**OSOS Holding Group Company K.P.S.C. and its subsidiaries**
**State of Kuwait**

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**Interim condensed consolidated financial information (Unaudited)**
**and review report for the nine months period ended 30 September 2026**

**OSOS Holding Group Company K.P.S.C. and its subsidiaries**
**State of Kuwait**
**Interim condensed consolidated financial information (Unaudited) and review report**
*For the nine months period ended 30 September 2026*

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## Report on review of interim condensed consolidated financial information

**The Board of Directors**
**OSOS Holding Group Company K.P.S.C.**
**State of Kuwait**

***Introduction***

We have reviewed the accompanying interim condensed consolidated statement of financial position of OSOS Holding Group Company K.P.S.C. ("the Parent Company") and its subsidiaries (together referred to as "the Group") as at 30 September 2026 and the related interim condensed consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the nine months 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 the basis of preparation disclosed in note no. (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 the 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 the basis of preparation disclosed in note no. (2).

***Report on review of other legal and regulatory requirements***

Furthermore, based on our review, the interim condensed consolidated financial information is in agreement with the accounting records of the Parent Company. We further report that nothing has come to our attention indicating any contravention during the nine months period ended 30 September 2026, of the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, or of the provisions of Law No. 7 of year 2010 concerning the Capital Markets Authority, Executive Regulations and its related regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, that would materially affect the Group's activities or its consolidated financial position.

**Barrak Abdul Mohsen Al-Ateeqi**
**Licence No. 69 A**
**Al-Ateeqi Certified Accountants**
**A Member of B.K.R. International**
Kuwait: 5 November 2026

Independent Member
BKR INTERNATIONAL

**OSOS Holding Group Company K.P.S.C and its subsidiaries**
**State of Kuwait**
**Interim condensed consolidated statement of financial position (Unaudited)**
*As at 30 September 2026*

| | Notes | 30 September 2026 KD | 31 December 2025 (Audited) KD | 30 September 2025 KD |
|---|---|---|---|---|
| **Assets** | | | | |
| **Non-current assets** | | | | |
| Property and equipment | | **2,703** | 4,385 | 4,953 |
| Investment properties | 4 | **8,133,000** | 18,993,000 | 18,392,000 |
| Investment in associate | | **1** | 1 | 1 |
| Financial assets at fair value through other comprehensive income | 5 | **434,014** | 434,014 | 533,481 |
| **Total non-current assets** | | **8,569,718** | 19,431,400 | 18,930,435 |
| **Current assets** | | | | |
| Debtors and other debit balances | 6 | **99,018** | 63,097 | 23,071 |
| Financial assets at fair value through profit or loss | 8 | **2,780,739** | 2,767,540 | 2,915,024 |
| Wakala investments deposits | 9 | **2,000** | 87,000 | 487,000 |
| Cash and cash equivalents | 10 | **1,434,060** | 1,138,324 | 561,247 |
| **Total current assets** | | **4,315,817** | 4,055,961 | 3,986,342 |
| Non-current assets held for sale and discontinued operations | 11 | **10,000,000** | - | - |
| **Total assets** | | **22,885,535** | 23,487,361 | 22,916,777 |
| **Equity and liabilities** | | | | |
| **Equity** | | | | |
| Share capital | 12 | **10,920,000** | 10,920,000 | 10,920,000 |
| Statutory reserve | | **1,881,002** | 1,881,002 | 1,605,045 |
| Fair value reserve | | **(228,964)** | (228,964) | (129,497) |
| Retained Earnings | | **4,897,523** | 6,079,608 | 5,853,590 |
| **Total equity** | | **17,469,561** | 18,651,646 | 18,249,138 |
| **Liabilities** | | | | |
| **Non-current liabilities** | | | | |
| Lease contract with promise to purchase – non-current portion | 13 | **2,928,900** | 2,928,900 | 3,036,800 |
| Provision for end of service indemnity | | **485,913** | 440,836 | 430,415 |
| **Total non-current liabilities** | | **3,414,813** | 3,369,736 | 3,467,215 |
| **Current liabilities** | | | | |
| Creditors and other credit balances | | **1,440,315** | 905,133 | 624,260 |
| Lease contract with promise to purchase – current portion | 13 | **323,700** | 323,700 | 323,700 |
| Provisions | 14 | **237,146** | 237,146 | 252,464 |
| **Total current liabilities** | | **2,001,161** | 1,465,979 | 1,200,424 |
| **Total liabilities** | | **5,415,974** | 4,835,715 | 4,667,639 |
| **Total equity and liabilities** | | **22,885,535** | 23,487,361 | 22,916,777 |

The accompanying notes form an integral part of these interim condensed consolidated financial information.

**Abdulmuhsen S. Al Meshan**
Chairman

**Fahad A. Al Mukhaizim**
Vice Chairman

**Khalid M. AlNouri**
Chief Executive Officer

**OSOS Holding Group Company K.P.S.C and its subsidiaries**
**State of Kuwait**
**Interim condensed consolidated statement of profit or loss (Unaudited)**
*For the nine months period ended 30 September 2026*

