Kuwait Resorts Company K.P.S.C.
And its Subsidiary
State of Kuwait

Interim Condensed Consolidated Financial Information
And review report
For the nine months ended 30 September 2026
(Unaudited)

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Kuwait Resorts Company K.P.S.C.

State of Kuwait

Report on Review of Interim Condensed Consolidated Financial Information to the Board of Directors

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Kuwait Resorts Company K.P.S.C. (the "Parent Company") and its subsidiary (together referred to as the "Group") as at 30 September 2026 and the related interim condensed consolidated statements of income, comprehensive income for three month and nine month periods then ended, and the related interim condensed consolidated statements of changes in equity and cash flows for the nine-months period then ended. Management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with IAS 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 financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

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

Report on Other Legal and Regulatory Requirements

Furthermore, based on our review, the interim condensed consolidated financial information is in agreement with the books of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016, the Executive Regulation, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, during the nine-months 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, we have not become aware of any material violations provisions of Law No. 7 of 2010, as amended, concerning the Capital Markets Authority and its related regulations during the nine-month period ended 30 September 2026, that might have a material effect on the business of the Parent Company or on its financial position.



Ali Bader Al-Wazzan
License No. 246 A
Deloitte & Touche - Al-Wazzan & Co.

Kuwait, 09 November 2026

Kuwait Resorts Company K.P.S.C.
And its Subsidiary
State of Kuwait

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

(All amounts are in Kuwaiti Dinars)

	Note	30 September 2026 (Unaudited)	31 December 2025 (Audited)	30 September 2025 (Unaudited)
Assets				
Non-current assets				
Property, plant and equipment		4,603	6,016	6,545
Investment properties	5	7,067,964	7,011,719	6,948,676
Investment in associates		902,650	901,835	866,089
Investments at fair value through OCI	6	30,538,387	31,396,012	31,674,440
		38,513,604	**39,315,582**	**39,495,750**
Current assets				
Receivables and other debit balances	7	443,022	328,279	245,063
Cash and cash equivalents	8	208,477	428,722	379,396
		651,499	**757,001**	**624,459**
Total assets		**39,165,103**	**40,072,583**	**40,120,209**
Equity and liabilities				
Equity				
Share capital	9	21,021,809	21,021,809	21,021,809
Statutory reserve		4,252,738	4,252,738	4,136,700
Treasury shares	10	(85,524)	(316,456)	(316,456)
Treasury share reserve		64,248	64,248	64,248
Fair value reserve		6,826,504	8,296,978	8,575,026
Foreign currency translation reserve		(159,436)	(216,809)	(225,784)
Retained earnings		4,770,595	5,061,836	4,953,071
		36,690,934	**38,164,344**	**38,208,614**
Liabilities				
Non-current liabilities				
Provision for employees' end of service indemnity		173,882	134,447	121,157
Current liabilities				
Due to banks	11	1,788,281	1,150,000	1,150,000
Payables and other credit balances	12	512,006	623,792	640,438
		2,300,287	1,773,792	1,790,438
Total liabilities		**2,474,169**	**1,908,239**	**1,911,595**
Total equity and liabilities		**39,165,103**	**40,072,583**	**40,120,209**

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



Adwan Mohammad Al-Adwani
Chairman

Ibrahim Mohamed Al-Ghanim
Vice Chairman and CEO

Kuwait Resorts Company K.P.S.C.
And its Subsidiary
State of Kuwait

Interim Condensed Consolidated Statement of Income for the nine-months ended 30 September 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars)

	Note	Three months ended 30 September		Nine months ended 30 September	
		2026 (Unaudited)	2025 (Unaudited)	2026 (Unaudited)	2025 (Unaudited)
Cash dividend from investments at fair value through other comprehensive income		257,651	258,816	1,022,168	1,060,623
Other income		22,706	8,572	103,634	239,468
General and administrative expenses		(166,238)	(99,561)	(373,003)	(311,658)
Share of result of associate		-	(40,677)	-	(40,677)
Finance costs		(20,322)	(13,535)	(59,187)	(18,799)
Profit before statutory contributions		93,797	113,615	693,612	928,957
Contribution to KFAS		(845)	(1,023)	(6,243)	(8,361)
National Labor Support Tax		(2,677)	(5,312)	(12,569)	(20,905)
Zakat expense		123	(656)	(1,064)	(3,237)
Net profit for the period		90,398	106,624	673,736	896,454
Earnings per share (fils)	13	0.43	0.52	3.21	4.43

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

Kuwait Resorts Company K.P.S.C.
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Interim Condensed Consolidated Statement of Comprehensive Income for the nine-months ended 30 September 2026
(Unaudited)

