

**AL MAZAYA HOLDING COMPANY K.S.C. (PUBLIC)  
AND ITS SUBSIDIARIES  
STATE OF KUWAIT**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION  
FOR THE PERIOD ENDED MARCH 31, 2026  
(UNAUDITED)  
WITH  
REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED  
FINANCIAL INFORMATION**

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## **REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION**

The Board of Directors  
Al Mazaya Holding Company K.S.C.P.  
State of Kuwait

### **Introduction**

We have reviewed the accompanying interim condensed consolidated statement of financial position of Al Mazaya Holding Company K.S.C.P. (The Parent Company) and its subsidiaries (the Group) as of March 31, 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 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 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**

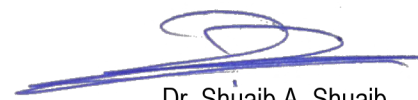
Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34.

### **Report on other Legal and Regulatory Requirements**

Based on our review, the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended during the three months period ended March 31, 2026 that might have had a material effect on the Group's financial position or results of its operations.

Furthermore, during our review we have not become aware of any material violations of the provisions of Law 7 of 2010, as amended, relating to the Capital Markets Authority and its related regulations during the three months for the period ended March 31, 2026 that might have had a material effect on the Group's financial position or results of its operations.

State of Kuwait  
April 29, 2026



Dr. Shuaib A. Shuaib  
License No. 33-A  
RSM Albazie & Co.

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**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)**  
**AS OF MARCH 31, 2026**  
(All amounts are in Kuwaiti Dinars)

	Note	March 31, 2026	December 31, 2025 (Audited)	March 31, 2025
<b><u>ASSETS</u></b>				
Current assets:				
Cash and cash equivalent	3	5,213,591	3,483,046	3,381,374
Financial assets at fair value through profit or loss		19,836	31,070	-
Accounts receivable and other debit balances		1,450,988	1,534,768	1,756,094
Properties held for trading		9,679,967	9,787,541	10,469,096
<b>Total current assets</b>		<b>16,364,382</b>	<b>14,836,425</b>	<b>15,606,564</b>
Non-current assets:				
Financial assets at fair value through other comprehensive income		1,248,994	1,247,320	1,988,216
Investment in an associate		136,824	157,352	134,654
Property, plant and equipment		66,233	75,648	73,103
Investment properties	4	106,870,739	110,634,265	115,496,966
<b>Total non-current assets</b>		<b>108,322,790</b>	<b>112,114,585</b>	<b>117,692,939</b>
<b>Total assets</b>		<b>124,687,172</b>	<b>126,951,010</b>	<b>133,299,503</b>
<b><u>LIABILITIES AND EQUITY</u></b>				
Current liabilities:				
Accounts payable and other credit balances		4,812,408	5,360,069	6,052,767
Advances from customers		648,080	829,379	455,270
Lease liabilities		1,956,257	2,386,920	2,297,005
Islamic bank facilities		424,000	424,000	2,363,320
<b>Total current liabilities</b>		<b>7,840,745</b>	<b>9,000,368</b>	<b>11,168,362</b>
Non-current liabilities:				
Accounts payable and other credit balances		3,091,618	3,049,195	2,895,852
Lease liabilities		22,999,834	24,176,080	25,740,665
Islamic bank facilities		41,367,500	41,789,470	43,999,892
Employees' end of service benefits		1,855,689	1,831,260	1,729,259
<b>Total non-current liabilities</b>		<b>69,314,641</b>	<b>70,846,005</b>	<b>74,365,668</b>
<b>Total liabilities</b>		<b>77,155,386</b>	<b>79,846,373</b>	<b>85,534,030</b>
Equity:				
Share capital	5	52,556,117	52,556,117	52,556,117
Treasury shares	6	(1,856,206)	(1,610,174)	(2,445,291)
Statutory reserve		1,035,173	1,035,173	857,775
Fair value reserve		(14,207,757)	(14,208,713)	(13,481,587)
Other reserves		69,745	69,745	-
Foreign currencies translation adjustments		257,598	129,694	445,100
Retained earnings		8,604,289	8,062,504	8,743,806
Equity attributable to shareholders of Parent Company		46,458,959	46,034,346	46,675,920
Non-controlling interests		1,072,827	1,070,291	1,089,553
<b>Total equity</b>		<b>47,531,786</b>	<b>47,104,637</b>	<b>47,765,473</b>
<b>Total liabilities and equity</b>		<b>124,687,172</b>	<b>126,951,010</b>	<b>133,299,503</b>

The accompanying notes (1) to (14) form an integral part of the interim condensed consolidated financial information.