| | Notes | For the three months period ended | | For the nine months period ended | |
|---|---|---|---|---|---|
| | | **30 September 2026 KD** | 30 September 2025 KD | **30 September 2026 KD** | 30 September 2025 KD |
| **Continuing operations** | | | | | |
| Real estate rental income | | **178,670** | 181,980 | **532,990** | 539,190 |
| Real estate operating expenses | | **(733)** | (6,825) | **(65,523)** | (60,126) |
| **Gross profit** | | **177,937** | 175,155 | **467,467** | 479,064 |
| (Loss) / income from investments | 15 | **(559,208)** | 282,141 | **(292,988)** | 845,742 |
| General and administrative expenses | | **(133,170)** | (116,554) | **(360,587)** | (433,933) |
| (Provision) / Reversal of provision for expected credit losses | | **(14,901)** | (350) | **(19,100)** | 651,341 |
| (Loss) /profit on foreign currency | | **(349)** | 191 | **(438)** | 184 |
| Reversal of provisions | | **-** | - | **-** | 717,116 |
| Profit on wakala investments deposits | | **3,112** | 607 | **6,318** | 10,607 |
| Other (Loss) / Income | | **(3,461)** | - | **1,597** | 997 |
| Finance cost from lease contract with promise to purchase | | **(43,192)** | (48,431) | **(133,240)** | (151,159) |
| **(Loss) / profit before contribution to KFAS, NLST and Zakat** | | **(573,232)** | 292,759 | **(330,971)** | 2,119,959 |
| KFAS | | **2,180** | (2,635) | **-** | (19,080) |
| NLST | | **7,019** | - | **-** | - |
| Zakat | | **2,808** | - | **-** | - |
| **(Loss) / profit for the period from continuing operations** | | **(561,225)** | 290,124 | **(330,971)** | 2,100,879 |
| (Loss) / profit from discontinued operations | 11 | **(851,114)** | (25,096) | **(851,114)** | 76,463 |
| **(Loss) / profit for the period** | | **(1,412,339)** | 265,028 | **(1,182,085)** | 2,177,342 |
| **Basic and diluted (loss) / earnings per share (Fils)** | 16 | | | | |
| **From continuing and discontinued operations** | | **(12.93)** | 2.43 | **(10.82)** | 19.94 |
| **From continuing operations** | | **(5.14)** | 2.66 | **(3.03)** | 19.24 |
| **From discontinued operations** | | **(7.79)** | (0.23) | **(7.79)** | 0.70 |

The accompanying notes form an integral part of these interim condensed consolidated financial information.

**OSOS Holding Group Company K.P.S.C. and its subsidiaries**
**State of Kuwait**
**Interim condensed consolidated statement of comprehensive income (Unaudited)**
*For the nine months period ended 30 September 2026*

| | For the three months period ended | | For the nine months period ended | |
|---|---|---|---|---|
| | **30 September 2026 KD** | 30 September 2025 KD | **30 September 2026 KD** | 30 September 2025 KD |
| **(Loss) / profit for the period** | **(1,412,339)** | 265,028 | **(1,182,085)** | 2,177,342 |
| **Other comprehensive loss for the period** | | | | |
| *Items that may not be reclassified subsequently to the consolidated statement of profit or loss:* | | | | |
| Loss on financial assets at fair value through other comprehensive income | - | - | - | (174,093) |
| **Other comprehensive loss for the period** | - | - | - | (174,093) |
| **Total profit and other comprehensive (loss) / income for the period** | **(1,412,339)** | 265,028 | **(1,182,085)** | 2,003,249 |

The accompanying notes form an integral part of these interim condensed consolidated financial information.

**OSOS Holding Group Company K.P.S.C. and its subsidiaries**
**State of Kuwait**
**Interim condensed consolidated statement of changes in equity (Unaudited)**
*for the nine months period ended 30 September 2026*

| | Share capital | Statutory reserve | Fair value reserve | Retained earnings | Total equity |
|---|---|---|---|---|---|
| | KD | KD | KD | KD | KD |
| Balance at 1 January 2026 | 10,920,000 | 1,881,002 | (228,964) | 6,079,608 | 18,651,646 |
| Total other comprehensive loss for the period | - | - | - | (1,182,085) | (1,182,085) |
| **Balance at 30 September 2026** | **10,920,000** | **1,881,002** | **(228,964)** | **4,897,523** | **17,469,561** |
| | | | | | |
| **Balance at 31 December 2024 (as previously reported)** | 10,920,000 | 1,605,045 | 44,596 | 2,314,268 | 14,883,909 |
| Correction of an error | - | - | - | 1,361,980 | 1,361,980 |
| **Balance at 1 January 2025** (Restated) | 10,920,000 | 1,605,045 | 44,596 | 3,676,248 | 16,245,889 |
| Profit for the period | - | - | - | 2,177,342 | 2,177,342 |
| Other comprehensive loss for the period | - | - | (174,093) | - | (174,093) |
| Total comprehensive (loss) / income for the period | - | - | (174,093) | 2,177,342 | 2,003,249 |
| **Balance at 30 September 2025** | 10,920,000 | 1,605,045 | (129,497) | 5,853,590 | 18,249,138 |

The accompanying notes form an integral part of these interim condensed consolidated financial information.

