Beyout بيوت
HOLDING القابضة

Reference No: 17/T12/2026	مرجع رقم:17 /ن 2026/12
Kuwait: 17/11/2026	الكويت في : 17/11/ 2026
Dear/ Capital Markets Authority	السادة/ هيئه اسواق المال المحترمين
Dear/ Boursa Kuwait Company	السادة / شركة بورصة الكويت المحترمين،
Greetings,	تحية طيبة وبعد،
Subject The Conference minutes of the analysts/investors conference for the financial year for Q3 of 2026	**الموضوع: محضر مؤتمر المحللين / المستثمرين للربع الثالث للسنه المالية لعام 2026**
With reference to the above subject, and in line with Beyout Holding Company K.S.C.P.'s commitment to comply with the requirements of Article (7-8-1/4) of the Boursa Kuwait Rulebook,	بالإشارة إلى الموضوع أعلاه، ,و حرصاً من شركة بيوت القابضة (ش.م.ك.ع) على الإلتزام بمتطلبات المادة رقم (7-8-1/4) من كتاب قواعد البورصة.
The meeting was held on Tuesday 17/11/2026 and the Analysts/Investors Conference Minutes For the third quarter of the fiscal year 2026 will be attached.	تم عقد الاجتماع يوم الثلاثاء الموافق 2026/11/17 وسيتم إرفاق محضر مؤتمر المحللين / المستثمرين للربع الثالث من السنة المالية 2026.
Attached a supplement form.	مرفق لكم نموذج الافصاح المكمل.
Yours sincerely,	وتفضلوا بقبول فائق الاحترام والتقدير،،،

عبدالرحمن محمد صالح الخنه

نائب رئيس مجلس الاداره والرئيس التنفيذي

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ملحق رقم (12)

نموذج الإفصاح المكمل

نموذج الإفصاح المكمل

Supplementary Disclosure

Date	Name of listed company	اسم الشركه المدرجه	التاريخ
17 Novmber 2026	Beyout holding Company (K.S.C.P)	شركه بيوت القابضة (ش.م.ك.ع)	17 نوفمبر 2026
Disclosure title			**عنوان الافصاح**
Supplementary Disclosure Regarding the Minutes of the Analysts / Investors Conference for the third quarter of 2026.		**افصاح مكمل لمحضر مؤتمر المحللين / المستثمرين للربع المالي الثالث لسنة 2026**	
Date of Previous Disclosure		**تاريخ الافصاح السابق**	
11 Nov 2026		11 نوفمبر 2026	
Developments that occurred to the disclosure		**التطور الحاصل على الافصاح**	
We Beyout holding Company(K.S.C.P) To attach the minutes of the Analysts / Investors Conference for the third quarter for year 2026,the end on 30/09/2026, where it was held via the Internet (Webex) on Tuesday, 17 November 2026, at 1:00 PM Kuwait local time, and no new material information unavailable to the market participants was disclosed during the conference.		يسر شركه بيوت القابضة (ش.م.ك.ع) ان ترفق محضر مؤتمر المحللين/ المستثمرين للربع المالي الثالث المنتهى في 2026/09/30، حيث تم عقد المؤتمر عن طريق البث المباشر عبر شبكة الانترنت (Webex) يوم الثلاثاء الموافق 17 نوفمبر 2026 في تمام الساعة 1:00 بعد الظهر بالتوقيت المحلي لدولة الكويت، ولم يتم الإفصاح عن اي معلومات جوهرية جديدة غير متاحة للمتعاملين خلال المؤتمر.	
The financial effect of the occurring developments		**الاثر المالي للتطور**	
No financial impact		لا يوجد اثر مالي على المركز المالي للشركة	

يتحمل من أصدر هذا الإفصاح كامل المسؤولية عن صحة المعلومات الواردة فيه ودقتها واكتمالها. ويقر بأنه بذل عناية الشخص الحريص في تجنب أية معلومات مضللة أو خاطئة أو ناقصة، وذلك دون أدني مسؤولية على كل من هيئة أسواق المال وبورصة الكويت للأوراق المالية بشأن محتويات هذا الإفصاح، وبما ينفي عنهما المسؤولية عن أية أضرار قد تلحق بأي شخص جراء نشر هذا الإفصاح أو السماح بنشره عن طريق أنظمتهما الالكترونية أو موقعهما الالكتروني، أو نتيجة استخدام هذا الإفصاح بأي طريقة أخرى.

Beyout HOLDING بيوت القابضة

BEYOUT HOLDING

Investor Presentation

Q3 2026 RESULTS

17 Nov 2026

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04 WHO WE ARE

11 KEY HIGHLIGHTS

20 Q3 2026 FINANCIAL PERFORMANCE

WHO
WE ARE

BEYOUT Holding is a regional pioneer in providing comprehensive human resources and project lifecycle support, complemented by real estate services. In June 2024, Beyout Holding was listed in the region. Since our incorporation in 2006, we have managed a portfolio of rapidly growing companies and diversified into complementary service industries across the MENA region.

KRH, the HR arm of Beyout, provides integrated HR solutions and life support services to various clients in Kuwait. Today KRH is recognized as a well-founded, sustainable, and legal partner to businesses within the region. As industries evolved, KRH was agile in gaining a deep understanding of its clients' changing needs and reforming its strategies to address new challenges.

REH provides specialized real estate services of high quality and efficiency. Services provided are focused on managing facilities including residential and commercial properties,and BOT projects.REH has also developed specialized plans and programs, to support tenants and customers through the "The 24/7 Program". The 24/7 Program provides round-the-clock solutions in facility management, maintenance activities, and customer service. The company has achieved great success, not only by providing Real Estate Solutions, but also by applying innovative development concepts in the real estate market, to contribute to the economic development in the State of Kuwait.

YOUR DESTINATION FOR BUILDING DREAMS, CRAFTING HOMES

Project Overview

Beyout Plus encompasses a substantial 250,000 m² which offers a unique opportunity to create a world-class commerce facility blending retail and warehouse elements. Beyout Plus prioritizes international logistics best practices while incorporating local context, culture, and traditions. Distinguished by attractive indoor and outdoor spaces, the project stands out in Kuwait and the global marketplace, emphasizing comfort and manageability.

