



**Grant Thornton**

Al-Qatami, Al-Aiban & Partners

Interim Condensed Consolidated Financial Information and Review Report

**Kuwait Business Town Real Estate Company – KPSC**

**and Subsidiaries**

**Kuwait**

31 March 2026 (Unaudited)

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## Report on Review of Interim Condensed Consolidated Financial Information

To the board of directors of  
Kuwait Business Town Real Estate Company – KPSC  
Kuwait

### *Introduction*

We have reviewed the accompanying interim condensed consolidated statement of financial position of Kuwait Business Town Real Estate Company – KPSC (the “Parent Company”) and its Subsidiaries (collectively the “Group”) as at 31 March 2026 and the related interim condensed consolidated statements of profit or loss, profit or loss and other comprehensive income, changes in equity and cash flows for the three-month period then ended.

Management is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard 34, “Interim Financial Reporting”. Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

### *Scope of Review*

We conducted our review in accordance with International Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity.” A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### *Conclusion*

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

### **Report on other legal and regulatory requirements**

Based on our review, the interim condensed consolidated financial information is in agreement with the books of the Parent Company. We further report that, to the best of our knowledge and belief, no violations of the Companies Law No. 1 of 2016 and its executive regulations, or of the Parent Company’s Memorandum of Incorporation and Articles of Association, as amended, have occurred during the three-month period ended 31 March 2026 that might have had a material effect on the business or financial position of the Parent Company.



**Report on Review of Interim Condensed Consolidated Financial Information of Kuwait Business Town Real Estate Company – KPSC (continued)**

**Report on other legal and regulatory requirements (continued)**

We further report, during the course of our review and to the best of our knowledge and belief, we have not become aware of any material violations of the provisions of Law No. 7 of 2010 relating to the Capital Markets Authority and its related regulations, as amended, during the three-month period ended 31 March 2026 that might have had a material effect on the business or financial position of the Parent Company.

A handwritten signature in blue ink, appearing to read 'Abdullatif M. Al-Aiban'.

Abdullatif M. Al-Aiban (CPA)

(Licence No. 94-A)

of Grant Thornton – Al-Qatami, Al-Aiban & Partners

Kuwait

14 May 2026

## Interim condensed consolidated statement of profit or loss

	Notes	Three months ended 31 March 2026 (Unaudited) KD	Three months ended 31 March 2025 (Unaudited) KD
<b>Income</b>			
Rental income		965,601	820,490
Net income from financial assets at fair value	5	(61,857)	(39,441)
Share of results from associates and joint venture	11	33,962	(222,242)
Interest income		706,888	570,047
Foreign currency exchange (loss)/gain		(4,216)	1,712
Other income		9,817	6,807
		<b>1,650,195</b>	<b>1,137,373</b>
<b>Expenses and other charges</b>			
General and administrative expenses		(605,829)	(676,452)
Finance costs		(744,461)	(743,353)
		<b>(1,350,290)</b>	<b>(1,419,805)</b>
<b>Profit for the period before provisions for contribution to Kuwait Foundation for the Advancement of Sciences (KFAS), National Labour Support Tax (NLST) and Zakat</b>		<b>299,905</b>	<b>(282,432)</b>
Provisions for KFAS, NLST and Zakat		(9,679)	-
<b>Profit for the period</b>		<b>290,226</b>	<b>(282,432)</b>
<b>Profit for the period attributable to:</b>			
Owners of the Parent Company		228,152	(268,534)
Non-controlling interests		62,074	(13,898)
<b>Profit for the period</b>		<b>290,226</b>	<b>(282,432)</b>
<b>Basic and diluted earnings / (loss) per share</b>	6	<b>0.38 Fils</b>	<b>(0.45) Fils</b>