  
Rasheed Y. Al Nafisi  
Chairman

  
Ibrahim A. Al Soqabi  
Chief Executive Officer

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)**  
**FOR THE PERIOD ENDED MARCH 31, 2026**  
(All amounts are in Kuwaiti Dinars)

	Note	For the three months ended March 31,	
		2026	2025
<u>Revenue:</u>			
Revenue from sale of properties held for trading		157,453	42,050
Rental income		2,766,646	2,937,081
Net management fees and commission income		23,807	39,592
Total revenue		<u>2,947,906</u>	<u>3,018,723</u>
<u>Costs:</u>			
Cost of sale of properties held for trading		(156,720)	(58,082)
Cost of rental		(471,926)	(558,194)
Total costs		<u>(628,646)</u>	<u>(616,276)</u>
Gross profit		2,319,260	2,402,447
Share of results from an associate		(20,528)	(69,719)
Gain on sale of investment properties		75,529	87,790
Depreciation		(10,038)	(10,062)
Selling and marketing expenses		(2,816)	(9,030)
General and administrative expenses		(641,211)	(635,532)
Operating profit		1,720,196	1,765,894
Net gain on financial assets		2,566	16,012
Net other expenses		(238,117)	(148,531)
Amortization of finance costs related to lease liabilities		(349,177)	(380,050)
Finance costs		(577,900)	(760,919)
Profit for the period before National Labor Support Tax		557,568	492,406
National Labor Support Tax		(16,209)	(20,707)
Profit for the period		<u>541,359</u>	<u>471,699</u>
Attributable to:			
Shareholders of the Parent Company		541,785	472,010
Non-controlling interests		(426)	(311)
		<u>541,359</u>	<u>471,699</u>
Earnings per share attributable to shareholders of the parent company			
Total basic and diluted earnings per share attributable to shareholders of the Parent Company (fils)	7	<u>1.08</u>	<u>0.95</u>

The accompanying notes (1) to (14) form an integral part of the interim condensed consolidated financial information.

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE**  
**INCOME (UNAUDITED)**  
**FOR THE PERIOD ENDED MARCH 31, 2026**  
(All amounts are in Kuwaiti Dinars)

	For the three months ended March 31,	
	<u>2026</u>	<u>2025</u>
Profit for the period	<u>541,359</u>	<u>471,699</u>
<b>Other comprehensive income:</b>		
<u>Items that may be reclassified subsequently to interim condensed consolidated statement of profit or loss:</u>		
Foreign currency translation adjustments	130,148	46,412
<u>Items that would not be reclassified subsequently to interim condensed consolidated statement of profit or loss:</u>		
Change in fair value of financial assets through other comprehensive income	<u>1,674</u>	<u>(10,687)</u>
Other comprehensive income for the period	<u>131,822</u>	<u>35,725</u>
Total comprehensive income for the period	<u>673,181</u>	<u>507,424</u>
Attributable to:		
Shareholders of the Parent Company	670,645	506,519
Non-controlling interests	<u>2,536</u>	<u>905</u>
	<u>673,181</u>	<u>507,424</u>

The accompanying notes (1) to (14) form an integral part of the interim condensed consolidated financial information.

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)**  
**FOR THE PERIOD ENDED MARCH 31, 2026**  
(All amounts are in Kuwaiti Dinars)

	Attributable to shareholders of the Parent Company									
	Share capital	Treasury shares	Statutory reserve	Fair value reserve	Other reserves	Foreign currencies translation adjustments	Retained earnings	Sub-total	Non-controlling interests	Total
Balance as at January 1, 2026	52,556,117	(1,610,174)	1,035,173	(14,208,713)	69,745	129,694	8,062,504	46,034,346	1,070,291	47,104,637
Profit (loss) for the period	-	-	-	-	-	-	541,785	541,785	(426)	541,359
Other comprehensive income for the period	-	-	-	956	-	127,904	-	128,860	2,962	131,822
Total comprehensive income for the period	-	-	-	956	-	127,904	541,785	670,645	2,536	673,181
Purchase of treasury shares	-	(246,032)	-	-	-	-	-	(246,032)	-	(246,032)
<b>Balance as at March 31, 2026</b>	<b>52,556,117</b>	<b>(1,856,206)</b>	<b>1,035,173</b>	<b>(14,207,757)</b>	<b>69,745</b>	<b>257,598</b>	<b>8,604,289</b>	<b>46,458,959</b>	<b>1,072,827</b>	<b>47,531,786</b>
Balance as at January 1, 2025	52,556,117	(2,009,998)	857,775	(13,470,099)	-	399,103	8,271,796	46,604,694	1,088,648	47,693,342
Profit (loss) for the period	-	-	-	-	-	-	472,010	472,010	(311)	471,699
Other comprehensive (loss) income for the period	-	-	-	(11,488)	-	45,997	-	34,509	1,216	35,725
Total comprehensive (loss) income for the period	-	-	-	(11,488)	-	45,997	472,010	506,519	905	507,424
Purchase of treasury shares	-	(435,293)	-	-	-	-	-	(435,293)	-	(435,293)
Balance as at March 31, 2025	52,556,117	(2,445,291)	857,775	(13,481,587)	-	445,100	8,743,806	46,675,920	1,089,553	47,765,473

The accompanying notes from (1) to (14) form an integral part of the interim condensed consolidated financial information.

