

Interim condensed consolidated financial information and review report

Kuwait Real Estate Company – KPSC and Subsidiaries

Kuwait

30 September 2025 (Unaudited)

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Report on review of interim condensed consolidated financial information

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

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Kuwait Real Estate Company - KPSC (the “Parent Company”) and its subsidiaries (together referred to as the “Group”) as of 30 September 2025 and the related interim condensed consolidated statements of profit or loss and profit or loss and other comprehensive income for the three-month and nine-month periods then ended and, interim condensed consolidated statements of changes in equity and cash flows for the nine-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 review of 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 nine-month period ended 30 September 2025 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 Real Estate Company – KPSC (continued)**Report on review of other legal and regulatory requirements (continued)**

We further report that, 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 nine-month period ended 30 September 2025 that might have had a material effect on the business or financial position of the Parent Company.



Abdullatif M. Al-Aiban (CPA)
(Licence No. 94-A)
of Grant Thornton – Al-Qatami, Al-Aiban & Partners

Kuwait
13 November 2025

Interim condensed consolidated statement of profit or loss

	Notes	Three months ended		Nine months ended	
		30 Sept. 2025 (Unaudited) KD	30 Sept. 2024 (Unaudited) KD	30 Sept. 2025 (Unaudited) KD	30 Sept. 2024 (Unaudited) KD
Income					
Real estate rental income		7,864,721	8,401,308	26,528,662	24,295,347
Revenue from contracts with customers		550,068	-	1,656,282	497,318
		8,414,789	8,401,308	28,184,944	24,792,665
Real estate operating expenses		(2,945,773)	(1,392,596)	(7,743,509)	(6,632,215)
Cost of contracts with customers		(401,169)	-	(1,422,992)	(224,716)
		(3,346,942)	(1,392,596)	(9,166,501)	(6,856,931)
Gross income		5,067,847	7,008,712	19,018,443	17,935,734
Change in fair value of investment properties	12	(1,904,250)	(2,012,607)	(5,712,750)	5,489,990
Gain on sale of investment properties		-	96,326	-	96,326
Change in fair value of financial assets at FVTPL		1,446,061	354,718	3,618,867	2,568,524
Gain/(loss) on sale of financial assets at FVTPL		190,093	(40,728)	190,093	(40,728)
Dividend income		224,900	254,055	429,660	375,626
Share of results of associates	11	48,127	120,390	135,350	209,074
Gain on bargain purchase of associate	11.1	10,123,409	-	10,123,409	-
Reversal of liabilities no longer required	13.1	-	-	2,183,014	-
Other income		168,970	17,165	385,573	170,276
		15,365,157	5,798,031	30,371,659	26,804,822
Expenses and other charges					
General and administrative expenses		(1,899,445)	(620,111)	(3,995,200)	(3,602,376)
Finance costs		(3,186,587)	(3,706,464)	(9,279,451)	(9,950,761)
		(5,086,032)	(4,326,575)	(13,274,651)	(13,553,137)
Profit for the period before taxation on overseas subsidiaries		10,279,125	1,471,456	17,097,008	13,251,685
Taxation on overseas subsidiaries		(37,963)	-	(58,632)	-
Profit for the period before provisions for contribution to Kuwait Foundation for the Advancement of Sciences (KFAS), National Labour Support Tax (NLST) and Zakat		10,241,162	1,471,456	17,038,376	13,251,685
Provisions for KFAS, NLST and Zakat		(249,462)	(83,287)	(538,909)	(596,413)
Profit for the period		9,991,700	1,388,169	16,499,467	12,655,272
Attributable to:					
Owners of the Parent Company		5,076,057	1,091,971	10,131,870	11,021,662
Non-controlling interests		4,915,643	296,198	6,367,597	1,633,610
Profit for the period		9,991,700	1,388,169	16,499,467	12,655,272
Basic and diluted earnings per share	6	4.88 Fils	1.06 Fils	9.75 Fils	10.7 Fils