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

## Interim condensed consolidated statement of profit or loss and other comprehensive income

	Three months ended 31 March 2026 (Unaudited) KD	Three months ended 31 March 2025 (Unaudited) KD
<b>Profit / (loss) for the period</b>	<b>290,226</b>	<b>(282,432)</b>
<b>Other comprehensive income:</b>		
<i>Items that will not be reclassified subsequently to consolidated statement of profit or loss:</i>		
Net change in fair value of financial assets at fair value through other comprehensive income	<b>(138,579)</b>	221,098
<i>Items that may be reclassified subsequently to consolidated statement of profit or loss:</i>		
Net change in fair value of financial assets at fair value through other comprehensive income	<b>480,278</b>	(37,502)
Share of other comprehensive income of associate	<b>97,841</b>	(95,142)
Exchange differences arising on translation of foreign operations	<b>(152,417)</b>	373,222
<b>Total other comprehensive income for the period</b>	<b>287,123</b>	461,676
<b>Total comprehensive income for the period</b>	<b>577,349</b>	179,244
<b>Total comprehensive income for the period attributable to:</b>		
Owners of the Parent Company	<b>547,163</b>	114,734
Non-controlling interests	<b>30,186</b>	64,510
<b>Total comprehensive income for the period</b>	<b>577,349</b>	179,244

*The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.*

## Interim condensed consolidated statement of financial position

	Notes	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
<b>Assets</b>				
Cash and cash equivalents	7	2,669,118	3,460,022	7,874,906
Accounts receivable and other assets		1,894,210	1,517,759	2,529,545
Financial assets at fair value through profit or loss	8	14,585,486	14,590,387	16,345,197
Financial assets at fair value through other comprehensive income	9	45,905,075	45,307,861	40,563,965
Investment properties	10	50,783,788	51,119,437	46,788,722
Investment in associates and joint venture	11	15,369,804	15,222,467	15,344,483
Property, plant and equipment		95,093	101,798	122,388
<b>Total assets</b>		<b>131,302,574</b>	<b>131,319,731</b>	<b>129,569,206</b>
<b>Equity and liabilities</b>				
<b>Equity</b>				
Share capital	12	59,813,284	59,813,284	57,512,773
Treasury shares		-	-	(426,844)
Treasury shares reserve		116,285	116,285	31,773
Statutory reserve		1,495,887	1,495,887	1,275,221
Voluntary reserve		1,495,887	1,495,887	1,275,221
Foreign currency translation reserve		(372,342)	(252,257)	(481,050)
Cumulative changes in fair value		(12,342,935)	(12,769,040)	(10,426,566)
Retained earnings		1,976,231	1,735,088	3,658,667
<b>Equity attributable to the owners of the Parent Company</b>		<b>52,182,297</b>	<b>51,635,134</b>	<b>52,419,195</b>
Non-controlling interests		5,349,300	5,364,102	6,240,776
<b>Total equity</b>		<b>57,531,597</b>	<b>56,999,236</b>	<b>58,659,971</b>
<b>Liabilities</b>				
Provision for employees' end of service benefits		218,812	254,280	271,040
Accounts payable and other liabilities		3,055,364	3,007,936	2,708,889
Borrowings	13	67,506,449	68,037,509	64,442,969
Due to banks	14	2,990,352	3,020,770	3,486,337
<b>Total liabilities</b>		<b>73,770,977</b>	<b>74,320,495</b>	<b>70,909,235</b>
<b>Total equity and liabilities</b>		<b>131,302,574</b>	<b>131,319,731</b>	<b>129,569,206</b>



Salem Khuder Mohammed Al-Hassawi  
Chairman



The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

## Interim condensed consolidated statement of changes in equity

	Equity attributable to the owners of the Parent Company							Non-controlling interests	Total	
	Share capital KD	Treasury shares reserve KD	Statutory reserve KD	Voluntary reserve KD	Foreign currency translation reserve KD	Cumulative changes in fair value KD	Retained earnings KD			Sub-Total KD
<b>Balance as at 1 January 2026 (Audited)</b>	59,813,284	116,285	1,495,887	1,495,887	(252,257)	(12,769,040)	1,735,088	51,635,134	5,364,102	56,999,236
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	(44,988)	(44,988)
Total transactions with owners	-	-	-	-	-	-	-	-	(44,988)	(44,988)
Profit for the period	-	-	-	-	-	-	228,152	228,152	62,074	290,226
Other comprehensive (loss) / income for the period	-	-	-	-	(120,085)	439,096	-	319,011	(31,888)	287,123
Total comprehensive (loss) / income for the period	-	-	-	-	(120,085)	439,096	228,152	547,163	30,186	577,349
Gain on sale of financial assets at FVTOCI	-	-	-	-	-	(12,991)	12,991	-	-	-
<b>Balance as at 31 March 2026 (Unaudited)</b>	59,813,284	116,285	1,495,887	1,495,887	(372,342)	(12,342,935)	1,976,231	52,182,297	5,349,300	57,531,597