Planned to serve new homeowners, Beyout Plus enhances the customer experience by providing a diverse range of products, from accessories to home furnishes, building materials to machines and engineering services. Serving as a centralized hub for customer needs, Beyout Plus facilitates the selection, comparison, sourcing, and potential grouping of purchases, streamlining the construction journey for new homeowners.

Key Features

PRIME LOCATION
Our prime location serves both residents of Al Mutlaa City and a broader audience across Kuwait. Beyout Plus is a one stop destination strategically positioned, offers a comprehensive solution for all home furnishing needs.

DIVERSE RETAIL SPACES
Beyout Plus offers diverse retail spaces, tailored to meet the specific needs of your business. Whether you envision an intimate boutique or an expansive showroom, our varied space sizes offer flexibility. Additionally, our fully-equipped spaces provide seamless maintenance services, including reliable water and electricity, empowering you to effortlessly bring your vision to life within your chosen space.

SMART BUILDING–ECO–FRIENDLY
Beyout Plus is thoughtfully designed to be both smart and eco-friendly, ensuring a harmonious blend of innovation and sustainability. This commitment not only reflects our values but also creates a unique and appealing space for businesses.

PARKING SPACE
At Beyout Plus, our outdoor and multilevel indoor parking areas are designed to accommodate a substantial number of cars, ensuring convenience from the moment you arrive, providing ease and accessibility.

Leasing Opportunities

- **Retail**
- **Showrooms**
- **Offices**
- **3PL (Third Party Solutions)**
- **Open Yard**
- **Restaurants**







ABOUT BEYOUT PLUS

Beyout Plus is

an innovative hub dedicated to the art of home. Located in the Al-Mutlaa area, Beyout Plus was conceived to meet the evolving demands of residents, designers, and businesses in Kuwait›s burgeoning new residential city. A modern retail center that integrates retail and warehouse spaces, Beyout Plus offers a seamless and sophisticated shopping journey, and caters to home furnishings and building materials. Its curated selection of global and regional brands ensures a comprehensive experience for both large-scale and detail-oriented purchases, making it a central destination for design professionals and homeowners alike. Beyout Plus reflects a forward-thinking approach to retail, where functionality meets design excellence.

Spanning an impressive 250,000 square meters and connected by a major highway, Beyout Plus is strategically divided into four quadrants to maximize efficiency and convenience. The quadrants feature a gross leasable area (GLA) of 120,000 square meters dedicated to showrooms, retail, and logistics. Additionally, the development offers 30,000 square meters of open yard storage, staff accommodations for over 750 employees, and a multi-floor car park capable of hosting more than 2,250 vehicles. Complementing the retail spaces, there is also 4,000 square meters of workspaces designed to foster creativity and productivity.

250,000 m2
Total development area

120,000 m2
Gross leasable area (GLA)

30,000 m2
Storage

Over 750
Employees
On-site workforce

4,000 m2
Creative and productive workspaces

Beyout Plus is further enhanced by two intersecting interior boulevards, naturally lit and bustling with activity, which serve as central arteries guiding shoppers to each tenant space. This thoughtful organization ensures that every tenant has convenient access to logistical support while optimizing the overall customer experience. Beyout Plus represents a harmonious blend of convenience, and innovation, positioning itself as a pioneering retail and design destination in Kuwait.



OUR LOCATION

Strategically located in Al-Mutlaa, 40 kilometers from the heart of Kuwait City, Beyout Plus sits at the epicenter of one of the country's most exciting urban developments. As Al-Mutlaa emerges as Kuwait's largest mixed-use project, Beyout Plus is perfectly positioned to serve the growing population and the influx of design needs that will accompany this new residential hub. Its accessibility to both local residents and those traveling from neighboring areas ensures that Beyout Plus is not just a shopping district, but a regional design landmark, poised to influence the future of Kuwaiti retail and design.

MISSION

To provide a dynamic and seamless retail experience that redefines the standard for home furnishings and building materials in Kuwait. At Beyout Plus, we aspire to create a vibrant hub centered around the art of home, integrating convenience, quality, and innovation. Our carefully curated selection of global and regional brands serves both professionals and residents, offering a destination where design inspiration seamlessly meets functionality. By simplifying the shopping journey and fostering a space that nurtures creativity, practicality, and community connection, we aim to shape an environment that inspires and supports growth for all.

VISION

To become the foremost destination for home and design in Kuwait, internationally acclaimed for our innovative retail approach and unwavering commitment to enhancing the consumer experience. Beyout Plus aims to be a trusted hub for comprehensive home solutions, redefining how people shop for their living spaces. By setting a new benchmark for excellence in retail and design services, we aspire to establish Beyout Plus as a transformative brand that resonates across the region and beyond.

VALUES

Intuitive
We plan with a deep understanding of customer needs, creating seamless and thoughtful experiences that simplify and enhance the design journey.

Vibrant
Beyout Plus is a dynamic hub of activity that celebrates the diverse tastes, needs, and design preferences of our customers and reflects their rich variety of styles, cultures, and traditions.

Innovative
We are committed to forward-thinking solutions, integrating cutting-edge design, technology, and logistics to set new standards in retail and customer satisfaction.

Communal
We foster a sense of belonging by creating spaces that connect people, encourage collaboration, and celebrate the diversity of our community.

BEYOUT PLUS
AT A GLANCE

Prime Location

Situated within the flourishing Al-Mutlaa area, Beyout Plus benefits from its exceptional accessibility in this rapidly growing residential and commercial area.



Curated Offerings

A thoughtfully selected blend of international and local brands, along with diverse dining and entertainment options, caters to a wide range of tastes and preferences for every visitor.



Community Engagement

Beyout Plus is deeply committed to fostering community connections by actively participating in and supporting local initiatives, promoting a sense of belonging and loyalty among all who visit.



State-of-the-Art Amenities

From advanced facilities to spacious parking, comfortable seating areas, and complimentary Wi-Fi, Beyout Plus is designed to offer a seamless and elevated shopping experience.



