KD	KD	KD
Financial assets at fair value through other comprehensive income:			
Quoted securities	429,791	-	429,791
Unquoted securities	-	6,238	6,238

During the period ended 30 September 2026, there are no transfers between levels of fair value measurements.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at end of each reporting period.

12. Maturity of assets and liabilities

The maturity table of assets and liabilities was as follows:

30 September 2026	**1 - 3 months**	**3 - 12 months**	**More than one year**	**Total**
	KD	KD	KD	KD
Assets:				
Cash and cash equivalents	**91,044**	-	-	**91,044**
Accounts receivable and other debit balances	-	**119,459**	-	**119,459**
Due from related parties	-	**350,702**	-	**350,702**
Financial assets at fair value through other comprehensive income	-	-	**13,725**	**13,725**
Investment properties	-	-	**3,175,000**	**3,175,000**
Property and equipment	-	-	**243**	**243**
	91,044	**470,161**	**3,188,968**	**3,750,173**
liabilities:				
Accounts payable and other credit balances	**119,177**	**1,625,554**	-	**1,744,731**
Murabaha payables	**2,042,677**	-	-	**2,042,677**
Due to related parties	-	-	**1,357,280**	**1,357,280**
Provision for end of service indemnity	-	-	**35,230**	**35,230**
	2,161,854	**1,625,554**	**1,392,510**	**5,179,918**

12. Maturity of assets and liabilities (Continued)

30 September 2025	1 - 3 months	3 - 12 months	More than one year	Total
	KD	KD	KD	KD
Assets:				
Cash and cash equivalents	178,145	-	-	178,145
Accounts receivable and other debit balances	-	124,145	-	124,145
Due from related parties	-	238,593	-	238,593
Financial assets at fair value through other comprehensive income	-	-	436,029	436,029
Investment properties	-	-	3,126,000	3,126,000
Property and equipment	-	-	316	316
	178,145	362,738	3,562,345	4,103,228
Investment properties classified as non-current assets held for sale	-	3,701,565	-	3,701,565
	178,145	4,064,303	3,562,345	7,804,793
liabilities:				
Accounts payable and other credit balances	201,969	1,368,833	-	1,570,802
Murabaha payables	4,190,799	-	-	4,190,799
Finance lease obligation	-	471,516	-	471,516
Due to related parties	-	-	1,399,471	1,399,471
Provision for end of service indemnity	-	-	25,318	25,318
	4,392,768	1,840,349	1,424,789	7,657,906

13. Going concern

The interim condensed consolidated financial information has been prepared on a going concern basis, which assumes that the Group will be able to realize its assets and discharge its liabilities in the normal course of business. The interim condensed consolidated financial information does not include any adjustments that might arise due to uncertainty of the Group's ability to continue as a going concern.

As at 30 September 2026, the Group's accumulated losses amounted to KD 2,272,978 (31 December 2025: KD 11,166,125, 30 September 2025: KD 9,764,836), which exceeded the Parent Company's share capital. Further, the Group's current liabilities exceeded its current assets by KD 3,226,203 (31 December 2025: KD 3,156,730, 30 September 2025: KD 1,990,669).

According to the text of Article 271 of the Companies Law No. 1 of 2016, if the losses of the Company amounted to three-quarters of the paid up share capital, the members of the Board of Directors must call the Extraordinary General Assembly to consider the continuation of the Company or dissolving it before the term specified in its contract, or taking other appropriate measures.

The continuity of the Group depends on its capacity to realize profits and enhance its cash flows in the future, restructure/schedule its credit facilities.

13. Going concern (Continued)

During the period ended 30 September 2026, the Extraordinary General Assembly was held on 14 July 2026 and approved restructuring plan of the Parent Company's capital (Note 9).

Subsequent to the date of the interim condensed consolidated financial information, the Parent Company completed the subscription process whereby the Parent Company's paid-up share capital was increased from KD 1,100,000 divided into 11,000,000 shares to KD 4,000,000 divided into 40,000,000 shares with a nominal value of 100 fils each and all shares are in cash. This has been registered in the Commercial Register under Ref. No. 44733 on 28 October 2026.

14. Geopolitical Escalation Risks

The Group operates in a global and regional economic environment that continues to be affected by the escalating geopolitical tensions in the Middle East. Recent developments in the region have resulted in a heightened uncertainty in global markets and increased risks associated with supply chains, transportation, shipping and insurance costs, as well as the potential impact on regional and international trade routes. Management has assessed the potential impacts of these developments on the Group's operations and its consolidated financial position, taking into consideration the following:

- Macroeconomic conditions and economic growth trends.
- Credit risks related to tenants, particularly those operating in sectors that may be indirectly affected by economic slowdown or market disruptions.
- Foreign currency risk arising from fluctuations in exchange rates in markets linked to the region.
- Market risks, including the ability to realise investments at fair values during periods of heightened market volatility.

Management evaluated the extent to which its operations were affected by current geopolitical developments and assessed the geopolitical impacts on the Group's overall business; the Group experienced no material disruption to its main operations. Accordingly, the Group identified no material impact on the value of investment property that would warrant any adjustments during the period ended 30 September 2026.

Management continues to monitor the impact of these developments on the Group's operating activities. The continuation of these conditions may result in increased operating costs. Accordingly, Management will continue to monitor these developments on an ongoing basis and take appropriate measures to mitigate any potential adverse effects, strengthening its operational risk management plans.