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

## Interim condensed consolidated statement of changes in equity (continued)

	Equity attributable to the owners of the Parent Company										
	Share capital KD	Treasury shares KD	Treasury shares KD	Treasury shares KD	Statutory reserve KD	Voluntary reserve KD	Foreign currency translation reserve KD	Cumulative changes in fair value KD	Retained earnings KD	Sub-Total KD	Non-controlling interests KD
<b>Balance as at 1 January 2025 (Audited)</b>	57,512,773	(306,625)	31,773	1,275,221	1,275,221	(776,881)	(10,514,003)	4,123,155	52,620,634	6,218,176	58,838,810
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(41,910)	(41,910)
Purchase of treasury shares	-	(120,219)	-	-	-	-	-	-	(120,219)	-	(120,219)
Total transactions with owners	-	(120,219)	-	-	-	-	-	-	(120,219)	(41,910)	(162,129)
Profit for the period	-	-	-	-	-	-	-	(268,534)	(268,534)	(13,898)	(282,432)
Other comprehensive Income for the period	-	-	-	-	-	295,831	87,437	-	383,268	78,408	461,676
Total comprehensive income / (loss) for the period	-	-	-	-	-	295,831	87,437	(268,534)	114,734	64,510	179,244
Loss on sale of financial assets at FVTOCI	-	-	-	-	-	-	-	(195,954)	(195,954)	-	(195,954)
<b>Balance as at 31 March 2025 (Unaudited)</b>	57,512,773	(426,844)	31,773	1,275,221	1,275,221	(481,050)	(10,426,566)	3,658,667	52,419,195	6,240,776	58,659,971

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

## Interim condensed consolidated statement of cash flows

	Notes	Three months ended 31 March 2026 (Unaudited) KD	Three months ended 31 March 2025 (Unaudited) KD
<b>OPERATING ACTIVITIES</b>			
Profit / (loss) for the period		290,226	(282,432)
Adjustments for:			
Net income from financial assets at fair value	5	61,857	39,441
Share of results of associates and joint venture	11	(33,962)	222,242
Depreciation		6,968	6,661
Provision charge for employees' end of service benefits		15,094	10,783
Finance costs		744,461	743,353
		<b>1,084,644</b>	<b>740,048</b>
<b>Changes in operating assets and liabilities:</b>			
Accounts receivable and other assets		(320,127)	(221,078)
Accounts payable and other liabilities		(188,791)	(86,976)
Employees' end of service benefits paid		(50,562)	-
<b>Net cash from operating activities</b>		<b>525,164</b>	<b>431,994</b>
<b>INVESTING ACTIVITIES</b>			
Additions to property, plant and equipment		(259)	(3,350)
Purchase of financial assets at FVTPL		(113,600)	(553,621)
Proceeds from sale of financial assets at FVTPL		-	822,835
Purchase of financial assets at FVTOCI		(612,669)	(8,839,268)
Proceeds from sale of financial assets at FVTOCI		357,597	3,956,353
Additions to investment properties	10	(7,966)	(2,603,596)
Dividend income received		30,644	38,457
Restricted cash and cash equivalents	7	(690,416)	(929,411)
<b>Net cash used in investing activities</b>		<b>(1,036,669)</b>	<b>(8,111,601)</b>
<b>FINANCING ACTIVITIES</b>			
Due to banks		(40,614)	25,591
Cash dividend paid		(93)	(656)
Reduction in share capital		(12)	(374)
Purchase of treasury shares		-	(120,219)
Dividend paid to non-controlling interests		(44,988)	(41,910)
Proceeds from borrowings		253,848	13,990,000
Repayment of borrowings		(598,217)	(3,058,374)
Finance costs paid		(508,242)	(354,751)
<b>Net cash (used in)/from financing activities</b>		<b>(938,318)</b>	<b>10,439,307</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>		<b>(1,449,823)</b>	<b>2,759,700</b>
Foreign currency adjustments		(31,497)	21,479
Cash and cash equivalents at beginning of the period	7	2,510,165	3,535,354
<b>Cash and cash equivalents at end of the period</b>	<b>7</b>	<b>1,028,845</b>	<b>6,316,533</b>

The notes set out on pages 9 to 20 form an integral part of this interim condensed consolidated financial information.