Family-Centric Environment

We pride ourselves on creating a welcoming space for families, featuring dedicated children›s play areas, tailored family events, and convenient services like stroller valet.







A HYBRID RETAIL EXPERIENCE

Located in Kuwait's Northern territory, Beyout Plus offers the most advanced and comprehensive destination for home solutions, embodying the principles of quality, value, artistry, and exceptional service.

- Cutting-Edge Retail and Omnichannel Experience: Beyout Plus seamlessly integrates omnichannel retail and highly efficient logistics spaces, ensuring a streamlined experience for both retailers and customers.
- Vibrant Urban Environment: The design maximizes natural light and creates lively spaces where intersecting streets foster community gathering, marketing, and cultural events, encouraging mobility and healthier lifestyles.
- Optimized Flow: Easily accessible via the main road, the development offers on-grade parking leading directly to the retail hub, enhancing customer convenience.
- Sustainability Focus: With a commitment to minimizing energy consumption, the project employs innovative passive energy practices, significantly reducing its overall carbon footprint.
- World-Class Facility: Drawing on international best practices in logistics and retail, Beyout Plus merges global expertise with local culture and traditions, creating a dynamic and future-ready retail and warehouse destination.



Beyout Plus Construction Update

- Construction progress is 63%.
- Expected launch date is Q3 2027.
- Beyout Plus is seeing strong leasing momentum, with 36 anchor tenants actively engaged in the pipeline.
- Signed contracts to date cover 34% of the total leasable area equivalent to approx. 36,813 sqm, reflecting early market confidence and brand demand ahead of launch.


West façade · Zone 1


Interior boulevard · Zone 2


Logistics & loading docks · Zone 5


Roof & MEP works · Zone 6

Site photographs as of 28 October 2026

KEY HIGHLIGHTS



Key Highlights

- YTD Q3’26 revenue declined by 0.6%, reaching KWD 63 million.
- Net profit reached KWD 7.3 million, supported by operational efficiency improvements and disciplined cost management.
- KRH recorded KWD 23.5M in closed-won contracts year-to-date through Q3 2026, including KWD 13.9M in Q3 alone, a 46% win rate by opportunity count, reflecting disciplined commercial execution.
- Qualification remains the largest pipeline stage at KWD 241M (57%), with KWD 114M (27%) advancing through active bid capture — KWD 355M of open opportunities building a strong forward book into Q4 and FY2027.
- Win rate by value rose to 34% FYTD from 18% at H1, as larger, longer-cycle government bids progressed from capture to award.
- Regional offices revenue increased by 42.8% YoY, reaching KWD 8.9 million, reflecting strong regional growth.