**OSOS Holding Group Company K.P.S.C. and its subsidiaries**
**State of Kuwait**
**Interim condensed consolidated statement of cash flows (Unaudited)**
*For the nine months period ended 30 September 2026*

| | Notes | For the nine months period ended 30 September 2026 KD | 30 September 2025 KD |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| (Loss) / profit for the period | | **(1,182,085)** | 2,177,342 |
| ***Adjustments for:*** | | | |
| Depreciation | | **1,681** | 1,682 |
| Unrealised loss / (gain) from financial assets at fair value through profit or loss | 15 | **307,894** | (965,550) |
| Realised gain on sale of financial assets at fair value through profit or loss | 15 | **(1,223)** | (22,848) |
| Dividend income | 15 | **(36,383)** | (25,360) |
| Change in the fair value of investment properties | 11 | **860,000** | - |
| Reversal of provision for guarantee | | **-** | (717,116) |
| Profit on wakala investments | | **(6,318)** | (10,607) |
| Reversal of provision for expected credit losses of associate | | **4,849** | (642,430) |
| Provision for indemnity | | **45,077** | 123,623 |
| Finance cost from lease contract with promise to purchase | | **133,240** | 151,157 |
| **Operating cash flows before changes in working capital** | | **126,732** | 69,893 |
| **Changes in working capital** | | | |
| Debtors and other debit balances | | **(42,273)** | 9,382 |
| Due from related parties | | **-** | 654,441 |
| Creditors and other credit balances | | **548,413** | (164,711) |
| Provision paid | | **-** | (46,983) |
| **Net cash from operating activities** | | **632,872** | 522,022 |
| **Cash flows from investing activities** | | | |
| Net movement of financial assets at fair value through profit or loss | | **(319,869)** | 91,734 |
| Purchase of financial assets at fair value through other comprehensive income | 5 | **-** | (306,898) |
| Dividend income received | | **36,373** | 24,216 |
| Wakala investments deposits | | **85,000** | (97,000) |
| Profit on wakala investments deposits received | | **7,831** | 10,711 |
| **Net cash used in investing activities** | | **(190,665)** | (277,237) |
| **Cash flows from financing activities** | | | |
| Paid to shareholders from capital reduction | | **(10,937)** | (22,714) |
| Dividends paid | | **(4,403)** | (21,671) |
| Lease contract with promise to purchase | | **-** | (215,800) |
| Finance costs paid | | **(131,131)** | (149,500) |
| **Net cash used in financing activities** | | **(146,471)** | (409,685) |
| **Increase / (decrease) in cash and cash equivalents** | | **295,736** | (164,900) |
| Cash and cash equivalents at beginning of the period | | **1,138,324** | 726,147 |
| **Cash and cash equivalent at the end of the period** | 10 | **1,434,060** | 561,247 |

The accompanying notes form an integral part of these interim condensed consolidated financial information.

## 1. Incorporation and activities

The International Valley for Computer Company K.S.C. (Closed) was incorporated as per articles of association of a Kuwaiti Shareholding Company (Closed) authenticated at the Ministry of Justice- Real Estate Registration and Authentication Department – under ref. No. 17/Volume 284 dated May 16, 1994. According to the decision taken by Ordinary and Extraordinary General Assembly meeting dated 23 May 2007, the company agreed to amend the name of the company to become: "Al-Safat TEC Holding Company – K.S.C. (Holding)" and this amendment was registered in the Commercial Register on 30 May 2007. As per decision made in extra-ordinary meeting held on 30 July 2015, it was agreed to amend company's name to "OSOS Holding Group Company K.P.S.C.", this amendment was registered in commercial register on 8 September 2015.

As per extra-ordinary general assembly meeting held on 25 October 2018, it was decided to amend the Company's business objectives as detailed below. These amendments are recorded in the commercial register on 5 November 2018.

The purpose which the Company is incorporated is to conduct its activities in accordance with Islamic Sharia Laws and it is not permitted, in any form or shape, to conduct any of its activities below, directly or indirectly, in a way that contradicts with Islamic Sharia Laws.

1. Manage subsidiary companies or co-manage to those companies where there is equity interest and provide necessary support.
2. Invest funds in trading shares, bond and other financial instruments.
3. Finance or provide loan to those companies where the Parent Company has equity interest and guarantee against others. In this case, the Parent Company's equity interest should not be less than 20% at minimum.
4. Owning property rights of patents, trade marks, commercial or industrial fees, or any other rights and using and leasing this to subsidiaries or other companies both inside and outside Kuwait.
5. Owning real estate or movables necessary to direct its activity in the limits and in accordance with the law.
6. Using the surplus funds available to the company in portfolio administered by the companies and specialized bodies.

In all cases, the Company is required to conduct all its activities in accordance with Islamic Sharia Law and the Company should stay away from activities that contradicts with Islamic Sharia Law. The Company can obtain guidance from Sharia Compliance Committee and their directive become obligatory on Company's management.

The address of the Parent Company's registered office is Hawalli, Beirut Street, Al Safat Tower, Floor 8, P.O. Box 16798 Qadisiya, 35858 Kuwait.

The interim condensed consolidated financial information for the nine months period ended 30 September 2026, comprise of the Parent Company and its subsidiaries (together referred to as "the group") (refer note 3).

The interim condensed consolidated financial information of OSOS Holding Group Company K.P.S.C. and its subsidiaries ("the Group") for the period ended 30 September 2026 was authorized for issue by Board of Directors of the Parent Company on 5 November 2026.

## 2. Basis of preparation

The interim condensed consolidated financial information is prepared in accordance with IAS 34 *"Interim Financial Reporting"*. The interim condensed consolidated financial information does not include all of the information and footnotes required for complete financial statements prepared in accordance with International Financial Reporting Standards. For further information, refer to the consolidated financial statements and notes thereto for the year ended 31 December 2025. In the opinion of the management all adjustments (consisting of recurring accruals) have been included in the interim condensed consolidated financial information.

The operating results for the nine month period ended 30 September 2026 are not necessarily indicative of the results that may be expected for the year ending 31 December 2026.

The interim condensed consolidated financial information have been presented in Kuwaiti Dinars, which is the functional currency of the Group.