# Notes to the interim condensed consolidated financial information

## 1 Incorporation and activities of the Parent Company

Kuwait Business Town Real Estate Company KPSC (the "Parent Company") was incorporated in Kuwait in 1999 as a limited liability company and was registered as a K.S.C. (Closed) Company on 6 November 2004. The Parent Company's shares were listed in the Kuwait Stock Exchange on 16 December 2008. The Parent Company's registered office is at KBT Tower 28th floor, Khalid Ebn Al Waleed Street, Kuwait.

The principal activities of the Parent Company are:

1. Owning, sale and purchase of real estate and lands and their development for the account of the Company inside and outside the State of Kuwait, as well as management of properties of others without violating the provision and laws stipulated in the existing laws and the probation of trade in private housing and plots as prescribed by these laws.
2. Own, sale and purchase of shares of shares and bonds of real estate entities only for the account of the company inside and outside the State of Kuwait.
3. Preparation of economic feasibility studies and providing consultancy in the real estate fields of all kinds, if only the required conditions are met by the parties that perform such services.
4. Owing, management, leasing and rental of hotels, health clubs and touristic facilities.
5. Carrying out maintenance works, of building and real estate owned by the company and others including maintenance works, execution of civil, mechanical, electrical, elevators and air conditioning works to ensure the protection and safety of buildings.
6. Managing, operating, investing in, renting and leasing hotels, clubs, motels, guest houses, parks, gardens, showrooms, restaurants, cafeterias, housing complexes, touristic and health resort, recreational and athletic projects and stores of all degrees and levels, inclusive of all main and auxiliary services, accompanying facilities and other necessary services.
7. Organizing exhibitions for the Company's real estate projects according to the regulations applicable by the Ministry.
8. Holding real estate auctions according to the regulations applicable by the Ministry.
9. Owning and managing commercial malls and residential complexes.
10. Establishing and managing real estate funds (after the approval of Central Bank of Kuwait).
11. Investing surplus funds available with the Company by investing in financial and real estate portfolios managed by specialized companies and entities.
12. Direct contribution to the development of infrastructure of areas and residential, commercial and industrial projects using Build-Operate-Transfer (BOT) system and management of real estate facilities through BOT system.
13. The company may have all interest in or participate in any manner with entity that carry on business activities similar to its own or which may assist the company in achieving its objects in Kuwait or abroad and it has the right to buy or affiliate with these bodies.

## Notes to the interim condensed consolidated financial information (continued)

### 1 Incorporation and activities of the Parent Company (continued)

Kuwait Business Town Real Estate Company - KPSC (“the Parent Company”) and its subsidiaries are collectively referred to as “the Group” in this interim condensed consolidated financial information.

The interim condensed consolidated financial information of the Group for the three-month period ended 31 March 2026 were authorised for issue in accordance with a resolution of the Parent Company’s Board of Directors on 14 May 2026.

### 2 Basis of presentation

This interim condensed consolidated financial information of the Group for the three-month period ended 31 March 2026 has been prepared in accordance with IAS 34 “Interim Financial Reporting”.

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

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

This interim condensed consolidated financial information does not include all information and disclosures required for complete financial statements prepared in accordance with the IFRS Accounting Standards. In the opinion of Parent Company’s management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation for the interim condensed consolidated financial information have been included.

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

### 3 Changes in accounting policies

The accounting policies used in the preparation of this interim condensed consolidated financial information are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the amendments to the IFRS Accounting Standards effective as of 1 January 2026 as described in Note 3.1. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

#### 3.1 New and amended IFRS Accounting Standards adopted by the Group

The following amendments were effective for the current period:

##### IFRS 7 and IFRS 9 Classification and Measurement of Financial Instruments - Amendments

The amendments to IFRS 7 and IFRS 9 addresses three change and are required to apply the amendments retrospectively without restating prior periods to reflect the application of the amendments, but may do so if, and only if, it is possible to do so without the use of hindsight.