KD 63M
YTD Q3’26 Revenue

KD 13M
YTD Q3’26 GP

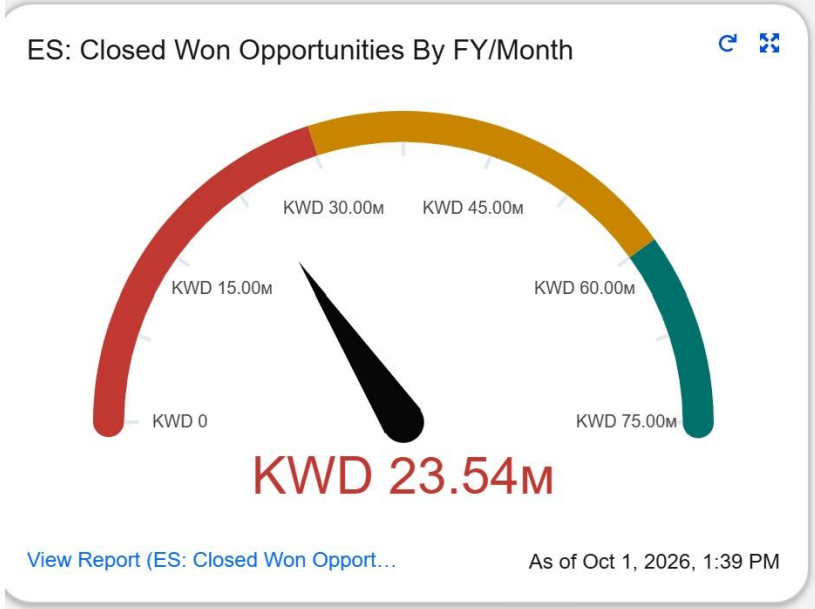
KD 7.3M
YTD Q3’26 NP

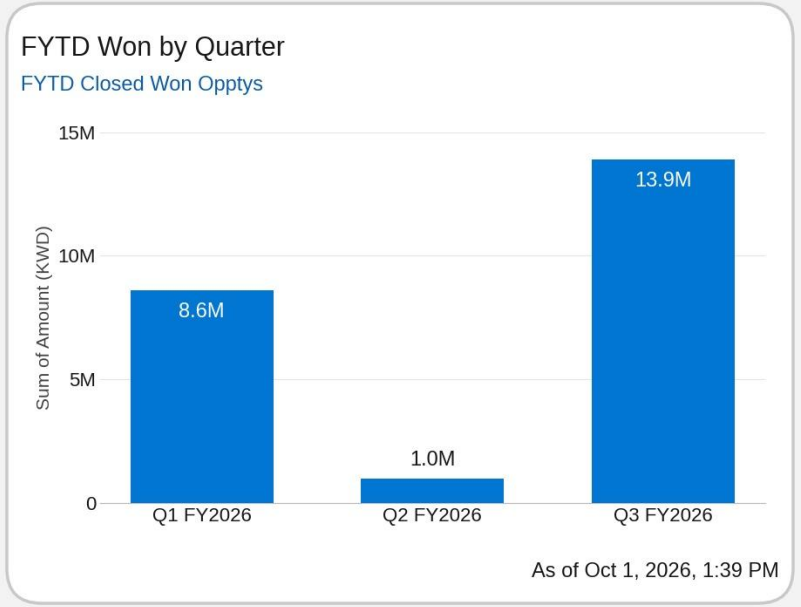
PIPELINE

KRH

KRH Sales Performance Dashboard

Live data extracted directly from Salesforce CRM · As of October 1, 2026









Q3 Performance

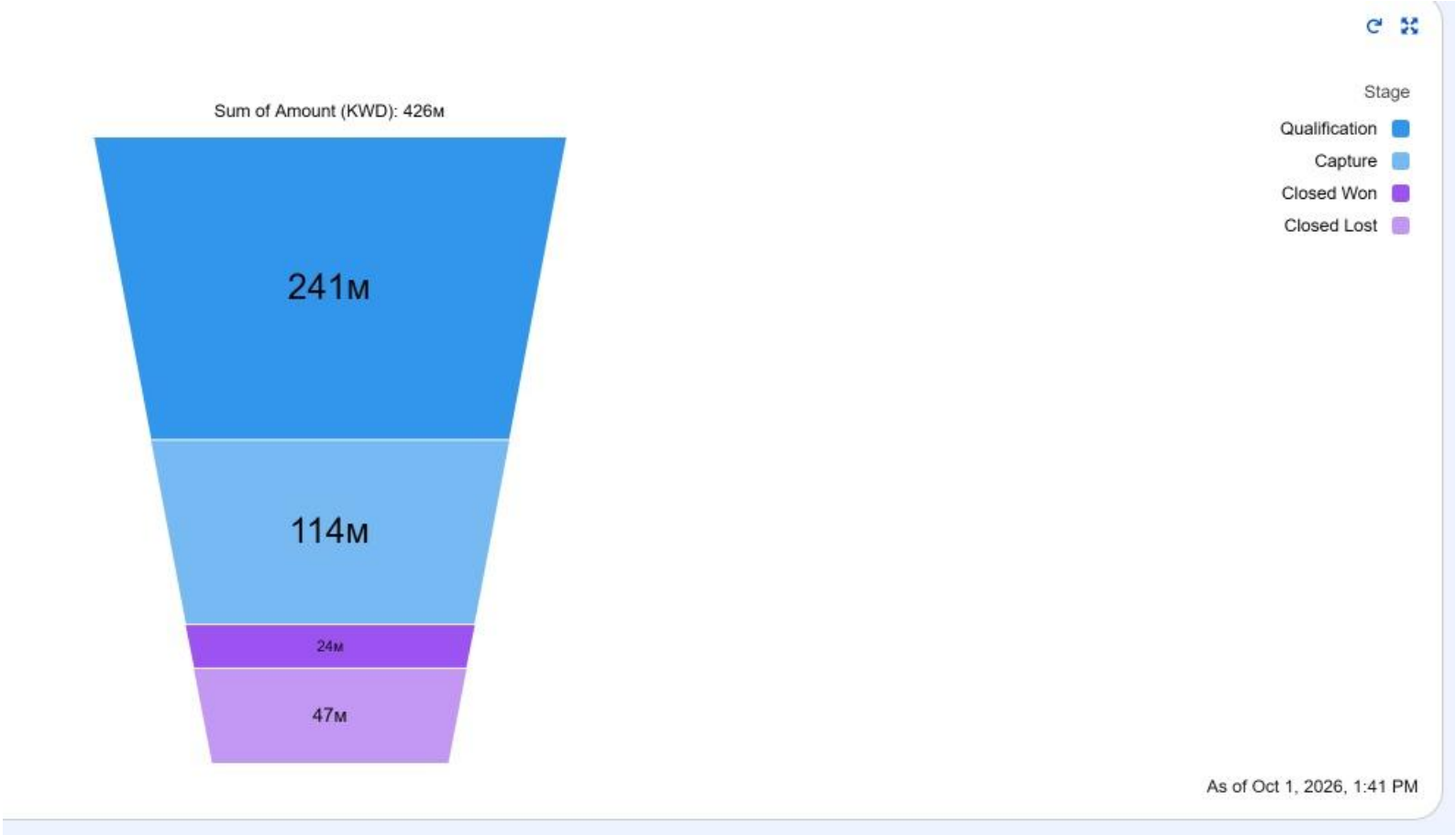
Closed-won opportunities reached KWD 23.54M year-to-date through Q3 FY2026, with KWD 13.9M added in the quarter. Win rates stood at 34% by value and 46% by count, with an average closed-won opportunity size of KWD 274K.

Salesforce Live Extraction

The figures above are drawn directly from Beyout's Salesforce CRM and have not been manually adjusted or recast. They represent gross closed-won opportunity values recorded by KRH's commercial team year-to-date through Q3 FY2026. Audited financial equivalents will be confirmed upon receipt of the FY2026 financial statements from the finance team.

KRH Opportunity Pipeline — Q3 FY2026

Beyout Inv. QBR · Sum of Amount (KWD): 426M · As of October 1, 2026



Pipeline — Q3 FY2026

KWD 426M total funnel. Qualification (KWD 241M, 57%) is the largest stage. Capture (KWD 114M, 27%) reflects active bid pursuit. Closed Won (KWD 24M) and Closed Lost (KWD 47M) complete the funnel view.