## 2. Basis of preparation (continued)

The accounting policies used in the preparation of the interim condensed consolidated financial information are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2025. Certain amendments and interpretations apply for the first time on 1 January 2026, but do not have an impact on the interim condensed consolidated financial information of the Group.

**New standards, interpretations and amendments adopted by the Group**

A number of new and revised standards are effective for annual periods beginning on or after 1 January 2026 which have been adopted by the Group. Information on these new standards is presented below:

**IFRS 9 and IFRS 7: Classification and Measurement of Financial Instruments**
These amendments:

- clarify the requirements for the timing of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
- clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
- add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and
- make updates to the disclosures for equity instruments designated at Fair Value Through Other Comprehensive Income (FVTOCI).

This standard is not expected to have material impact on group's interim condensed consolidated financial information.

### New and amended standards issued but not yet effective

**IFRS 18: Presentation and Disclosure in Financial Statements**
IFRS 18 replaces IAS 1 and sets out presentation and base disclosure requirements for financial statements. The changes, which mostly affect the income statement, include the requirement to classify income and expenses into three new categories – operating, investing and financing – and present subtotals for operating profit or loss and profit or loss before financing and income taxes. Furthermore, operating expenses are presented directly on the face of the income statement – classified either by nature (e.g. employee compensation), by function (e.g. cost of sales) or using a mixed presentation.

This standard is not expected to have material impact on group's interim condensed consolidated financial information.

**IFRS 19 : Subsidiaries without Public Accountability: Disclosures**
IFRS 19 permits an eligible subsidiary to provide reduced disclosures when applying IFRS Accounting Standards in its financial statements.

A subsidiary is eligible for the reduced disclosures if it does not have public accountability and its ultimate or any intermediate parent produces financial statements available for public use that comply with IFRS Accounting Standards.

IFRS 19 is optional for subsidiaries that are eligible and sets out the disclosure requirements for subsidiaries that elect to apply it.

An entity is only permitted to apply IFRS 19 if, at the end of the reporting period:

- It is a subsidiary (this includes an intermediate parent)
- It does not have public accountability, and
- Its ultimate or any intermediate parent produces financial statements available for public use that comply with IFRS Accounting Standards.

This standard is not expected to have material impact on group's interim condensed consolidated financial information.

## 2. Basis of preparation (continued)

**Annual Improvements to IFRS Accounting Standards – Volume 11**
Limited to amendments that either clarify the wording of an IFRS standards or correct relatively minor unintended consequences, oversights or conflicts between requirements in the standards.

This standard is not expected to have material impact on group's interim condensed consolidated financial information.

## 3. Basis of consolidation

This interim condensed consolidated financial information for the nine months ended 30 September 2026 includes the Parent Company and all its subsidiaries.

Details of principal operating subsidiaries are as follows:

| *Name of subsidiary* | *Country of Incorporation* | *Percentage of ownership interest (%)* | | |
|---|---|---|---|---|
| | | **30 September 2026** | 31 December 2025 | 30 September 2025 |
| **Direct Holding:** | | | | |
| OSOS Limited Company for Sale and Purchase of Real Estate and Shares for the Benefit of the Company O.P.C. | State of Kuwait | **100** | 100 | 100 |
| OSOS United Real Estate Group Company K.S.C. (Closed) | State of Kuwait | **99** | 99 | 99 |
| **Indirect Holding:** | | | | |
| Beam Warehouse Storage Company O.P.C. | State of Kuwait | **100** | 100 | 100 |

## 4. Investment properties

Investment properties represent buildings on free hold land and buildings on leasehold land located in State of Kuwait. The details of investment properties are as follows:

| | **30 September 2026** | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Buildings on freehold land | **-** | 10,860,000 | 9,978,000 |
| Buildings on lease hold land | **8,133,000** | 8,133,000 | 8,414,000 |
| | **8,133,000** | 18,993,000 | 18,392,000 |

The movement of investment properties for the period / year is as follows:

| | **30 September 2026** | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Balance at the beginning of the period / year | **18,993,000** | 18,392,000 | 18,392,000 |
| Change in fair value (note 11) | **(860,000)** | 601,000 | - |
| Transfer to non-current assets held for sale (note 11) | **(10,000,000)** | - | - |
| | **8,133,000** | 18,993,000 | 18,392,000 |

Investment properties at book value of KD 8,133,000 (31 December 2025: KD 8,133,000 and 30 September 2025: KD 8,414,000) are pledged against lease contract with promise to purchase (note 13).

## 5. Financial assets at fair value through other comprehensive income

| | 30 September 2026 | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Foreign unquoted shares | **303,428** | 303,428 | 441,250 |
| Local unquoted shares | **130,586** | 130,586 | 92,231 |
| | **434,014** | 434,014 | 533,481 |

The movement of financial assets at fair value through other comprehensive income for the period / year is as follows:

| | 30 September 2026 | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Balance at the beginning of the period / year | **434,014** | 400,676 | 400,676 |
| Additions | **-** | 306,898 | 306,898 |
| Change in fair value reserve | **-** | (273,560) | (174,093) |
| Closing balance of the period / year | **434,014** | 434,014 | 533,481 |

The Group management has elected to designate investments in equity instruments as at FVTOCI as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realizing their performance potential in the long run.

Foreign unquoted shares amounting to KD 153,449 (31 December 2025: KD 153,449 and 30 September 2025: KD 306,898) managed by a related party under a portfolio management agreement.

The hierarchy for determining and disclosing the fair value of financial assets at fair value through other comprehensive income by valuation techniques are presented in note 17.