(All amounts are in Kuwaiti Dinars)

	Three months ended 30 September		Nine months ended 30 September	
	2026 (Unaudited)	**2025 (Unaudited)**	**2026 (Unaudited)**	**2025 (Unaudited)**
Net profit for the period	90,398	106,624	673,736	896,454
Other comprehensive (loss)/ income				
Items that may not be reclassified subsequently to the interim condensed consolidated statement of income				
Change in investments at fair value through other comprehensive income	(761,484)	1,416,245	(1,470,474)	5,115,544
Items that may be reclassified subsequently to the interim condensed consolidated statement of income				
Exchange differences on translation of foreign operations	(1,179)	(7,135)	57,373	(71,621)
Other comprehensive (loss)/ income for the period	(762,663)	1,409,110	(1,413,101)	5,043,923
Total comprehensive (loss)/ income for the period	(672,265)	1,515,734	(739,365)	5,940,377

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

Kuwait Resorts Company K.P.S.C.
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Interim Condensed Consolidated Statement of Changes in Equity for the nine-months ended 30 September 2026
(Unaudited)

(All amounts are in Kuwaiti Dinars)

	Share capital	Statutory reserve	Treasury shares	Treasury share reserve	Fair value reserve	Foreign currency translation reserve	Retained earnings	Total
Balance as at 1 January 2025	21,021,809	4,136,700	(602,080)	-	3,473,863	(154,163)	4,916,500	32,792,629
Net profit for the period	-	-	-	-	-	-	896,454	896,454
Other comprehensive income for the period	-	-	-	-	5,115,544	(71,621)	-	5,043,923
Transfer to retained earnings on disposal of investments at fair value through other comprehensive income	-	-	-	-	(14,381)	-	14,381	-
Cash dividends (Note 14)	-	-	-	-	-	-	(596,509)	(596,509)
Dividends in kind from treasury shares (Note 14)	-	-	277,755	-	-	-	(277,755)	-
Purchase of treasury shares	-	-	(46,950)	-	-	-	-	(46,950)
Sale of treasury shares	-	-	119,067	-	-	-	-	119,067
Transfer to treasury share reserve	-	-	(64,248)	64,248	-	-	-	-
Balance as at 30 September 2025	21,021,809	4,136,700	(316,456)	64,248	8,575,026	(225,784)	4,953,071	38,208,614
Balance as at 1 January 2026	21,021,809	4,252,738	(316,456)	64,248	8,296,978	(216,809)	5,061,836	38,164,344
Net profit for the period	-	-	-	-	-	-	673,736	673,736
Other comprehensive (loss)/income for the period	-	-	-	-	(1,470,474)	57,373	-	(1,413,101)
Transfer to retained earnings on disposal of investments at fair value through other comprehensive income	-	-	-	-	-	-	-	-
Cash dividends (Note 14)	-	-	-	-	-	-	(716,321)	(716,321)
Dividends in kind from treasury shares (Note 14)	-	-	248,656	-	-	-	(248,656)	-
Purchase of treasury shares	-	-	(17,724)	-	-	-	-	(17,724)
Balance as at 30 September 2026	21,021,809	4,252,738	(85,524)	64,248	6,826,504	(159,436)	4,770,595	36,690,934

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

Kuwait Resorts Company K.P.S.C.
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Interim Condensed Consolidated Statement of Cash Flows for the nine-months ended 30 September 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars)

	Note	Nine months ended 30 September 2026 (Unaudited)	2025 (Unaudited)
Cash flows from operating activities			
Net profit for the period		673,736	896,454
Adjustment for:			
Depreciation		1,533	1,246
Cash dividend from investments at fair value through other comprehensive income		(1,022,168)	(1,060,623)
Share in result of associate		-	40,677
Finance costs		59,187	18,799
Provision for employees' end of service indemnity		39,435	35,814
		(248,277)	(67,633)
Changes in working capital			
Receivables and other debit balances	7	(9,762)	(9,690)
Payables and other credit balances	12	(116,623)	(424,279)
Net cash used in operating activities		(374,662)	(501,602)
Cash flows from investing activities			
Paid for purchase of property, plant and equipment		(120)	(3,536)
Advances paid for purchase of equity investments		(104,981)	(171,720)
Purchase of Investments at fair value through OCI		(614,000)	(1,766,250)
Cash dividends received		1,022,168	1,060,623
Proceeds from sale of Investments at fair value through OCI		1,151	43,182
Net generated from/ (used in) investing activities		304,218	(837,701)
Cash flows from financing activities			
Cash dividend Paid		(716,321)	(596,509)
Purchase of treasury shares		(17,724)	(46,950)
Sale of treasury shares		-	119,067
Proceeds from bank borrowings		650,000	1,150,000
Repayment of principal		(11,719)	-
Finance costs paid		(54,350)	(7,940)
Net cash (used in)/ generated from financing activities		(150,114)	617,668
Net decrease in cash and cash equivalents		(220,558)	(721,635)
Effects of foreign currency translation		313	-
Cash and cash equivalents at the beginning of the period		428,722	1,101,031
Cash and cash equivalents at the end of the period	8	208,477	379,396