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)**  
**FOR THE PERIOD ENDED MARCH 31, 2026**  
(All amounts are in Kuwaiti Dinars)

	For the three months ended March 31,	
	2026	2025
<b>Cash flows from operating activities:</b>		
Profit for the period before National Labor Support Tax and Contribution to Zakat	557,568	492,406
Adjustments for:		
Net gain on financial assets	(2,566)	(16,012)
Allowance for expected credit losses	176,094	378,485
Allowance for expected credit losses no longer required	(772)	(21,225)
Share of results from an associate	20,528	69,719
Depreciation	10,038	10,062
Amortization of finance costs related to lease liabilities	349,177	380,050
Finance costs	577,900	760,919
Gain on sale of investment properties	(75,529)	(87,790)
Provision for employees' end of service benefits	51,260	42,390
	<u>1,663,698</u>	<u>2,009,004</u>
Changes in operating assets and liabilities:		
Accounts receivable and other debit balances	(91,542)	(435,733)
Properties held for trading	156,720	51,507
Accounts payable and other credit balances	(390,774)	(805,509)
Advances from customers	(184,938)	(348,769)
Cash flows generated from operations	<u>1,153,164</u>	<u>470,500</u>
National Labor Support Tax paid	(363,310)	-
Employees' end of service benefits paid	(27,494)	(63,351)
Net cash flows generated from operating activities	<u>762,360</u>	<u>407,149</u>
<b>Cash flows from investing activities:</b>		
Net movement in restricted cash balances	348,931	(321,140)
Net movement on Wakala investments	-	1,535,900
Proceeds from sale of financial assets at fair value through profit or loss	13,800	-
Paid for purchase of property, plant and equipment	(534)	(9,816)
Paid for additions on investment properties	(32,146)	(123,089)
Proceeds from sale of investment properties	3,071,605	1,120,745
Cash dividend received	-	16,097
Net cash flows generated from investing activities	<u>3,401,656</u>	<u>2,218,697</u>
<b>Cash flows from financing activities:</b>		
Lease liabilities paid	(1,056,427)	(1,203,179)
Net movement in Islamic bank facilities	(421,970)	(3,353,265)
Purchase of treasury shares	(246,032)	(435,293)
Finance costs paid	(345,263)	(808,000)
Net cash flows used in financing activities	<u>(2,069,692)</u>	<u>(5,799,737)</u>
Net increase (decrease) in cash and cash equivalent	2,094,324	(3,173,891)
Foreign currency translation adjustments	(14,848)	3,820
Cash and cash equivalent at the beginning of the period (Note 3)	<u>3,134,115</u>	<u>5,315,512</u>
Cash and cash equivalent at the end of the period (Note 3)	<u>5,213,591</u>	<u>2,145,441</u>

	For the three months ended March 31,	
	2026	2025
<b>Non-cash transactions:</b>		
Investment properties	899,659	-
Lease modifications	(899,659)	-
	<u>-</u>	<u>-</u>

The accompanying notes (1) to (14) form an integral part of the interim condensed consolidated financial information.

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)**  
**MARCH 31, 2026**

(All amounts are in Kuwaiti Dinars)

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1. Incorporation and activities

Al Mazaya Holding Company "The Parent Company" is a Kuwaiti Public shareholding company listed on Kuwait Bourse and Dubai Financial Market and registered in the State of Kuwait, and was incorporated based on Memorandum of Incorporation under Ref. No. 3501 / Volume 1 dated November 7, 1998 and its subsequent amendments, the latest of which was notarized in the commercial registry number 75203 dated April 30, 2025 under which amending the principal activities of the Parent Company was notarized (Notes 11) to be.

- Holding Companies' activities.
- Managing subsidiaries or participating in the management of other companies in which it holds shares and providing the necessary support.
- Investing funds through trading in stocks, bonds, and other financial securities.
- Ownership of real estate and movable assets necessary to carry out its operations, within the limits permitted by law.
- Financing or granting loans to companies in which it holds shares or stocks and guaranteeing them towards others, provided that the percentage of participation of the holding company in the capital of the borrowing company is not less than 20%.
- Ownership of intellectual property rights, including patents, trademarks, industrial models, franchises, and other intangible rights, and exploiting or leasing them to its subsidiaries or other companies.
- Ownership of shares exclusively for the company's own account.
- Establishing an office for managing holding activities.

The Parent Company has the right to practice its aforementioned objectives inside the State of Kuwait and abroad for itself or as agent or representative to other, the Parent Company has the right as well to have interest or to participate with entities that practice similar operations or assist the Parent Company in achieving its objectives inside and outside Kuwait, and such it has the right to establish, form partnership, purchase or merge with those entities.

The Parent Company's registered address is P.O. Box 3546, Safat 13036, State of Kuwait.

The interim condensed consolidated financial information for the period ended March 31, 2026 was authorized for issue by the Board of Directors on April 29, 2026.

2. Basis of presentation

The interim condensed consolidated financial information has been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting". The accounting policies used in the preparation of the interim condensed consolidated financial information for the period are consistent with those used in the preparation of the annual financial statements for the fiscal year ended December 31, 2025.