The notes set out on pages 10 to 27 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		Nine months ended	
	30 Sept. 2025 (Unaudited) KD	30 Sept. 2024 (Unaudited) KD	30 Sept. 2025 (Unaudited) KD	30 Sept. 2024 (Unaudited) KD
Profit for the period	9,991,700	1,388,169	16,499,467	12,655,272
Other comprehensive income:				
<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 FVTOCI	8,094,647	11,360,652	(4,954,261)	17,497,194
<i>Items that may be reclassified subsequently to the consolidated statement of profit or loss</i>				
Exchange differences arising on translation of foreign operations	703,383	(57,782)	280,313	(10,664)
Total other comprehensive income / (loss) for the period	8,798,030	11,302,870	(4,673,948)	17,486,530
Total comprehensive income for the period	18,789,730	12,691,039	11,825,519	30,141,802
Attributable to:				
Owners of the Parent Company	13,874,087	12,394,841	5,457,922	28,508,192
Non-controlling interests	4,915,643	296,198	6,367,597	1,633,610
Total comprehensive income for the period	18,789,730	12,691,039	11,825,519	30,141,802

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of financial position

	Notes	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Assets				
Cash and cash equivalents	7	26,663,504	12,356,006	7,158,296
Financial assets at FVTPL	8	21,596,907	17,838,377	17,814,211
Accounts receivable and other assets	9	29,855,763	15,270,478	15,937,662
Due from related parties	20	16,100,961	14,524,805	20,024,691
Trading properties		41,485,107	37,182,589	28,720,302
Investment in associates	11	28,416,089	11,678,960	14,671,752
Financial assets at FVTOCI	10	79,104,691	83,073,600	71,473,085
Capital work in progress		5,510,219	1,951,102	2,699,698
Properties under development		4,242,604	2,835,820	1,942,113
Investment properties	12	255,201,695	261,302,456	250,627,036
Property and equipment		2,431,502	2,898,014	3,013,702
Total assets		510,609,042	460,912,207	434,082,548
Liabilities and Equity				
Liabilities				
Due to banks		5,137,845	5,181,424	5,073,456
Accounts payable and other liabilities	13	19,782,471	21,928,048	21,202,555
Lease liabilities	14	-	8,232,000	-
Borrowings	15	229,358,082	223,347,579	217,850,995
Due to related parties	20	2,109,211	5,671,846	5,577,056
Advances from customers	17	37,222,324	-	-
Provision for employees' end of service benefits		1,301,540	1,171,381	1,124,755
Total liabilities		294,911,473	265,532,278	250,828,817
Equity				
Share capital	16	106,445,938	100,420,696	100,420,696
Share premium		3,425,191	3,425,191	3,425,191
Treasury shares	18	(3,011,892)	(7,135,682)	(7,825,855)
Statutory and voluntary reserves		29,725,313	29,725,313	26,881,519
Other components of equity	19	24,386,646	25,663,770	19,041,361
Retained earnings		31,180,055	26,978,681	28,073,775
Equity attributable to the owners of the Parent Company		192,151,251	179,077,969	170,016,687
Non-controlling interests		23,546,318	16,301,960	13,237,044
Total equity		215,697,569	195,379,929	183,253,731
Total liabilities and equity		510,609,042	460,912,207	434,082,548



Talal Jassim Al-Bahar
Vice Chairman and Chief Executive Officer

The notes set out on pages 10 to 27 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	Share premium KD	Treasury shares KD	Statutory and voluntary reserves KD	Other components of equity KD	Retained earnings KD	Sub-total KD	
Balance at 1 January 2025 (Audited)	100,420,696	3,425,191	(7,135,682)	29,725,313	25,663,770	26,978,681	179,077,969	195,379,929
Capital contribution by non-controlling interests (Note 5.2)	-	-	-	-	-	-	-	876,761
Purchase of treasury shares	-	-	(55,754,899)	-	-	-	(55,754,899)	(55,754,899)
Sale of treasury shares	-	-	59,878,689	-	3,491,570	-	63,370,259	63,370,259
Bonus shares distributions (Note 22)	6,025,242	-	-	-	-	(6,025,242)	-	-
Total transactions with the owners	6,025,242	-	4,123,790	-	3,491,570	(6,025,242)	7,615,360	8,492,121
Profit for the period	-	-	-	-	-	10,131,870	10,131,870	16,499,467
Other comprehensive loss for the period	-	-	-	-	(4,673,948)	-	(4,673,948)	(4,673,948)
Total comprehensive (loss) / income for the period	-	-	-	-	(4,673,948)	10,131,870	5,457,922	11,825,519
Gain on disposal of financial assets at FVTOCI	-	-	-	-	(94,746)	94,746	-	-
Balance at 30 September 2025 (Unaudited)	106,445,938	3,425,191	(3,011,892)	29,725,313	24,386,646	31,180,055	192,151,251	215,697,569