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

1. Incorporation and activities

Kuwait Resorts Company is a Kuwaiti Shareholding Company (Public) "the Parent Company" - Kuwait established in Kuwait, under article of incorporation No. 4179 dated 7 August 2002 and registered in the commercial register under No. 91093 dated 22 September 2002.

The registered office of the Parent Company is at P.O. Box No. 7887, Fahaheel 64009, State of Kuwait.

The Parent Company's objectives are as follows:

1- Purchase and rent equipment, machines, catering and consumables that serve the Company's objectives.
2- Owning, selling and acquiring real estate and lands and developing them in the Company's favor, inside and outside Kuwait, also managing others' properties, without violating the laws relating to private residential houses.
3- Owning, selling and acquiring real estate company's shares and bonds only in favor of the Company inside and outside Kuwait.
4- Preparing studies and providing consultations in the field of real estate.
5- Owning and managing hotels, gyms and touristic facilities and renting them.
6- Conducting maintenance activities relating to buildings and real estates owned by the Company including civil, mechanic and electrical works and elevators and air condition maintenance that maintain safety of the buildings.
7- Managing, operating, investing and renting all kind of hotels, clubs, motels, rest houses, resorts, parks, exhibitions, restaurants, cafeterias, residential compounds, health and touristic resorts, entertaining and sport projects and shops including all basic and supporting services and facilities.
8- Organizing real estate exhibitions relating to the Company's real estate projects according to rules and practices in the ministry.
9- Conducting real estate auctions according to rules and practices in the ministry.
10- Owning and managing commercial complexes and residential compounds.
11- Investing the surplus funds in investment and real estate portfolios managed by specialized companies.

The Company conducts the above mentioned activities inside and outside Kuwait by itself or through agent.

The Company can incorporate, acquire interest or participate in all means with corporations with similar activities or assist in achieving the Company's objectives inside and outside Kuwait.

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

The Parent Company was listed on the Kuwait Stock Exchange on 21 July 2007.

The interim condensed consolidated financial information for the Group includes the financial information of the Parent Company and its wholly owned subsidiary Bahraini Resort Company W.L.L., together referred as "The Group". The subsidiary has been consolidated based on management accounts as at 30 September 2026.

The Parent Company's shareholders approved the consolidated financial statements for the year ended 31 December 2025 at the annual general assembly meeting held on 14 April 2026 (Note 14).

The interim condensed consolidated financial information for the nine months ended 30 September 2026 was authorized for issue by the board of directors of the Parent Company on 09 November 2026.

2. Basis of preparation and significant accounting policies

2.1 Basis of preparation

This interim condensed consolidated financial information has been prepared in accordance with International Accounting Standard No. (34), "Interim Financial Reporting".

The interim condensed consolidated financial information does not include all information and disclosures required for complete consolidated financial statements in accordance with International Financial Reporting Standards.

In the management's opinion, all necessary adjustments, including recurring accruals have been included in the interim condensed consolidated financial information for fair presentation. The operating results for the period ended 30 September 2026 are not necessarily indicative of results that may be expected for the year ending 31 December 2026. For further information, it is possible to refer to the consolidated financial statements and its related notes for the year ended 31 December 2025.

2.2 Significant accounting policies

The accounting policies used in the preparation of this interim condensed consolidated financial information are consistent with those used in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025. Amendments to IFRSs which are effective for annual accounting period starting from 1 January 2026 did not have any material impact on the accounting policies, consolidated financial position, or performance of the Group.

3. Fair value estimation

The fair values of financial assets and financial liabilities are determined as follows:

- Level 1: Quoted prices in active markets for quoted financial instruments.
- Level 2: Quoted prices in an active market for similar instruments. Quoted prices for identical assets or liabilities in market that is not active. Inputs other than quoted prices that are observable for assets and liabilities.
- Level 3: Valuation methods in which the inputs that are not based on any comparative market data.