The Group has not early adopted any other standards, interpretations or amendments that has been issued but is not yet effective. Other amendments and interpretations apply for the first time in 2026, but do not have an impact on the interim condensed consolidated financial information of the Group.

The interim condensed consolidated financial information does not include all the information and notes required for complete financial statements prepared in accordance with International Financial Reporting Standards. In the opinion of management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included in the accompanying interim condensed consolidated financial information. Operating results for the period ended March 31, 2026 are not necessarily indicative of the results that may be expected for the year ending December 31, 2026. For further information, refer to the consolidated financial statements and notes thereto for the year ended December 31, 2025.

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)**  
**MARCH 31, 2026**

(All amounts are in Kuwaiti Dinars)

3. Cash and cash equivalent

	<b>March 31, 2026</b>	December 31, 2025 (Audited)	March 31, 2025
Cash in hand and at banks	<b>4,183,234</b>	3,483,046	3,381,374
Cash in portfolios	<b>1,030,357</b>	-	-
Cash and cash equivalent in consolidation statement of financial position	<b>5,213,591</b>	3,483,046	3,381,374
Less: Restricted bank balances (a)	-	(348,931)	(1,235,933)
Cash and cash equivalent in consolidation statement of cash flow	<b>5,213,591</b>	3,134,115	2,145,441

a) Restricted bank balances represent a collateral for some bank facilities of the Group, which may not be available for use within 90 days.

4. Investment properties

The movement during the period / year is as follows:

	<b>March 31, 2026</b>	December 31, 2025 (Audited)	March 31, 2025
Balance at the beginning of the period / year	<b>110,634,265</b>	116,371,106	116,371,106
Additions	<b>32,146</b>	156,954	123,089
Lease modifications	<b>(899,659)</b>	-	-
Disposals	<b>(2,996,076)</b>	(4,582,325)	(1,032,955)
Change in fair value	-	(1,097,837)	-
Foreign currency translation adjustments	<b>100,063</b>	(213,633)	35,726
Balance at the end of the period / year	<b>106,870,739</b>	110,634,265	115,496,966

5. Share Capital

The authorized, issued and paid up capital consist of 525,561,174 shares (December 31,2025 – 525,561,174 shares, March 31,2025 - 525,561,174 shares) with a nominal value of 100 fils each and all shares are in cash.

6. Treasury shares

	<b>March 31, 2026</b>	December 31, 2025 (Audited)	March 31, 2025
Number of shares	<b>25,784,363</b>	22,286,893	33,957,941
Percentage of issued shares (%)	<b>4.906</b>	4.241	6.461
Market value (KD)	<b>1,804,906</b>	1,649,230	2,377,056
Cost (KD)	<b>1,856,206</b>	1,610,174	2,445,291

The Parent Company's management has allotted an amount equal to treasury shares balance from retained earnings as of March 31, 2026. Such amount will not be available for distribution during treasury shares holding period.

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)**  
**MARCH 31, 2026**

(All amounts are in Kuwaiti Dinars)

7. Basic and diluted earnings per share

The information necessary to calculate basic and diluted earnings per share based on the weighted average number of shares outstanding during the period is as follows:

	For the three months ended March 31,	
	2026	2025
Profit for the period attributable to equity holders of the Parent Company	<u>541,785</u>	<u>472,010</u>
<u>Number of shares outstanding:</u>		
Number of issued shares at beginning of the period	525,561,174	525,561,174
Less: Weighted average number of treasury shares	<u>(23,864,792)</u>	<u>(31,042,078)</u>
Weighted average number of shares outstanding	<u>501,696,382</u>	<u>494,519,096</u>
Total basic and diluted earnings per share attributable to shareholders of the Parent Company (fils)	<u>1.08</u>	<u>0.95</u>

Since there are no diluted instruments outstanding, basic and diluted earnings per share are identical.

8. Related party disclosures

The Group has entered into various transactions with related parties, i.e. key management personnel, and other related parties. Prices and terms of payment are to be approved by the Group's management. Significant related party transactions and balances are as follows:

**Interim condensed consolidated statement of financial position:**

	Associate company	Key management personnel	March 31, 2026	December 31, 2025 (Audited)	March 31, 2025
Accounts receivable and other debit balances	120,935	-	120,935	474,370	403,555
Lease liabilities (a)	-	4,971,017	4,971,017	5,138,720	5,629,727

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

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

	Associate company	Key management personnel	For the three months ended March 31,	
			2026	2025
Rental income	76,650	2,154	78,804	89,304
Gain on sale of investment properties	-	-	-	15,650
Amortization of finance costs related to lease liabilities	-	(61,797)	(61,797)	(69,783)

**AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES**  
**NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)**  
**MARCH 31, 2026**

(All amounts are in Kuwaiti Dinars)

- a) The amounts recognized for this lease liability mentioned above that compose part of the Groups' consolidated lease liabilities can be presented as follows:

	<b>March 31, 2026</b>	March 31, 2025
Lease liability within one year	<u>918,000</u>	918,000
Remaining liability till end of lease term	<u>5,233,500</u>	6,151,500
Total lease liability	<u>6,151,500</u>	7,069,500
Less: Unamortized future finance charge	<u>(1,180,483)</u>	(1,439,773)
Present value of minimum lease payments	<u>4,971,017</u>	<u>5,629,727</u>

**Compensation to key management personnel:**

	For the three months ended March 31,	
	<u>2026</u>	<u>2025</u>
Short term benefits	<u>150,133</u>	150,037
End of service indemnity	<u>14,437</u>	14,430
	<u>164,570</u>	<u>164,467</u>

Some key management personnel and their relatives own 33.3% of the Associate (MedCell Medical Company K.S.C. (closed)).