## Notes to the interim condensed consolidated financial information (continued)

### 3 Changes in accounting policies (continued)

#### 3.1 New and amended IFRS Accounting Standards adopted by the Group (continued)

##### IFRS 7 and IFRS 9 Classification and Measurement of Financial Instruments – Amendments (continued)

- a) Derecognition of a financial liability settled through electronic transfer whereby entities are permitted to deem a financial liability (or part of it) that will be settled in cash using an electronic payment system to be discharged before the settlement date if specified criteria are met. An entity that elects to apply this derecognition option would be required to apply it to all settlements made through the same electronic payment system.
- b) Classification of financial assets based on a) contractual terms that are consistent with basic lending arrangements, b) assets with non-recourse description has been enhanced to include a financial asset has non-recourse features if an entity's ultimate right to receive cash flows is contractually limited to the cash flows generated by specified assets, and c) contractually linked instruments have been clarified, and
- c) Disclosures relating to a) financial assets at FVTOCI where entities are required to disclose fair value gain or loss separately for financial assets derecognised in the period and the fair value gain or loss that relates to investments held at the end of the period, and b) contractual terms that could change the timing or amount of contractual cash flows on the occurrence (or non-occurrence) of a contingent event that does not relate directly to changes in a basic lending risks and costs.

The adoption of the amendments did not have a significant impact on the Group's interim condensed consolidated financial information.

##### Annual Improvements to IFRS Accounting Standards – volume 11

The annual improvement project updates a number of standards primarily providing clarifications and removing inconsistencies.

The adoption of the amendments did not have a significant impact on the Group's interim condensed consolidated financial information.

### 4 Judgement and estimates

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

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

## Notes to the interim condensed consolidated financial information (continued)

### 5 Net gain from financial assets at fair value

	Three months ended 31 March 2026 (Unaudited) KD	Three months ended 31 March 2025 (Unaudited) KD
<b>Financial assets at fair value through profit or loss:</b>		
Change in fair value	(118,501)	(73,631)
Gain on sale	-	1,652
Dividend income	56,644	38,457
	<b>(61,857)</b>	<b>(33,522)</b>
<b>Financial assets at fair value through other comprehensive income:</b>		
Loss on sale	-	(5,919)
	-	(5,919)
	<b>(61,857)</b>	<b>(39,441)</b>

### 6 Basic and diluted earnings / (loss) per share

Basic and diluted earnings / (loss) per share is calculated by dividing the profit / (loss) for the period attributable to the owners of the Parent Company by the weighted average number of shares outstanding during the period excluding treasury shares. As there are no dilutive instruments outstanding, basic and diluted earnings per share are identical.

	Three months ended 31 March 2026 (Unaudited) KD	Three months ended 31 March 2025 (Unaudited) KD
Profit/(loss) for the period attributable to the owners of the Parent Company (KD)	228,152	(268,534)
Weighted average number of the outstanding shares (excluding treasury shares) (share)	598,132,835	595,174,959
<b>Basic and diluted earnings / (loss) per share (Fils)</b>	<b>0.38</b>	<b>(0.45)</b>

## Notes to the interim condensed consolidated financial information (continued)

### 7 Cash and cash equivalents

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Cash and bank balances	2,013,980	2,984,857	4,044,646
Term deposits – 1 to 3 months	-	122,360	620,320
Cash in managed portfolios	655,138	352,805	3,209,940
<b>Cash and cash equivalents for the interim condensed consolidated statement of financial position</b>	<b>2,669,118</b>	<b>3,460,022</b>	<b>7,874,906</b>
Less: pledged cash and cash equivalents (note 7.1)	(1,640,273)	(949,857)	(1,558,373)
<b>Cash and cash equivalents for the interim condensed consolidated statement of cash flows</b>	<b>1,028,845</b>	<b>2,510,165</b>	<b>6,316,533</b>

7.1 Pledged cash and cash equivalents represent bank balances and cash in managed portfolios pledged as collateral against certain borrowings (note 13).

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

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Quoted equity securities	291,003	132,304	750,497
Unquoted equity securities	11,923,004	12,094,667	12,814,600
Managed portfolios	2,371,479	2,363,416	2,780,100
	<b>14,585,486</b>	<b>14,590,387</b>	<b>16,345,197</b>

Financial assets at fair value through profit or loss with a carrying amount of KD10,635,019 (31 December 2025: KD10,798,705 and 31 March 2025: KD9,407,312) are pledged against certain borrowings (note 13).