KRH Revenue Growth & Regional Office Performance

YTD Q3 2026 vs YTD Q3 2025 · All figures in KWD

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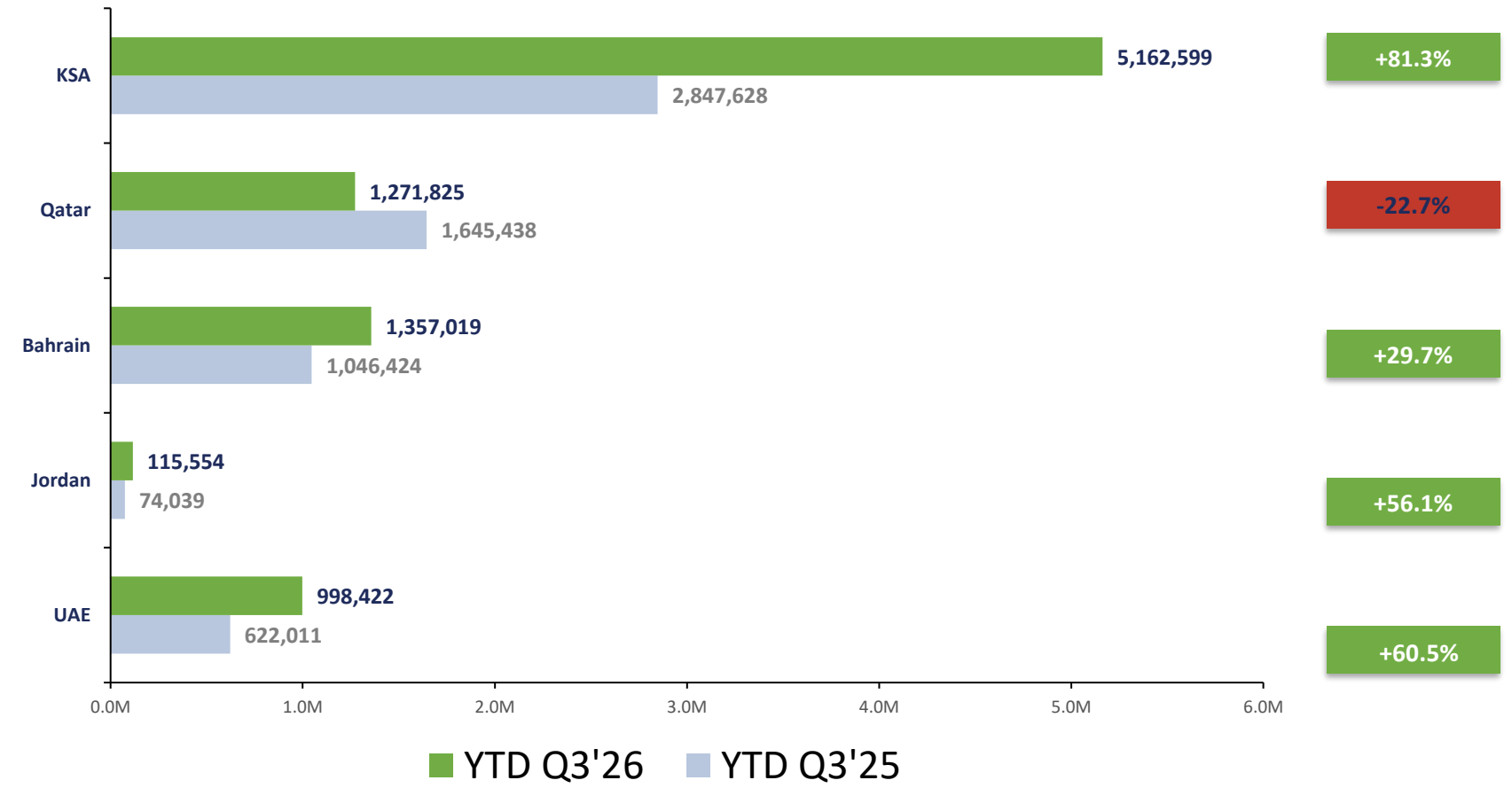
KWD 8.9M

▲ +42.8% YoY

Regional Offices Revenue

UAE · Jordan · Bahrain · Qatar · KSA

Regional Revenue by Country · YTD Q3 2026 vs YTD Q3 2025



Revenue Commentary · YTD Q3 2026 vs YTD Q3 2025:

- Regional offices revenue grew +42.8% (KWD 6.24M → 8.91M), led by KSA (+81.3%), UAE (+60.5%) and Jordan (+56.1%); Bahrain +29.7%; Qatar declined -22.7%.
- Qatar reflects the roll-off of one completed project, with replacement opportunities under active pursuit.

Regional Offices Revenue Contribution

YTD Q3 2026 · Share of total KRH revenue · All figures in KWD

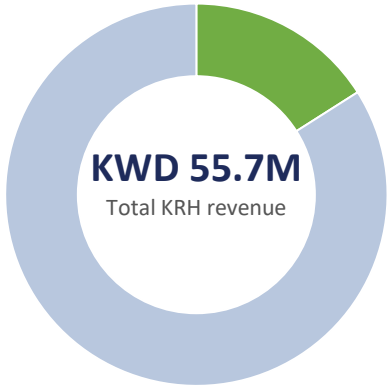
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16.0%