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9. Segment information

For management purposes, the Group is divided into geographical segments that are: State of Kuwait, United Arab Emirates (UAE), Kingdom of Saudi Arabia (KSA), and others, where the Group performs its main activities in the real estate segment. There is no income generating transactions between the Group's segments.

	Three month period ended March 31, 2026					Three month period March 31, 2025				
	Kuwait	UAE	KSA	Others	Total	Kuwait	UAE	KSA	Others	Total
Segment revenue	<b>2,356,842</b>	<b>48,800</b>	<b>292,423</b>	<b>249,841</b>	<b>2,947,906</b>	2,519,500	62,916	282,485	153,822	3,018,723
Segment profit (loss)	<b>262,865</b>	<b>(30,213)</b>	<b>254,989</b>	<b>53,718</b>	<b>541,359</b>	68,780	328,018	69,156	5,745	471,699
	<b>As at March 31, 2026</b>					<b>As at March 31, 2025</b>				
	Kuwait	UAE	KSA	Others	Total	Kuwait	UAE	KSA	Others	Total
Total segment assets	<b>94,434,287</b>	<b>10,194,040</b>	<b>13,658,605</b>	<b>6,400,240</b>	<b>124,687,172</b>	94,114,312	16,340,138	13,859,282	8,985,771	133,299,503
Total segment liabilities	<b>72,569,933</b>	<b>3,945,740</b>	<b>487,432</b>	<b>152,281</b>	<b>77,155,386</b>	78,756,387	4,696,707	438,964	1,641,972	85,534,030
	<b>As at December 31, 2025 (Audited)</b>									
	Kuwait	UAE	KSA	Others	Total					
Total segment assets	92,698,959	13,558,145	13,773,686	6,920,220	126,951,010					
Total segment liabilities	74,800,566	4,376,229	439,904	229,674	79,846,373					

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10. Contingent liabilities and legal cases

a) Contingent liabilities:

As at March 31, 2026, the Group has no contingent liabilities (December 31, 2025 - no contingent liabilities, March 31, 2025 – KD 150,590).

b) Legal cases:

b-1) During the year ended December 31, 2020, two subsidiaries of the group had filed lawsuits before the courts of the Emirate of Dubai in the United Arab Emirates against some investors regarding the development of real estate projects in the Emirate of Dubai in the United Arab Emirates. During the year ended December 31, 2021, the Court of Cassation upheld the judgment issued by the Court of Appeal, which had previously upheld the judgment of the Court of First Instance issued in favor of the two subsidiaries of the group about their entitlement to a total amount of AED 19,780,852, in addition to the legal interest of 9% from the date of the judicial claim till full settlement, whereby the entitlement of those subsidiaries including the legal interest amounting to AED 25,068,603 (equivalent to KD 2,091,621) according to the latest calculations for that entitlement by the court, and hence, the management of those subsidiaries had decided to reverse the provisions recorded in their books against their full entitled amount according to the Court's verdict including the legal interest up till December 31, 2021 which is reported as provisions no longer required in the consolidated statement of profit or loss for the year ended December 31, 2021. The subsidiaries of the group initiated legal execution procedures against those investors for the fulfilment of that verdict along with its legal interest, which resulted in the collection of almost 99% from the total amount due to the two subsidiaries till March 31, 2026, whereas the remaining amount is currently under collection by the Group's two subsidiaries in the United Arab Emirates. As a result of those lawsuits, the defendants of the previous legal case filed a counter-lawsuit against the Parent Company, the two subsidiaries and others demanding them to pay an amount of AED 261,026,454 (equivalent to KD 21,845,643) in addition to the legal interest of 5% from the date of the judicial claim till full settlement, in addition to demanding payment of AED 50,000,000 (equivalent to KD 4,184,565) as compensation for lost profits. A court verdict was issued by the Court of First Instance in favor of the defendants (Parent Company, the two subsidiaries, and others) to disregard this lawsuit because of the previous judgement in that lawsuit and obliging the plaintiffs to pay the deferred fees yet to be paid for that lawsuit. The plaintiffs had appealed before the Court of Appeal against the Court of First Instance's verdict, and the lawsuit is still currently under hearing before the legal courts. The Group's independent legal counsel is of the opinion that it is probable that the Appeal Court will disregard that appeal filed by the plaintiffs based on the defences presented by the company as well as the ruling issued in the Group's favor by the Court of First Instance in addition to the availability of all the documentations that supports the Group's legal standing in that lawsuit based on which the previous lawsuit was ruled for in the Group's favor, and hence, no provisions were booked against those lawsuits as of the date of the accompanying condensed consolidated financial information.