The hierarchy for determining and disclosing the fair values of financial instruments is presented in note 17.

### 9 Financial assets at fair value through other comprehensive income

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Quoted equity securities	16,264,526	16,245,601	16,030,306
Unquoted equity securities	26,542,012	26,439,733	18,690,573
Debt instruments	3,098,537	2,622,527	5,843,086
	<b>45,905,075</b>	<b>45,307,861</b>	<b>40,563,965</b>

Debt instruments represent investment in bonds/sukuk carrying annual interest/profit rate of 8% (31 December 2025: 6.25% - 9.375% and 31 March 2025: 6.92% - 9.125%).

Financial assets at fair value through other comprehensive income with an aggregate carrying value of KD42,765,297 (31 December 2025: KD39,497,163 and 31 March 2025: KD33,328,885) are pledged against certain borrowings (note 13).

The hierarchy for determining and disclosing the fair values of financial instruments is presented in note 17.

## Notes to the interim condensed consolidated financial information (continued)

### 10 Investment properties

The movement in investment properties during the period/year is as follows:

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
At 1 January	51,119,437	43,468,999	43,468,999
Additions	7,966	2,648,873	2,603,596
Change in fair value	-	3,646,210	-
Foreign currency translation adjustments	(343,615)	1,355,355	716,127
	<b>50,783,788</b>	<b>51,119,437</b>	<b>46,788,722</b>

Investment properties with a carrying value of KD47,547,893 (31 December 2025: KD47,883,542 and 31 March 2025 KD46,788,722) are pledged against certain borrowings and due to banks (notes 13 and 14).

### 11 Investment in associates and joint venture

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Investment in associates	4,559,134	4,455,877	4,409,744
Investment in joint venture	10,810,670	10,766,590	10,934,739
	<b>15,369,804</b>	<b>15,222,467</b>	<b>15,344,483</b>

The Group's investment in associates with a carrying value of KD3,494,095 (31 December 2025: KD3,369,404 and 31 March 2025: KD3,461,602) is pledged against certain borrowings (note 13).

The movement in investment in associates and joint venture during the period / year is as follows:

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Balance beginning of the period / year	15,222,467	15,617,603	15,617,603
Share of results	33,962	(269,238)	(222,242)
Share of other comprehensive income / (loss)	97,841	(124,108)	(95,142)
Foreign currency translation adjustments	15,534	(1,790)	44,264
Balance at the end of the period / year	<b>15,369,804</b>	<b>15,222,467</b>	<b>15,344,483</b>

### 12 Share capital

The authorised, issued and fully paid-up share capital of the Parent Company comprised 598,132,835 shares of 100 Fils each (31 December 2025: 598,132,835 shares of 100 Fils each and 31 March 2025: 575,127,726 shares of 100 Fils each). All of which were paid in cash.

## Notes to the interim condensed consolidated financial information (continued)

### 12 Share capital (continued)

The extraordinary general assembly held on 13 May 2025 approved to increase the share capital by 23,005,109 shares through issuing new shares which represents the bonus shares to be distributed to the shareholders approved by the Annual General Assembly of the shareholders (note 15). The capital increase was approved by the relevant authorities and registered in the commercial register on 27 May 2025.

### 13 Borrowings

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Term loans (13.1)	2,279,718	2,018,940	2,038,740
Islamic financing facilities, gross	66,503,057	66,487,099	64,069,504
Less: deferred costs	(1,276,326)	(468,530)	(1,665,275)
Islamic financing facilities, net (13.2)	65,226,731	66,018,569	62,404,229
Total borrowing, net	67,506,449	68,037,509	64,442,969

The borrowings are due for repayment as follows:

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Within one year	65,480,579	66,018,569	49,474,870
Over one year	2,025,870	2,018,940	14,968,099
	67,506,449	68,037,509	64,442,969

#### 13.1 Term loans represent the following:

- Term loan obtained from a foreign financial institution of USD6.6 million, carrying an interest rate of 2.62% per annum and repayable in one instalment on 30 April 2030. The amount outstanding at the reporting date is KD2,025,870.
- Term loan obtained from a foreign financial institution of USD827,000, carrying an interest rate of 4.78% per annum is repayable in one instalment on 27 April 2026. The amount outstanding at the reporting date is KD253,848.