The table below gives information about how the fair values of the significant financial assets and liabilities are determined:

Financial assets	Fair value as at			Fair value hierarchy	Valuation technique(s) and Key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	30/09/2026 (Unaudited)	31/12/2025 (Audited)	30/09/2025 (Unaudited)				
	Investments at fair value through OCI						
Quoted Shares	14,323,959	15,596,758	15,677,837	1	Last bid price	-	-
Unquoted shares	8,527,053	8,427,835	8,579,990	3	Adjusted book value	Adjusted carrying amount	The higher discount rate and market risk results in lower fair value
Investment Funds	7,687,375	7,371,419	7,416,613	3	The lower of net Assets Value and portfolio manager	-	-

Reconciliation of Level 3 fair value measurements

	Unquoted investments		
	30 September 2026 (Unaudited)	31 December 2025 (Audited)	30 September 2025 (Unaudited)
Balance as at beginning period/ year	15,799,254	13,987,984	14,793,376
Change in fair value	(197,675)	46,550	243,515
Additions	614,000	1,766,250	1,766,252
Disposals	(1,151)	(1,530)	(1,148)
Transfer to investment in associate	-	-	(805,392)
Balance as at ending period/ year	16,214,428	15,799,254	15,996,603

The fair values of other financial assets and financial liabilities which are not measured at fair value on ongoing basis equal approximately their carrying values.

Impact of geopolitical developments

In the light of the ongoing escalating conflict in the Middle East and the associated uncertainty around its potential impact on economic activity, inflation and market conditions, management acknowledges that this matter may require revision of certain assumptions and estimates in preparing these interim condensed consolidated financial statements in future reporting periods, related to the fair valuation of assets that are measured at fair value, if the conflict prolonged. However, at this stage Management is unable to reliably estimate any potential impact.

4. Estimates

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

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

5. Investment properties

	30 September 2026 (Unaudited)	31 December 2025 (audited)	30 September 2025 (Unaudited)
Balance as at beginning period/ year	7,011,719	7,019,303	7,019,303
Change in fair value	-	54,164	-
Foreign currency translation adjustments	56,245	(61,748)	(70,627)
Balance as at ending period/ year	7,067,964	7,011,719	6,948,676

6. Investments at fair value through OCI

	30 September 2026 (Unaudited)	31 December 2025 (audited)	30 September 2025 (Unaudited)
Quoted investments	14,323,959	15,596,758	15,677,837
Unquoted investments	8,527,053	8,427,835	8,579,990
Investments in funds	7,687,375	7,371,419	7,416,613
	30,538,387	31,396,012	31,674,440

Investments at fair value through OCI include investments in related entities. (Note 15).

Investments at fair value through OCI include investments with total carrying value of KD 13,050,100 pledged to local banks as of 30 September 2026 (KD 14,210,000 - 31 December 2025, KD 14,280,000 - 30 September 2025) against facilities granted to the Group.

7. Receivables and other debit balances

	30 September 2026 (Unaudited)	31 December 2025 (audited)	30 September 2025 (Unaudited)
Prepayments	8,288	2,750	9,996
Advance payments to purchase investments	366,601	261,620	171,720
Other receivables	68,133	63,909	63,347
	443,022	328,279	245,063

8. Cash and cash equivalents

	30 September 2026 (Unaudited)	31 December 2025 (audited)	30 September 2025 (Unaudited)
Cash in hand	120	120	120
Cash at banks and portfolios	208,357	428,602	379,276
	208,477	428,722	379,396

9. Share Capital

The authorized, issued and paid-up capital of the Parent Company amounting to KD 21,021,809 comprises of 210,218,085 shares of 100 fils each as of 30 September 2026, 31 December 2025 and 30 September 2025.

10. Treasury shares

	30 September 2026 (Unaudited)	31 December 2025 (audited)	30 September 2025 (Unaudited)
Number of shares (share)	437,930	5,416,529	5,416,529
Percentage of issued shares (%)	0.21	2.58	2.58
Market value (KD)	53,865	671,650	720,398

On 14 April 2026, the General Assembly Meeting of the shareholders approved distribution of 2.5 bonus shares for each 100 shares from treasury shares (3 bonus shares for each 100 shares from treasury shares -2024). The Parent Company distributed the treasury shares during the period and has recorded the transaction at the weighted average cost of repurchase.

The Parent Company is committed to maintain reserves and retained earnings equivalent to the treasury shares throughout the period, in which they are held by the Parent Company, pursuant to the relevant instructions of the regulatory authorities.

11. Due to banks

The Group availed a short-term facility of KD 1,788,281 with a local financial institution with effective profit rate of 4.75%. The facility is secured by Investments at fair value through OCI (Note 6). The balance outstanding as of 30 September 2026 amounted to KD 1,788,281.