KWD 8.9M of 55.7M

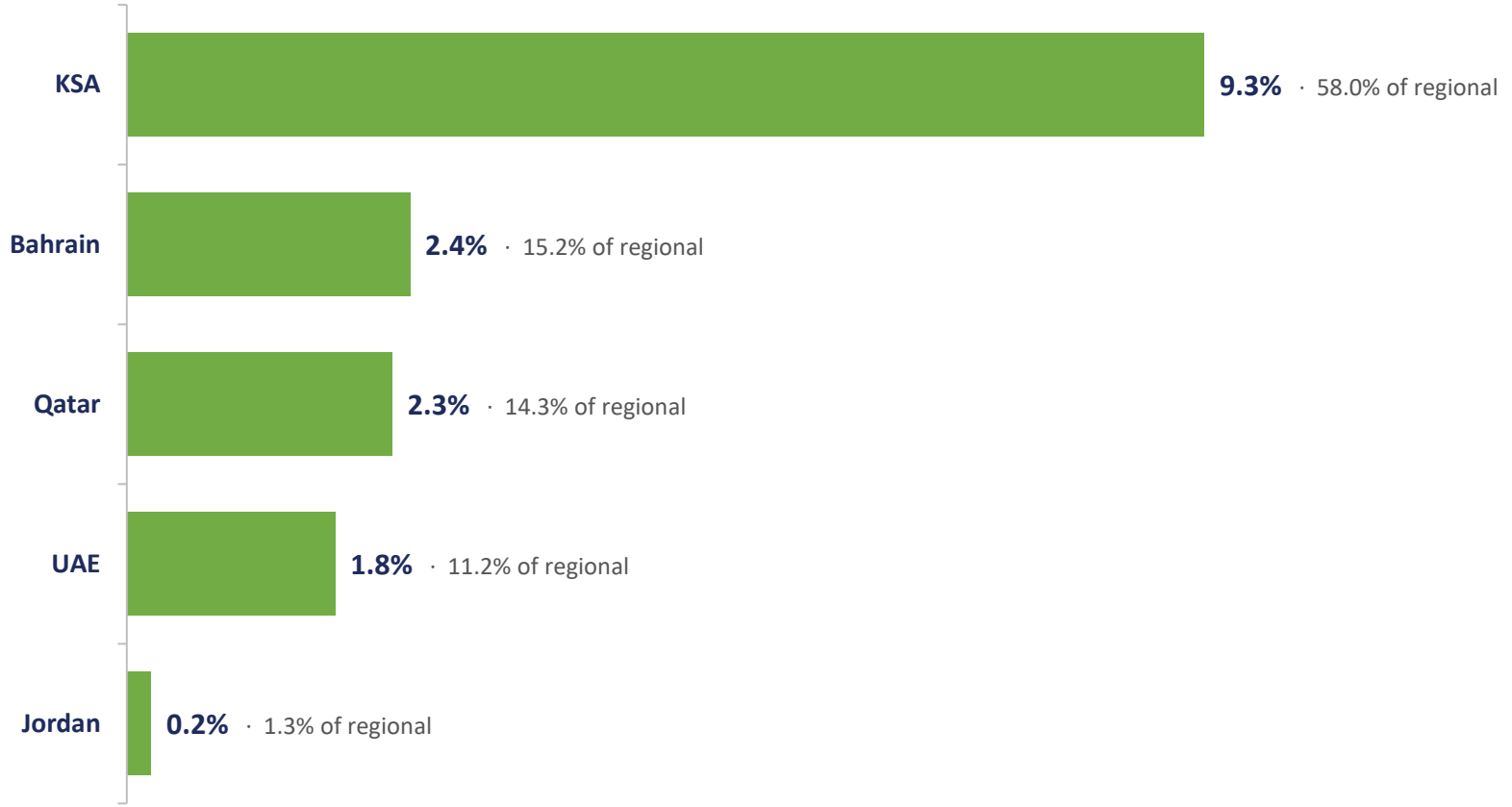
of Total KRH Revenue

UAE · Jordan · Bahrain · Qatar · KSA



- **Regional offices** 16.0% · KWD 8.9M
- **Kuwait** 84.0% · KWD 46.8M

Contribution to Total KRH Revenue by Country · YTD Q3 2026



Contribution Commentary · YTD Q3 2026:

- Regional offices contributed 16.0% of total KRH revenue (KWD 8.9M of KWD 55.7M).
- KSA is the largest contributor at 9.3% of KRH revenue (58.0% of regional), followed by Bahrain (2.4%) and Qatar (2.3%).

PIPELINE

REH

SECURED & HANDED OVER: PPP Al Muthanna Complex

✓ HANDED OVER

Having secured this Public Private Partnership through competitive bid, REH has now taken possession of the Al-Muthanna Complex, a landmark commercial property in Kuwait's city centre, and is mobilizing for construction, with completion scheduled for Q2 2028 under the terms of the 15-year usufruct agreement.

Investment Highlights:

- Strategic location with high footfall and commercial potential.
- Full-scale redevelopment to reposition the asset through modernization and technical upgrades.
- Unlocking value through space optimization and enhanced tenant mix.
- Construction commencing following handover, with delivery scheduled for Q2 2028 per contract.



With the asset now handed over, REH is moving into execution, creating immediate value through renovation, rebranding, and strong tenant demand, on track for a Q2 2028 delivery.