## 6. Debtors and other debit balances

| | 30 September 2026 | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Receivable from tenants | **256,206** | 211,580 | 185,149 |
| Refundable deposits | **17,765** | 17,765 | 17,765 |
| Provision for expected credit losses | **(185,279)** | (180,430) | (184,529) |
| | **88,692** | 48,915 | 18,385 |
| Staff receivables | **6,815** | 7,940 | 2,937 |
| Accrued income | **3,402** | 6,133 | 1,640 |
| Other debit balances | **109** | 109 | 109 |
| | **99,018** | 63,097 | 23,071 |

## 7. Related parties

Related parties primarily comprise of directors, key management personnel, associates, subsidiaries, shareholders and companies of which the Parent Company is principal owner or over which they are able to exercise significant influence. All related party transactions are carried out on terms approved by the group's management. The following is the summary of significant related party transactions.

| | For the three months period ended | | For the nine months period ended | |
|---|---|---|---|---|
| | **30 September 2026** | 30 September 2025 | **30 September 2026** | 30 September 2025 |
| | **KD** | KD | **KD** | KD |
| **Transactions included in the interim condensed consolidated statement of profit or loss:** | | | | |
| Management fees for real estate and portfolio investments | **(6,872)** | (152,724) | **(22,637)** | (165,141) |
| **Key management personnel compensation:** | | | | |
| Salaries and short-term benefits | **(43,937)** | (48,803) | **(117,554)** | (135,340) |
| Employees end of service benefits | **(8,120)** | (7,999) | **(29,447)** | (114,272) |
| | **(52,057)** | (56,802) | **(147,001)** | (249,612) |

| | **30 September 2026** | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| **Balances included in the interim condensed consolidated statement of financial position :** | | | |
| Accrued incentive and management fees from investment portfolios | **7,873** | 250,793 | 202,442 |
| **Due from:** | | | |
| Associate company | **1,714,427** | 1,714,427 | 1,713,377 |
| Provision for expected credit losses | **(1,714,427)** | (1,714,427) | (1,713,377) |
| | **-** | - | - |

On 22 January 2026, the Board of Directors of OSOS Holding Group Company K.P.S.C. approved in principle a proposed merger with Osoul Investment Company K.P.S.C., which holds 29.66% of the Company's issued share capital. The Board also approved the appointment of an independent asset valuer and merger adviser to evaluate the proposed merger determine the merging and merged entities and establish the appropriate merger structure whether by absorption or amalgamation. The proposed merger is subject to obtaining the required regulatory approvals and completion of an independent valuation to determine the fair value of the assets and liabilities and the appropriate merger mechanism.

On 14 July 2026, OSOS Holding Group Company K.P.S.C., in coordination with Osoul Investment Company K.P.S.C., appointed an independent asset valuer and a legal adviser in connection with the proposed merger.

As at the date of the interim condensed consolidated statement of financial position, the proposed merger remains subject to the completion of the merger plan the valuation process the receipt of the required regulatory approvals and any other regulatory requirements. Accordingly, the financial impact of the proposed merger cannot be reliably determined as at the date of authorisation of these interim condensed consolidated financial information (note 20).

## 8. Financial assets at fair value through profit or loss

| | 30 September 2026 | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Local quoted shares | **2,760,513** | 2,747,314 | 2,601,195 |
| Foreign quoted shares | **-** | - | 285,107 |
| Local unquoted shares | **20,226** | 20,226 | 28,722 |
| | **2,780,739** | 2,767,540 | 2,915,024 |

Local quoted shares amounting to KD 2,495,301 (31 December 2025: KD 2,733,479 and 30 September 2025: KD 2,587,361) managed by a related party under a portfolio management agreement.

The hierarchy for determining and disclosing the fair value of financial assets at fair value through the interim condensed consolidated statement of profit or loss by valuation techniques are presented in note 17.

## 9. Wakala investments deposits

| | 30 September 2026 | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Wakala investments deposits | **2,000** | 87,000 | 487,000 |

The effective yield rate of the wakala investments deposits is 3.5% (31 December 2025: 3.875% to 4% and 30 September 2025: 3.75% to 4%) per annum.

## 10. Cash and cash equivalents

| | 30 September 2026 | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Cash on hand | **17,597** | 8,178 | 6,864 |
| Cash at banks | **375,925** | 339,602 | 333,987 |
| Cash in portfolios | **40,538** | 415,544 | 145,396 |
| Wakala investments deposits | **1,000,000** | 375,000 | 75,000 |
| | **1,434,060** | 1,138,324 | 561,247 |

The effective interest rate on wakala investment deposits as at financial position date is 3.25% (31 December 2025: 3.75% to 3.875% and 30 September 2025: 3.5%) per annum.

## 11. Non-current assets held for sale and discontinued operations

During the period, the Group through one of its subsidiary entered into a preliminary agreement for the disposal of an investment property located in Jabriya, Block 3, Plot 142, for a total consideration of KD 10,000,000. The proposed disposal was approved by the Company's shareholders at the ordinary general meeting held on 27 September 2026.

As at 3 September 2026, the Group had received an advance payment of KD 1,000,000 against the agreed sale consideration, which was recognised within other payables pending completion of the transaction.

Management is committed to the disposal, accordingly, the investment property has been classified and presented separately as a non-current asset held for sale in accordance with IFRS 5 – Non-current Assets Held for Sale and Discontinued Operations, as management has assessed that the applicable classification criteria have been satisfied.