b-2) A subsidiary to the Parent Company in the Emirate of Dubai had filed a lawsuit (as a precautionary measure in order to avoid the statute of limitation related to the date of filing that lawsuit) against several parties demanding them to bear the costs of rectifying the defects and repairing some buildings in the Emirate of Dubai that they had previously developed for the benefit of the subsidiary during the period from 2007 to 2015, due to their responsibility for the development work and supervising the developments of those buildings for the benefit of the subsidiary as some defects that require repairs, where the Company demands to oblige the defendants with a total amount of AED 82,022,600 (equivalent to KD 6,864,578) in addition to the legal interest of 5% from the date of the judicial claim till full settlement date, in addition to demanding that some of the other defendants be obligated to an amount of AED 23,200,000 in solidarity with the first defendant parties (equivalent to the amount of KD 1,941,638) in addition to the legal interest of 5% from the date of the judicial claim till full settlement date, which represents the estimated budget of the repair costs for the subject buildings that resulted from development defects by the main contractor and subcontractors in addition to reserving the right to request compensation after assessing the damages and losses as well as obliging the defendants to pay the related fees, expenses, and attorney's fees. During the year ended December 31, 2024, the subsidiary amended its claim in that lawsuit by an additional claim amounting to AED 40,000,000 (equivalent to KD 3,347,652) as monetary and punitive compensation.

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During the year ended December 31, 2025, The Court of First Instance issued a verdict which was subsequently upheld by the Court of Appeal in favor of the subsidiary and obliged one of the defendants to pay a total amount of AED 27,598,079 (equivalent to KD 2,309,719). This amount represents cost incurred for repair works up to August 30, 2024, together with related compensation and punitive damage, in addition to 5% legal interest from the date of final judgment until full settlement. The Court further ruled to reject the inclusion of certain other defendants as requested by the subsidiary. The subsidiary had appealed this verdict before the Court of Cassation to re-include those defendant parties in the lawsuit and to claim the full estimated amount required to complete the repair works and the related compensation. The Court of Cassation ruled to accept the subsidiary's appeal and returning the case to the Court of Appeal to revisit the subsidiary's objections. During the period ended March 31, 2026, the Court of Appeal ruled in the subsidiary's favor by revoking the previous verdict and accepting to re-include some defendants whose inclusion in the case had previously been denied by the court. Additionally, the Court of Appeal ruled to oblige those defendants jointly to pay the adjudged amount of AED 27,598,079 (equivalent to KD 2,309,719) to the subsidiary in addition to the legal interest of 5% from the date of the judicial claim till full settlement date. The subsidiary, together with the defendants held liable by the Court, had appealed that verdict before the Court of Cassation, where the lawsuit is still under hearing till date. Also, the subsidiary commenced the execution procedures against the subject defendants to collect the amounts adjudged in its favor, and is currently working on the approach to be followed for claiming the additional amounts incurred by the subsidiary for those repair works after the calculation date of the amounts included in Court of Appeal's verdict.

In the same regard, there are some lawsuits filed against that subsidiary by some units' owners in those buildings that are being repaired to claim the termination of their unit contracts and compensation for damages, the independent legal counsel of the company believes that the subsidiary has the recourse right against the developing parties of these buildings with all these damages and compensations once ruled for by the Court against the company, which is the subject of the aforementioned lawsuit filed by the subsidiary. During prior years, the subsidiary recorded a provision against those lawsuits amounting to AED 14,418,639 (equivalent to KD 1,203,032). Some final judgements were issued for some of those lawsuits amounting to AED 13,022,967 (equivalent to KD 1,086,583) as of the date of the as at the date of the accompanying interim condensed consolidated financial information, while the remaining lawsuits are still under hearing before the Court till date.

- b-3) During the year ended December 31, 2024, a subsidiary to the Group in Sultanate of Oman had filed a Criminal Complaint against some of its employees because of fraudulent activities related to collection of sales and rental proceeds for some units. The Public Prosecutor in Sultanate of Oman had appointed an independent certified accounting expert to inspect that complaint filed by the subsidiary to determine the resultant magnitude of those damages in order to complete the related legal procedures. Based on that, and during the year ended December 31, 2025, the Public Prosecutor in Sultanate of Oman had referred the case to the concerned courts since the accused employees had embezzled monetary amounts of OMR 706,207 (equivalent to KD 563,849). The embezzled amounts include an amount of OMR 372,578 (equivalent to KD 297,473) which was incurred by the subsidiary as provisions and actual costs in its financial statements during previous years, in addition to an amount of OMR 333,629 (equivalent to KD 266,376) that represents an opportunity cost for the subsidiary which will be booked in the subsidiary's financial statements when collected from the accused employees, and the lawsuit is still under hearing before the Court. Hence, there is no financial impact on that subsidiary as at the date of the accompanying interim condensed consolidated financial information.