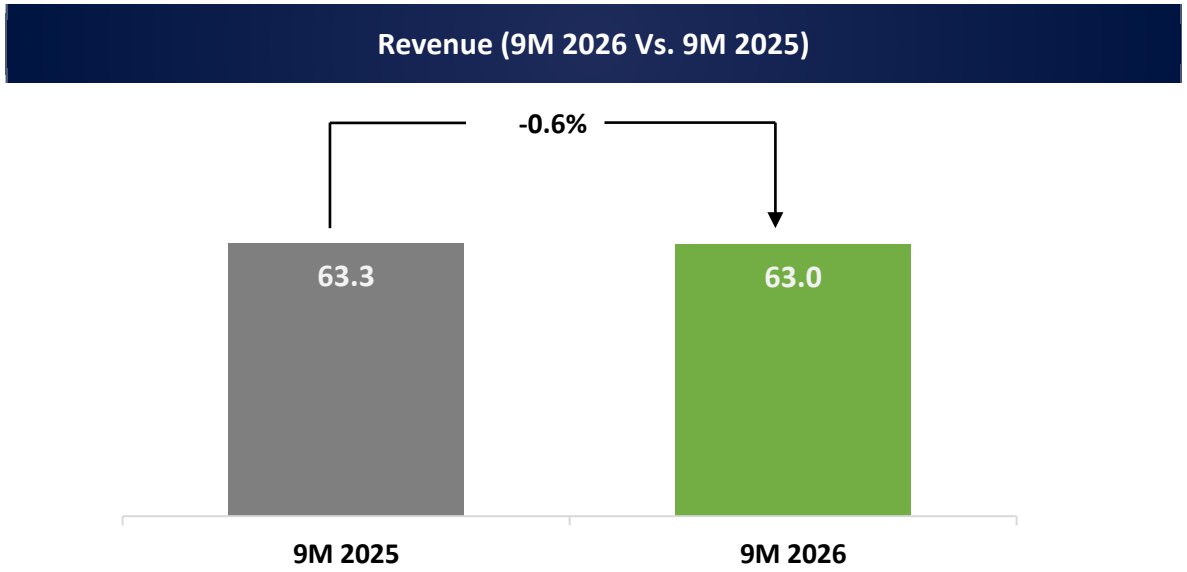
Q3 2026

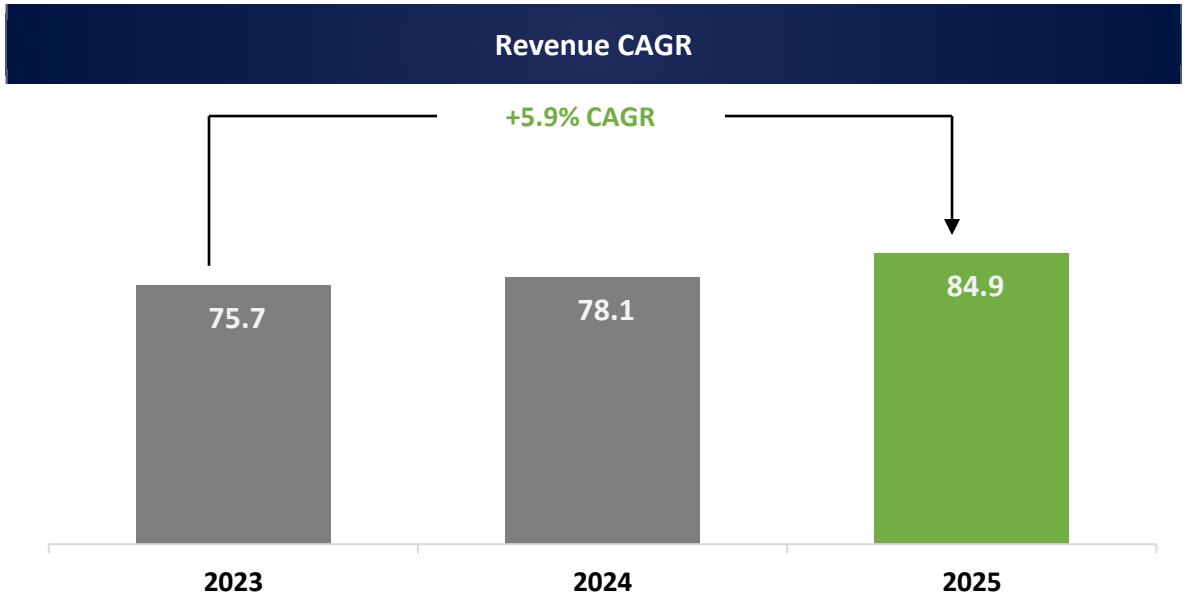
FINANCIAL PERFORMANCE

Key Highlights: Income Statement

Financial Performance 9M 2026

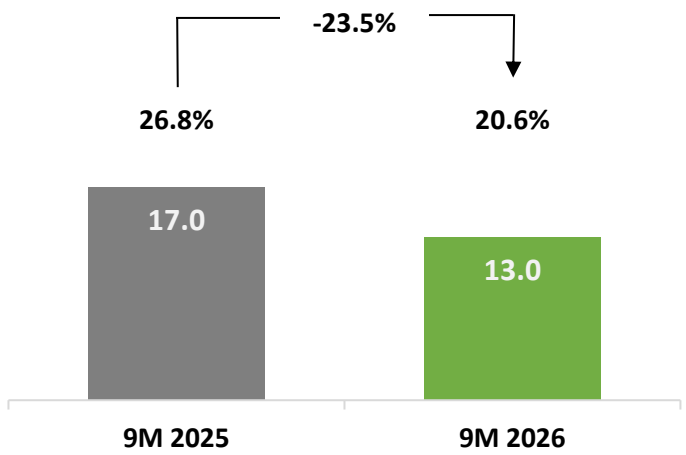
- Total revenue for 9M 2026 decreased by 0.6% YoY compared to 9M 2025, reaching KWD 63 million.
- The Human Resources segment contributed approximately 88% of total consolidated revenue, while the Real Estate segment accounted for the remaining 12%.
- Earnings Per Share (EPS) reached 24.23 fils for 9M 2026.
- Revenue CAGR of 5.9% reflects consistent growth over the past three years, demonstrating the company's ability to expand its top line steadily.



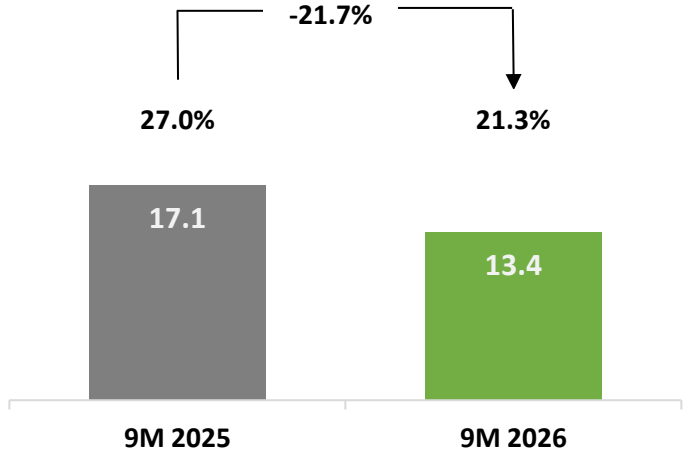


Key Highlights: Income Statement

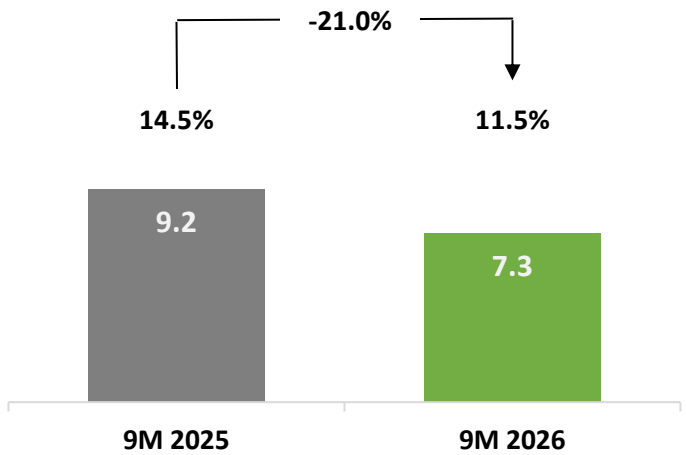
Gross Profit (KWD m/% revenues)