## 11. Non-current assets held for sale and discontinued operations (continued)

The property continues to be measured at fair value in accordance with IAS 40 – Investment Property. As at 30 September 2026, its carrying amount of KD 10,000,000 has been presented separately in the interim condensed consolidated statement of financial position.

As the transaction remained subject to completion of the relevant legal formalities and control of the property had not transferred to the purchaser as at the reporting date, no gain or loss on disposal has been recognised in the interim condensed consolidated statement of profit or loss. The change in the fair value of the property was recognized in accordance with International Financial Reporting Standard (IFRS) 5, resulting in a loss of 860,000 Kuwaiti Dinars.

| | **30 September 2026** | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Converted from investment properties (note 4) | **10,000,000** | - | - |

| | **For the three months period ended** | | **For the nine months period ended** | |
|---|---|---|---|---|
| | **30 September 2026** | 30 September 2025 | **30 September 2026** | 30 September 2025 |
| | **KD** | KD | **KD** | KD |
| Revenue | **160** | - | **160** | 124,481 |
| Cost of revenue | **(8,345)** | (23,444) | **(8,345)** | (37,395) |
| **Gross (loss) / profit** | **(8,185)** | (23,444) | **(8,185)** | 87,086 |
| Change in fair value of investment properties (note 4) | **(860,000)** | - | **(860,000)** | - |
| Provision for expected credit losses | **14,251** | (1,880) | **14,251** | (8,911) |
| General and administrative expenses | **(1,289)** | - | **(1,289)** | (1,311) |
| Other income | **4,109** | - | **4,109** | 293 |
| Kuwait Foundation for the Advancement of Sciences' share | - | 228 | - | (694) |
| | **(851,114)** | (25,096) | **(851,114)** | 76,463 |

## 12. Share capital

The company's share capital is KD 10,920,000 (31 December 2025: KD 10,920,000 and 30 September 2025: KD 10,920,000) distributed into 109,200,000 shares (31 December 2025: 109,200,000 shares and 30 September 2025: 109,200,000 shares) each valued at 100 fils and all shares are cash shares.

## 13. Lease contract with promise to purchase

| | **30 September 2026** | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Total amount | **3,435,835** | 3,435,835 | 3,552,650 |
| Less: deferred finance costs | **(183,235)** | (183,235) | (192,150) |
| | **3,252,600** | 3,252,600 | 3,360,500 |

13.1 On 19 October 2021 a subsidiary company (OSOS United Real Estate Group Company K.S.C. (Closed) signed lease contract with promise to purchase with Local Islamic Bank in State of Kuwait. The lease contract with promise to purchase is to be repaid on maximum period of 12 years at effective cost rate of 2.75% per annum above discount rate of Central Bank of Kuwait. The subsidiary company is obligated to deposit the property income from rentals or otherwise in the subsidiary company's account with the local bank. Also, the subsidiary company undertakes that distribution rate of net profits shall not exceed 75%. Lease contract with promise to purchase is granted against pledged of buildings on leasehold land for the benefit of Local Islamic Bank (note 4).

## 13. Lease contract with promise to purchase (continued)

13.2 On 6 June 2024 a subsidiary company (OSOS Limited Company for Sale and Purchase of Real Estate and Shares for the Benefit of the Company O.P.C.) signed lease contract with promise to purchase with Local Islamic Bank in State of Kuwait. The lease contract with promise to purchase is to be repaid on maximum period of 12 years at effective cost rate of 1.5% per annum above discount rate of Central Bank of Kuwait. The subsidiary company is obligated to deposit the property income from rentals or otherwise in the subsidiary company account with the local bank. Also, the subsidiary company undertakes that distribution rate of net profits shall not exceed 75%. Lease contract with promise to purchase is granted against pledged of buildings on leasehold land for the benefit of Local Islamic Bank (note 4).

| | **30 September 2026** | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Non- current portion | **2,928,900** | 2,928,900 | 3,036,800 |
| Current portion | **323,700** | 323,700 | 323,700 |
| | **3,252,600** | 3,252,600 | 3,360,500 |

## 14. Provisions

The Group management performed comprehensive study of contingents and commitments that will probably require resource outlays and future cash outflow. As a result, the management created provision for probable losses are as follows:

| | **30 September 2026** | 31 December 2025 (Audited) | 30 September 2025 |
|---|---|---|---|
| | **KD** | KD | KD |
| Precautionary provision for bank facilities granted to an associate | **237,146** | 237,146 | 252,464 |

## 15. (Loss) / income from investments

| | **For the three months period ended** | | **For the nine months period ended** | |
|---|---|---|---|---|
| | **30 September 2026** | 30 September 2025 | **30 September 2026** | 30 September 2025 |
| | **KD** | KD | **KD** | KD |
| Unrealised (loss) / gain on financial assets at fair value through profit or loss | **(563,342)** | 431,698 | **(307,894)** | 965,550 |
| Realised gain on sale of financial assets at fair value through profit or loss | **-** | - | **1,223** | 22,848 |
| Dividend income | **11,006** | 3,167 | **36,383** | 25,360 |
| Portfolio management fees | **(6,872)** | (152,724) | **(22,700)** | (168,016) |
| | **(559,208)** | 282,141 | **(292,988)** | 845,742 |

## 16. (Loss) / earnings per share attributable to owners of the Parent Company (fils)

(Loss) / earnings per share is calculated by dividing the net (loss) / profit attributable to owners of the Parent Company to weighted average number of shares outstanding during the period. The following is the (loss) / profit and weighted average number of shares outstanding during the period which is used to calculate the (loss) / profit per share.