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**11. Parent Company's Annual General Assembly and Board of Directors approvals**

The Parent Company's Shareholders' Annual General Assembly, held on March 30, 2026, had approved the consolidated financial statements of the Group for the year ended December 31, 2025 as well as the following:

- Distribute dividends as free bonus shares from treasury shares at the rate of 2.5% to the Shareholders registered in the Parent Company's registry as at the record date, April 23, 2026, and the distribution was set for April 30, 2026. The Parent Company's Board of Directors is authorized to amend the milestones of share entitlements and to manage the shares' fractions as deemed appropriate. The impact of this distribution will be recorded by reducing the retained earnings by an amount of KD 908,929 upon its execution. This distribution shall not result in an increase in the Parent Company's share capital or in the number of issued shares as of the record date of those dividends. This amount is subject to change based on the actual number of treasury shares as at the entitlement date.
- Approval to authorize the Board of Directors to distribute interim dividends (semi-annually or quarterly) and to determine the rates of such interim distributions to shareholders during the year ending December 31, 2026, provided that such distributions must be from real profits in accordance with applicable accounting principles and without impacting the Parent Company's paid-up capital.
- Not to pay Board of Directors remuneration for the year ended December 31, 2025.

The Parent Company's Shareholders' Annual General Assembly, held on March 20, 2025, had approved the consolidated financial statements of the Group for the year ended December 31, 2024 as well as the following:

- Distribute dividends as free bonus shares from treasury shares at the rate of 2.5% to the Shareholders registered in the Parent Company's registry as at the record date according to their ownership interest. This distribution shall not result in an increase in the Parent Company's share capital or in the number of issued shares as of the record date of those dividends. The shareholders registered in the Parent Company's records by the end of the entitlement date, April 22, 2025, and were distributed on April 30, 2025. The Parent Company's Board of Directors is authorized to amend the milestones of share entitlements and to manage the shares' fractions.
- Approval to authorize the Board of Directors to distribute interim dividends (semi-annually or quarterly) and to determine the rates of such interim distributions to shareholders during the year ending December 31, 2025, provided that such distributions must be from real profits in accordance with applicable accounting principles and without impacting the Parent Company's paid-up capital.
- Not to pay Board of Directors remuneration for the year ended December 31, 2024.

The Parent Company's Shareholders' Extraordinary General Assembly, held on March 27, 2025, approved the amendment of Clause 5 of the Articles of Association and Clause 4 of the Memorandum of Association related to principal activities of the Parent Company (Note 1), to be:

- Holding Companies' activities.
- Managing subsidiaries or participating in the management of other companies in which it holds shares and providing the necessary support.
- Investing funds through trading in stocks, bonds, and other financial securities.
- Ownership of real estate and movable assets necessary to carry out its operations, within the limits permitted by law.
- Financing or granting loans to companies in which it holds shares or stocks and guaranteeing them towards others, provided that the percentage of participation of the holding company in the capital of the borrowing company is not less than 20%.
- Ownership of intellectual property rights, including patents, trademarks, industrial models, franchises, and other intangible rights, and exploiting or leasing them to its subsidiaries or other companies.
- Ownership of shares exclusively for the company's own account.
- Establishing an office for managing holding activities.

The Parent Company has the right to practice its aforementioned objectives inside the State of Kuwait and abroad for itself or as agent or representative to other, the Parent Company has the right as well to have interest or to participate with entities that practice similar operations or assist the Parent Company in achieving its objectives inside and outside Kuwait, and such it has the right to establish, form partnership, purchase or merge with those entities.

These amendments were notarized in the commercial register on 30 April 2025.

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12. Fair value measurement

The Group measures financial assets such as financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, and non-financial assets such as investment properties at fair value at the end of the fiscal period.

Fair value is 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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole is as follows:

Level 1: Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The following table shows an analysis of captions recorded at fair value by level of the fair value hierarchy:

	<b>March 31, 2026</b>			
	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL	19,836	-	-	19,836
Financial assets at FVTOCI	-	-	1,248,994	1,248,994
Investment properties	-	11,945,477	94,925,262	106,870,739
Total	<u>19,836</u>	<u>11,945,477</u>	<u>96,174,256</u>	<u>108,139,569</u>
		December 31, 2025 (Audited)		
	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL	31,070	-	-	31,070
Financial assets at FVTOCI	-	-	1,247,320	1,247,320
Investment properties	-	12,654,574	97,979,691	110,634,265
Total	<u>31,070</u>	<u>12,654,574</u>	<u>99,227,011</u>	<u>111,912,655</u>
		March 31, 2025		
	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI	-	-	1,988,216	1,988,216
Investment properties	-	15,455,945	100,041,021	115,496,966
Total	<u>-</u>	<u>15,455,945</u>	<u>102,029,237</u>	<u>117,485,182</u>

There were no transfers among the levels during the period / year.