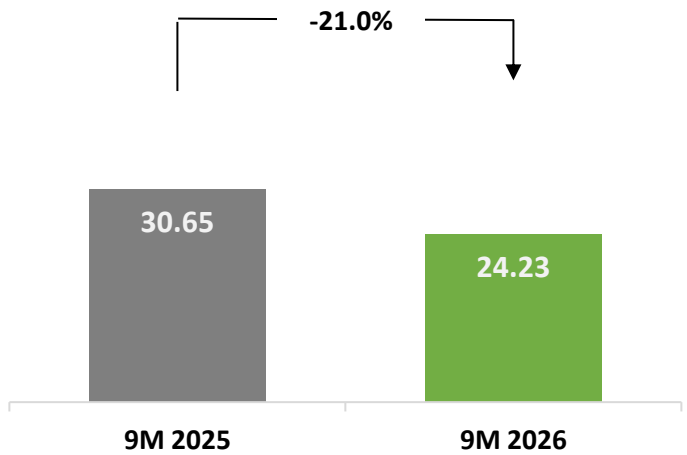
Adj. EBITDA (KWD m/% revenues)



Net Profit (KWD m/% revenues)



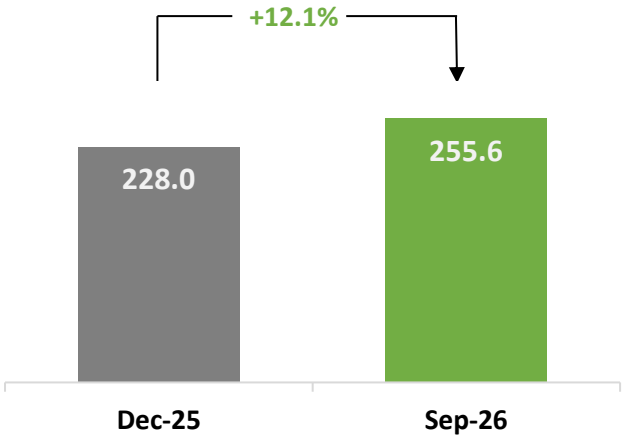
Earning per share (Fils)



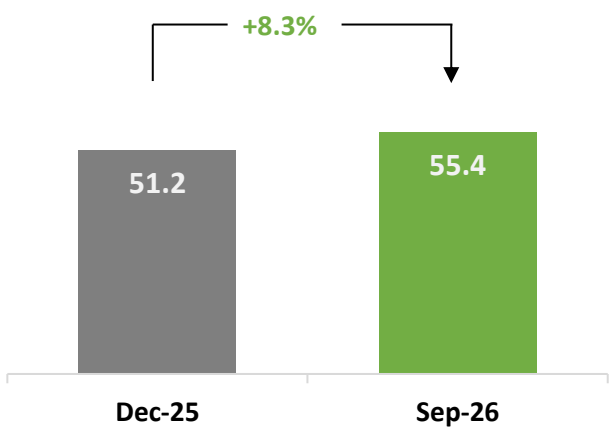
Key Highlights: Balance Sheet

BEYOUT HOLDING

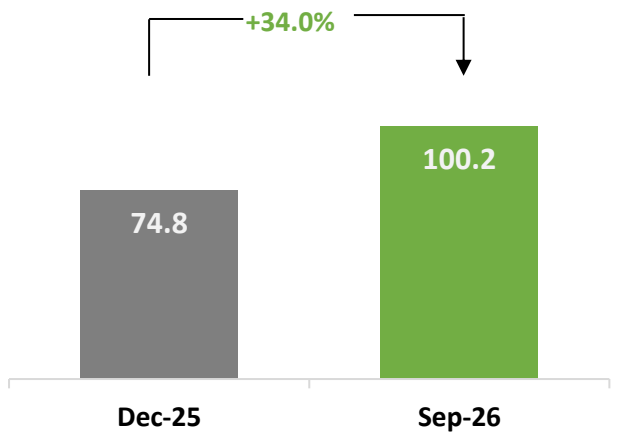
Total Assets (KWD m)



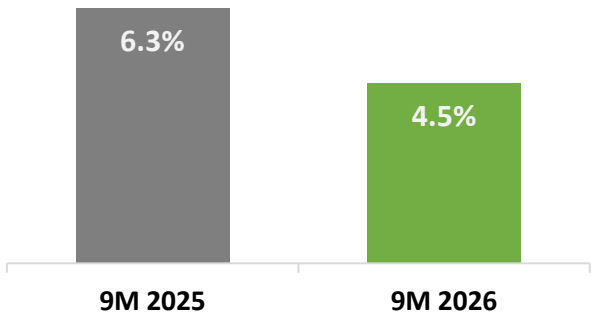
Equity attributable to the Shareholders(KWD m)



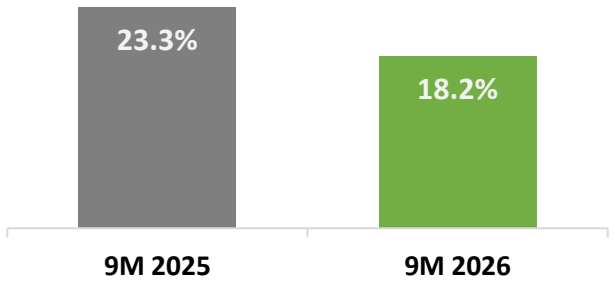
Bank Debt (KWD m)



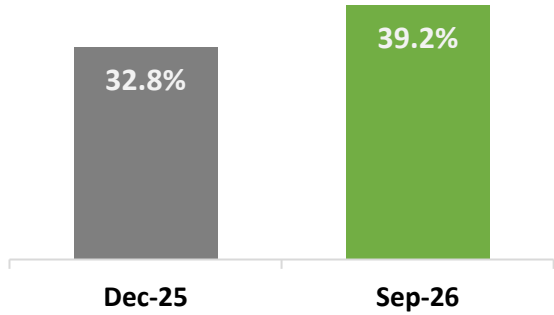
Annualized return on Average Assets



Annualized Return on Average Equity



Bank Debt to assets



BEYOUT HOLDING

Q3 2026
RESULTS

17 Nov 2026

THANK YOU