12. Payables and other credit balances

	30 September 2026 (Unaudited)	31 December 2025 (audited)	30 September 2025 (Unaudited)
Accrued expenses and leave	313,336	372,887	410,734
Contribution to KFAS	6,253	10,443	8,361
Dividends payables	23,957	41,955	42,375
Others	168,460	198,507	178,968
	512,006	623,792	640,438

13. Earnings per share

Earnings per share is computed by dividing net profit for the period by the weighted average number of ordinary shares outstanding, which is determined based on number of issued capital shares outstanding during the period, taking into account treasury shares, as follows:

	Three months ended 30-September		Nine months ended 30-September	
	2026 (Unaudited)	2025 (Unaudited)	2026 (Unaudited)	2025 (Unaudited)
Net profit for the period (KD)	90,398	106,624	673,736	896,454
Weighted average number of outstanding shares during the period after deduction of treasury shares (shares)	209,780,155	204,801,556	209,836,218	202,319,987
Earnings per share (fils)	0.43	0.52	3.21	4.43

Earnings per share for the current period has been calculated taking into consideration the effect of bonus share distributed from treasury shares during the period (Note 14).

14. Dividends

On 14 April 2026, the General Assembly Meeting of the shareholders has approved the consolidated financial statements for the year ended 31 December 2025 and approved distribution of cash dividends of 3.5 fils per share and distribution of 2.5 bonus shares for each 100 shares from treasury shares (distribution of cash dividends of 3 fils per share and distribution of 3 bonus shares for each 100 share from treasury shares -2024).

15. Related party transactions

Related parties comprise of the Parent Company's shareholders who are members in the board of directors, major shareholders, and key management personnel. In the ordinary course of business, the Group entered into transactions with related parties during the period. The following are the transactions and balances resulted from these transactions included in the interim condensed consolidated financial information:

	30 September 2026 (Unaudited)	31 December 2025 (audited)	30 September 2025 (Unaudited)
Balances			
Investments at FVOCI	21,209,511	21,009,874	20,954,091

	Nine months ended 30 September	
	2026 (Unaudited)	2025 (Unaudited)
Key management compensation		
Salaries and other short term employee benefits	138,634	134,307
Post-employment benefits	37,181	37,192
Transactions		
Rental expenses	12,627	10,251
Dividend received	623,603	715,582

16. Segment reporting

The Group is organized into two major operating segments; financial investment and real estate. The segments results are reported to senior executive management. Further, Group's operating results, assets and liabilities are reported according to geographical areas in which it operates. Revenue, profits, assets and liabilities are measured according to the same accounting bases followed in preparation of consolidated financial statements. Segment analysis in line with internal reports submitted to senior executive management is as follows:

	30 September 2026 (Unaudited)			30 September 2025 (Unaudited)		
	Financial Investment	**Real Estate**	**Total**	**Financial Investment**	**Real Estate**	**Total**
Revenues	1,022,726	-	1,022,726	1,060,623	-	1,060,623
Expenses	-	-	-	(40,677)	-	(40,677)
Segments results	1,022,726	-	1,022,726	1,019,946	-	1,019,946
Other income	-	103,076	103,076	5,902	234,657	240,559
Unallocated expenses	(59,187)	(392,879)	(452,066)	(19,890)	(344,161)	(364,051)
Net profit/(loss) for the period	963,539	(289,803)	673,736	1,005,958	(109,504)	896,454
Segments assets	30,538,387	8,626,716	39,165,103	31,674,440	8,445,769	40,120,209
Segments liabilities	1,788,281	685,888	2,474,169	1,150,000	761,595	1,911,595

Geographic distribution

	30 September 2026 (Unaudited)					30 September 2025 (Unaudited)				
	State of Kuwait	**GCC**	**USA**	**Europe**	**Total**	**State of Kuwait**	**GCC**	**USA**	**Europe**	**Total**
Segment revenue	627,161	41,166	329,959	24,440	1,022,726	736,082	3,279	293,047	28,215	1,060,623
Segment expenses	(447,610)	(4,132)	-	-	(451,742)	(382,104)	(3,825)	(18,799)	-	(404,728)
Other income	22,986	79,766	-	-	102,752	128,969	111,590	-	-	240,559
Net profit for the period	202,537	116,800	329,959	24,440	673,736	482,947	111,044	274,248	28,215	896,454
Segments assets	23,145,468	9,064,173	6,665,435	290,027	39,165,103	24,579,572	8,124,025	7,037,925	378,687	40,120,209
Segments liabilities	2,474,169	-	-	-	2,474,169	1,911,595	-	-	-	1,911,595