#### 13.2 Islamic financing represents the following:

- Murabaha facility of GBP32.340 million obtained from a foreign bank, carrying a profit rate of 2.71% per annum and is repayable on 14 July 2026. The amount outstanding at the reporting date is KD13,104,815.
- Revolving murabaha facilities obtained from a local bank having a limit of KD55 million, carry a profit rate of 1% per annum over CBK discount rate and repayable within one year of the reporting date. The amount outstanding at the reporting date is KD52,121,916.

Borrowings are secured by pledge of certain cash and cash equivalents, financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties and investment in associate (notes 7,8,9,10 and 11) and mortgage of local quoted securities owned by a related party.

## Notes to the interim condensed consolidated financial information (continued)

### 14 Due to banks

Due to banks represents bank overdraft facility having a limit of USD10.5 million from a foreign bank and carry annual interest rate of 2% above 1-month SOFR. The amount outstanding at the reporting date amounted to KD2,990,352. The facility is secured by first degree mortgage of certain investment properties (note 10) and assignment of rental income from these properties in favour of the bank. The facility agreement expires on 31 October 2026.

### 15 Annual general assembly

The Annual General Assembly of shareholders held on 7 May 2026 approved the consolidated financial statements for the year ended 31 December 2025 and directors proposal not to distribute dividends for the year then ended (2024: cash dividends of 3 Fils per share and 4% bonus share). Furthermore, the general assembly approved not to distribute directors' remuneration for the year ended 31 December 2025 (2024: KD21,000).

### 16 Related party transactions

Related parties represent the major shareholders, associates and joint venture, directors, entities under common control and key management personnel of the Group and companies in which directors and key management personnel of the Group are principal owners or over which they are able to exercise significant influence or joint control. Pricing policies and terms of these transactions are approved by the Group's management.

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

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

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Accounts receivable and other assets	500,363	459,381	1,460,982
Accounts payable and other liabilities	208,836	208,836	210,836
Borrowings	-	-	2,000,000
Acquiring additional interest in a subsidiary	-	1,074,500	-

**Transactions included in the interim condensed consolidated statement of profit or loss:**

	Three months ended 31 March 2026 (Unaudited) KD	Three months ended 31 March 2025 (Unaudited) KD
General and administrative expenses	32,312	80,585
Finance costs	-	59,986
<b>Key management compensation:</b>		
Salaries and short-term benefits	66,815	102,604
Employees' end of service benefits	10,670	6,504
	<b>77,485</b>	<b>109,108</b>

## Notes to the interim condensed consolidated financial information (continued)

### 17 Fair value measurement

Fair value represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
<b>Financial assets:</b>			
<b>At amortised cost:</b>			
Cash and cash equivalents	2,669,118	3,460,022	7,874,906
Accounts receivable and other assets	1,894,210	1,517,759	2,529,545
<b>At fair value:</b>			
Financial assets at fair value through profit or loss	14,585,486	14,590,387	16,345,197
Financial assets at fair value through other comprehensive income	45,905,075	45,307,861	40,563,965
	<b>65,053,889</b>	<b>64,876,029</b>	<b>67,313,613</b>
<b>Financial liabilities:</b>			
<b>At amortised cost:</b>			
Provision for employees' end of service benefits	218,812	254,280	271,040
Accounts payable and other liabilities	3,055,364	3,007,936	2,708,889
Borrowings	67,506,449	68,037,509	64,442,969
Due to banks	2,990,352	3,020,770	3,486,337
	<b>73,770,977</b>	<b>74,320,495</b>	<b>70,909,235</b>

Management considers that the carrying amounts of loans and receivable and financial liabilities, which are stated at amortised cost, approximate their fair values.