The Parent Company had no outstanding dilutive potential shares.

| | For the three months period ended | | For the nine months period ended | |
|---|---|---|---|---|
| | **30 September 2026** | 30 September 2025 | **30 September 2026** | 30 September 2025 |
| **(Loss) / profit from continuing and discontinued operations** | **(1,412,339)** | 265,028 | **(1,182,085)** | 2,177,342 |
| **(Loss) / profit from continuing operations** | **(561,225)** | 290,124 | **(330,971)** | 2,100,879 |
| **(Loss) / profit from discontinued operations** | **(851,114)** | (25,096) | **(851,114)** | 76,463 |
| Weighted average number of shares outstanding (No's) | **109,200,000** | 109,200,000 | **109,200,000** | 109,200,000 |
| **Basic and diluted (loss) / earnings per share (Fils)** | | | | |
| **From continuing and discontinued operations** | **(12.93)** | 2.43 | **(10.82)** | 19.94 |
| **From continuing operations** | **(5.14)** | 2.66 | **(3.03)** | 19.24 |
| **From discontinued operations** | **(7.79)** | (0.23) | **(7.79)** | 0.70 |

## 17. Fair value of financial instruments

Financial instruments comprise of financial assets and financial liabilities.

Financial assets consist of financial assets at fair value through other comprehensive income, due from related parties, accounts receivable and other debit balances, financial assets at fair value through profit or loss, wakala investment deposits and cash and cash equivalents. Financial liabilities consist of lease contract with promise to purchase and accounts payable and other credit balances. The fair values of financial instruments are not materially different from their carrying values.

### a) Fair value measurements recognised in the consolidated statement of financial position

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

- 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 included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- 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 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.

## 17. Fair value of financial instruments (continued)

The financial assets and liabilities measured at fair value in the statement of financial position are grouped into the fair value hierarchy as follows:

| 30 September 2026 | Level 1 | Level 3 | Total |
|---|---|---|---|
| | KD | KD | KD |
| ***Financial assets at fair value through profit or loss*** | | | |
| Local unquoted shares | - | **20,226** | **20,226** |
| Local quoted shares | **2,760,513** | - | **2,760,513** |
| ***Financial assets at fair value through other comprehensive income*** | | | |
| Foreign unquoted shares | - | **303,428** | **303,428** |
| Local unquoted shares | - | **130,586** | **130,586** |
| **Total** | **2,760,513** | **454,240** | **3,214,753** |
| **31 December 2025** | | | |
| ***Financial assets at fair value through profit or loss*** | | | |
| Local unquoted shares | - | 20,226 | 20,226 |
| Local quoted shares | 2,747,314 | - | 2,747,314 |
| ***Financial assets at fair value through other comprehensive income*** | | | |
| Foreign unquoted shares | - | 303,428 | 303,428 |
| Local unquoted shares | - | 130,586 | 130,586 |
| **Total** | 2,747,314 | 454,240 | 3,201,554 |
| **30 September 2025** | | | |
| ***Financial assets at fair value through profit or loss*** | | | |
| Local unquoted securities | - | 28,722 | 28,722 |
| Local quoted securities | 2,601,195 | - | 2,601,195 |
| Foreign quoted shares | 285,107 | - | 285,107 |
| ***Financial assets at fair value through other comprehensive income*** | | | |
| Foreign unquoted securities | - | 441,250 | 441,250 |
| Local unquoted securities | - | 92,231 | 92,231 |
| **Total** | 2,886,302 | 562,203 | 3,448,505 |

There have been no transfers between levels 1 & 3 during the reporting period.

Valuation techniques and significant unobservable inputs used in determining the fair value measurement of level 3 financial instruments, as well as the inter-relationship between key unobservable inputs and fair value, are set out below.

Valuation of unquoted equity investments classified under level 3 is normally based on price to book value technique, dividend yield method and external valuation with marketability discount ranging from 20% to 30%.

Changing inputs to the level 3 valuations to reasonably possible alternative assumptions would not change significantly amounts recognized in the consolidated statement of profit or loss, total assets, total liabilities or total equity.

## 17. Fair value of financial instruments (continued)

The 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:

**Reconciliation of Level 3 fair value measurements of financial assets**

| | Financial assets at fair value through profit and loss | Financial assets at fair value through other comprehensive income | Total |
|---|---|---|---|
| **30 September 2026** | KD | KD | KD |
| Beginning balance | 20,226 | 434,014 | 454,240 |
| **Ending balance** | 20,226 | 434,014 | 454,240 |
| | | | |
| **31 December 2025** | | | |
| Beginning balance | 28,000 | 400,676 | 428,676 |
| **Total gain or loss** | | | |
| Change in fair value reserve | - | (273,560) | (273,560) |
| In profit or loss | (7,774) | - | (7,774) |
| Purchase | - | 306,898 | 306,898 |
| **Ending balance** | 20,226 | 434,014 | 454,240 |
| | | | |
| **30 September 2025** | | | |
| Beginning balance | 28,000 | 400,676 | 428,676 |
| **Total gain or losses:** | | | |
| In profit or loss | 722 | - | 722 |
| In other comprehensive loss | - | (174,093) | (174,093) |
| Purchases | - | 306,898 | 306,898 |
| **Ending balance** | 28,722 | 533,481 | 562,203 |