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Movements in level 3 assets during the period / year are set out below:

	Financial assets ("FVTOCI")	Investment properties	Total
Balance as at January 1, 2026	1,247,320	97,979,691	99,227,011
Additions	-	7,768	7,768
Disposals	-	(2,255,272)	(2,255,272)
Lease modifications	-	(899,659)	(899,659)
Gains recognized in consolidated statement of other comprehensive income	1,674	92,734	94,408
<b>Balance as at 31 March 2026</b>	<b>1,248,994</b>	<b>94,925,262</b>	<b>96,174,256</b>

	Financial assets ("FVTOCI")	Investment properties	Total
Balance as at January 1, 2025	1,998,903	99,889,037	101,887,940
Additions	-	156,954	156,954
Losses recognized in consolidated statement of profit or loss	-	(1,893,856)	(1,893,856)
Losses recognized in consolidated statement of other comprehensive income	(751,583)	(172,444)	(924,027)
Balance as at 31 December 2025 (audited)	1,247,320	97,979,691	99,227,011

	Financial assets ("FVTOCI")	Investment properties	Total
Balance as at January 1, 2025	1,998,903	99,889,037	101,887,940
Additions	-	123,089	123,089
(Losses) gains recognized in consolidated statement of other comprehensive income	(10,687)	28,895	18,208
Balance as at 31 March 2025	1,988,216	100,041,021	102,029,237

**13. Capital Risk Management**

The Group's objectives when managing capital resources are to safeguard the Group's ability to continue as a going concern in order to provide returns and benefits for shareholders and to maintain an optimal capital resources structure to reduce the cost of capital.

In order to maintain or adjust the capital resources structure, the Group may adjust the amount of cash dividends paid to shareholders, return paid up capital to shareholders, issue new shares, sell assets to reduce debt, repay facilities or obtain additional facilities.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total debt facilities less cash and cash equivalents, and term deposits. Total capital is calculated as 'equity' as shown in the consolidated statement of financial position plus net debt.

For the purpose of capital risk management, the total capital resources consist of the following components:

	March 31, 2026	December 31, 2025 (Audited)	March 31, 2025
Islamic bank facilities	41,791,500	42,213,470	46,363,212
Lease liabilities	24,956,091	26,563,000	28,037,670
<u>Less: cash and cash equivalents</u>	<u>(5,213,591)</u>	<u>(3,483,046)</u>	<u>(3,381,374)</u>
Net debt	61,534,000	65,293,424	71,019,508
Total equity	47,531,786	47,104,637	47,765,473
Total capital resources	109,065,786	112,398,061	118,784,981
Gearing Ratio	56.42%	58.09%	59.79%

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14. Significant events

- During the comparative fiscal year ended December 31, 2025, a preliminary agreement was reached between Al Mazaya Holding Company - K.S.C.P. (Parent Company) and Waterfront Real Estate Company K.S.C. (Closed) (Subsidiary) to enter into a Merger by Amalgamation, where Al Mazaya Holding Company - K.S.C.P. will be the "Merging" company and Waterfront Real Estate Company K.S.C. (Closed) will be the "Merged" company. Both companies are currently in process of completing the related studies in that regard.
- During the period ended March 31, 2026, a military conflict erupted in the Middle East, resulting in significant geopolitical uncertainty across the region. This event may adversely affect the Group's operating environment. Potential impacts include, but are not limited to, disruptions in supply chains, increased energy costs, pressure on profit margins, and heightened refinancing and credit risks.

The below sets out the impact of the military conflict on the Group's operations and the significant estimates and judgments applied by management in assessing assets and liabilities as at March 31, 2026.

- **Credit Risk Management:**

The Parent Company's management has undertaken several measures to manage risks associated with the military conflict, including identifying the most vulnerable sectors that are primarily affected and implementing additional controls to ensure a high standard of risk management.

The uncertainties arising from the military conflict required the Parent Company's management to consider the impact of global volatility in forward-looking macroeconomic factors when determining expected credit losses during the fiscal period. The Parent Company's management concluded that there was no significant impact on the Group from credit risk as at the date of the accompanying interim condensed consolidated financial information.

- **Liquidity Risk Management:**

In response to the eruption of the military conflict, the Parent Company's management is carefully assessing the liquidity and taking appropriate actions and measures. The Parent Company's management will continue to evaluate the Group's liquidity position by closely monitoring its cash flows and forecasts.

- **Fair Value Measurement of Financial Instruments:**

The Parent Company's management has considered the potential effects of current market volatility when determining the reported amounts of the Group's financial assets. This represents management's best estimate based on observable information available as at the date of the interim condensed consolidated financial information.

In light of the impact of the military conflict, the Parent Company's management assessed whether the fair value of financial assets and liabilities reflects the price that would be received in orderly transactions between market participants under current conditions. The Group's management concluded that there are no impairment losses in the fair value of financial instruments as at the date of the accompanying interim condensed consolidated financial information.

For more information regarding the Group's policy on fair value measurement, please refer to Note 12.

The current and anticipated effects of the military conflict on the global economy and financial markets are expected to continue evolving and spreading. The extent and duration of these developments remain uncertain at this stage; however, they may adversely impact the Group's future financial performance, cash flows, and financial position.

The Group will continue to monitor market developments and update its assumptions and estimates, which may have a significant effect on future consolidated financial statements.