The level within which the financial asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

## Notes to the interim condensed consolidated financial information (continued)

### 17 Fair value measurement (continued)

The financial assets and liabilities measured at fair value on a recurring basis in the interim condensed statement of consolidated financial position are grouped into the fair value hierarchy as follows:

	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
<b>31 March 2026 (Unaudited)</b>				
<b>Financial assets at fair value through profit or loss:</b>				
Quoted equity securities	291,003	-	-	291,003
Unquoted equity securities	-	8,263,540	3,659,464	11,923,004
Managed portfolio	-	2,371,479	-	2,371,479
<b>Financial assets at fair value through other comprehensive income:</b>				
Quoted equity securities	16,264,526	-	-	16,264,526
Unquoted equity securities	-	24,849,811	1,692,201	26,542,012
Debt securities	-	3,098,537	-	3,098,537
	<b>16,555,529</b>	<b>38,583,367</b>	<b>5,351,665</b>	<b>60,490,561</b>
<b>31 December 2025 (Audited)</b>				
<b>Financial assets at fair value through profit or loss:</b>				
Quoted equity securities	132,304	-	-	132,304
Unquoted equity securities	-	8,435,290	3,659,377	12,094,667
Managed portfolio	-	2,363,416	-	2,363,416
<b>Financial assets at fair value through other comprehensive income:</b>				
Quoted equity securities	16,245,601	-	-	16,245,601
Unquoted equity securities	-	24,747,532	1,692,201	26,439,733
Debt securities	-	2,622,527	-	2,622,527
	<b>16,377,905</b>	<b>38,168,765</b>	<b>5,351,578</b>	<b>59,898,248</b>
<b>31 March 2025 (Unaudited)</b>				
<b>Financial assets at fair value through profit or loss:</b>				
Quoted equity securities	750,497	-	-	750,497
Unquoted equity securities	-	8,480,612	4,333,988	12,814,600
Managed portfolio	-	2,780,100	-	2,780,100
<b>Financial assets at fair value through other comprehensive income:</b>				
Quoted equity securities	16,030,306	-	-	16,030,306
Unquoted equity securities	-	17,107,186	1,583,387	18,690,573
Debt securities	-	5,843,086	-	5,843,086
	<b>16,780,803</b>	<b>34,210,984</b>	<b>5,917,375</b>	<b>56,909,162</b>

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

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

## Notes to the interim condensed consolidated financial information (continued)

### 17 Fair value measurement (continued)

#### Level 3 fair value measurements

The Group's measurement of financial assets and liabilities classified in level 3 uses valuation techniques inputs that are not based on observable market data. The financial instruments within level 3 can be reconciled from beginning to ending balances as follows:

	31 March 2026 (Unaudited) KD	31 Dec. 2025 (Audited) KD	31 March 2025 (Unaudited) KD
Opening balance	5,351,578	5,917,351	5,917,351
Disposals	-	(655,663)	-
Change in fair value	87	89,890	24
Closing balance	5,351,665	5,351,578	5,917,375

### 18 Segmental information

The Group is divided into operating segments for managing its various business activities. The Group operates mainly in Kuwait, United Arab Emirates, Europe and USA. For the purpose of analysing the major segments, the Group's management allocated its business and services into the following operating segments:

- Investing activities comprise participation in financial and real estate funds and managing the Group's liquidity requirements.
- Real estate activities comprise investment, managing real estate and construction or development of real estate for the sale in the ordinary course of business and other related real estate services.

There are no inter-segmental transactions. The following segments are reported in a manner that is more consistent with internal reporting providing to the chief operating decision maker.

	Investment KD	Real estate KD	Total KD
<b>Three months ended 31 March 2026 (Unaudited)</b>			
Segment revenue	678,993	971,202	1,650,195
Segment results	644,651	(354,425)	290,226
Segment assets	77,236,379	54,066,195	131,302,574
Segment liabilities	52,018	73,718,959	73,770,977
<b>Three months ended 31 March 2025 (Unaudited)</b>			
Segment revenue	308,367	829,006	1,137,373
Segment results	143,778	(426,210)	(282,432)
Segment assets	76,626,510	52,942,696	129,569,206
Segment liabilities	168,737	70,740,498	70,909,235

## Notes to the interim condensed consolidated financial information (continued)

### **19 Comparative figures**

Certain comparative figures have been reclassified to be consistent with the presentation of interim condensed consolidated financial information for the current period. This reclassification did not have any impact on the total assets, total equity and results for the comparative period/year.

### **20 Geopolitical developments**

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

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