The sensitivity analysis of a reasonably possible change in one significant unobservable input, holding other inputs constant, of level 3 financial instruments is provided below:

| | Profit or loss | | Other comprehensive income | |
|---|---|---|---|---|
| | Increase | Decrease | Increase | Decrease |
| **30 September 2026** | KD | KD | KD | KD |
| If marketability discount changes by 5% with all other factors constant, the impact on the profit and equity would be: | **1,011** | **(1,011)** | **21,701** | **(21,701)** |
| | | | | |
| **31 December 2025** | | | | |
| If marketability discount changes by 5% with all other factors constant, the impact on the profit and equity would be: | 1,011 | (1,011) | 21,701 | (21,701) |
| | | | | |
| **30 September 2025** | | | | |
| If marketability discount changes by 5% with all other factors constant, the impact on the profit and equity would be: | 1,436 | (1,436) | 26,674 | (26,674) |

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

## 17. Fair value of financial instruments (continued)

*(i) Quoted securities*
All the listed equity securities are publicly traded on a recognized stock exchange. Fair value has been determined by referring to their quoted bid prices at the reporting date.

*(ii) Managed portfolios*
The underlying investments of managed funds primarily comprise of quoted and unquoted securities. The fair value of the quoted underlying securities has been determined by reference to their quoted bid prices at the reporting date. The fair value of the unquoted underlying securities has been determined using valuation techniques that are normally used by fund managers. All significant inputs into the model are based on observable market prices.

*(iii) Unquoted securities*
Unlisted securities are measured at fair value estimated using various models like discounted cash flow model, which includes some assumptions that are not supportable by observable market prices or rates or the latest consolidated financial statements or information available on these investments the future financial flows of which are unpredictable.

## 18. Operating segments

The group's activities represent mainly two segments: real estate activities and investments activities. The group operates mainly in the State of Kuwait and has no other geographical area. For the purpose of presenting the main activities, the management classified its activities as follows:

Real estate activities: Own, sell, purchase real estate and bare lands and develop for the Company's account inside Kuwait and outside Kuwait as well as property management for others. Own, sell, purchase shares and bonds in real estate companies for company's account only. Prepare studies and offer consultations in the field of real estate in varied forms.

Investment activities: Investing in portfolios and in other companies.

| | Real estate activities | Investment activities | Total |
|---|---|---|---|
| | KD | KD | KD |
| **30 September 2026** | | | |
| Segment revenues | **536,348** | **(288,370)** | **247,978** |
| Segment costs | **(1,116,600)** | **(313,463)** | **(1,430,063)** |
| Segment result | **(580,252)** | **(601,833)** | **(1,182,085)** |
| Segment assets | **19,441,516** | **3,444,019** | **22,885,535** |
| Segment liabilities | **4,490,225** | **925,749** | **5,415,974** |
| **31 December 2025** | | | |
| Segment revenues | 1,448,060 | 2,326,914 | 3,774,974 |
| Segment costs | (465,603) | (630,054) | (1,095,657) |
| Segment result | 982,457 | 1,696,860 | 2,679,317 |
| Segment assets | 19,086,593 | 4,400,768 | 23,487,361 |
| Segment liabilities | 3,447,785 | 1,387,930 | 4,835,715 |
| **30 September 2025** | | | |
| Segment revenues | 664,857 | 2,231,934 | 2,896,791 |
| Segment costs | (339,277) | (380,172) | (719,449) |
| Segment result | 325,580 | 1,851,762 | 2,177,342 |
| Segment assets | 18,553,965 | 4,362,812 | 22,916,777 |
| Segment liabilities | 3,512,074 | 1,155,565 | 4,667,639 |

## 19. Annual general assembly meeting

The annual general assembly meeting of shareholders held on 31 March 2026 approved the consolidated financial statements for the year ended 31 December 2025. The general assembly also approved Board of Directors remuneration in the amount of KD 50,000 for the year ended 31 December 2025.

## 20. Significant event

On 22 January 2026, the Board of Directors of OSOS Holding Group Company K.P.S.C. approved in principle a proposed merger with Osoul Investment Company K.P.S.C., which holds 29.66% of the Company's issued share capital. The Board also approved the appointment of an independent asset valuer and merger adviser to evaluate the proposed merger determine the merging and merged entities and establish the appropriate merger structure whether by absorption or amalgamation. The proposed merger is subject to obtaining the required regulatory approvals and completion of an independent valuation to determine the fair value of the assets and liabilities and the appropriate merger mechanism.

On 14 July 2026, OSOS Holding Group Company K.P.S.C., in coordination with Osoul Investment Company K.P.S.C., appointed an independent asset valuer and a legal adviser in connection with the proposed merger.

As at the date of the interim condensed consolidated statement of financial position, the proposed merger remains subject to the completion of the merger plan the valuation process the receipt of the required regulatory approvals and any other regulatory requirements. Accordingly, the financial impact of the proposed merger cannot be reliably determined as at the date of authorisation of these interim condensed consolidated financial information (note 7).

## 21. 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 real estate sector. Management has assessed the potential impact of geopolitical tensions on the Group's investment portfolio taking into consideration:

- 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 realize 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.
- 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 investment property and investment portfolio that would require specific adjustment beyond those reflected in observable market prices and valuation inputs.

The Group maintains liquidity buffers and capital resources that management considers sufficient to meet its investment commitments and operating expenses as they fall due. The Group has assessed the potential impact of adverse market movements on its ability to realize investments or access funding, including under stressed market scenarios. No breaches of liquidity thresholds, investment restrictions, or capital management policies 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 basis for going concern 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.

Management continues to monitor the situation and assess potential impacts on the Group. As of the date of authorization of these interim condensed consolidated financial information, the financial effects cannot be reliably estimated due to the evolving nature of the events.