The notes set out on pages 10 to 27 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						Non- controlling interests	Total
	Share capital KD	Share premium KD	Treasury shares KD	Statutory and voluntary reserves KD	Other components of equity KD	Retained earnings KD	Sub- total KD	
Balance at 1 January 2024 (Audited)	94,736,506	3,425,191	(5,171,096)	26,881,519	1,798,379	24,402,046	146,072,545	11,603,434 157,675,979
Purchase of treasury shares	-	-	(23,797,351)	-	-	-	(23,797,351)	- (23,797,351)
Sale of treasury shares	-	-	21,142,592	-	1,734,586	-	22,877,178	- 22,877,178
Bonus shares distributions (Note 22)	5,684,190	-	-	-	-	(5,684,190)	-	- -
Cash dividends distribution (Note 22)	-	-	-	-	-	(3,643,877)	(3,643,877)	- (3,643,877)
Total transactions with the owners	5,684,190	-	(2,654,759)	-	1,734,586	(9,328,067)	(4,564,050)	- (4,564,050)
Profit for the period	-	-	-	-	-	11,021,662	11,021,662	1,633,610 12,655,272
Other comprehensive income for the period	-	-	-	-	17,486,530	-	17,486,530	- 17,486,530
Total comprehensive income for the period	-	-	-	-	17,486,530	11,021,662	28,508,192	1,633,610 30,141,802
Gain on disposal of financial assets at FVTOCI	-	-	-	-	(1,978,134)	1,978,134	-	- -
Balance at 30 September 2024 (Unaudited)	100,420,696	3,425,191	(7,825,855)	26,881,519	19,041,361	28,073,775	170,016,687	13,237,044 183,253,731

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of cash flows

	Notes	Nine months ended 30 Sept. 2025 (Unaudited) KD	Nine months ended 30 Sept. 2024 (Unaudited) KD
OPERATING ACTIVITIES			
Profit for the period		16,499,467	12,655,272
Adjustments:			
Depreciation		612,501	248,432
Finance costs		9,279,451	9,950,761
Change in fair value of investment properties	12	5,712,750	(5,489,990)
Gain on sale of investment properties		-	(96,326)
Gain on bargain purchase of associate	11.1	(10,123,409)	-
Share of results of associates	11	(135,350)	(209,074)
Change in fair value of financial assets at FVTPL		(3,618,867)	(2,568,524)
(Gain)/loss on sale of financial assets at FVTPL		(190,093)	40,728
Dividend income		(429,660)	(375,626)
Reversal of liabilities no longer required	13.1	(2,183,014)	-
Provision charge for employees' end of service benefits		241,698	181,288
		15,665,474	14,336,941
Changes in operating assets and liabilities:			
Accounts receivable and other assets		(14,585,285)	1,609,789
Due from related parties		(1,576,156)	(3,712,368)
Accounts payable and other liabilities		(2,148,414)	1,736,516
Due to related parties		(3,562,635)	(137,504)
Advances from customers	17	37,466,715	-
Employees' end of service benefits paid		(111,539)	(59,160)
Net cash from operating activities		31,148,160	13,774,214
INVESTING ACTIVITIES			
Purchase of property and equipment		(145,989)	(855,015)
Additions to capital work in progress		(3,559,117)	(2,646,518)
Additions to properties under development		(1,437,204)	(1,700,488)
Additions to investment properties		(130,227)	(4,240,121)
Additions to trading properties		(4,613,470)	-
Proceeds from sale of investment properties		-	251,704
Purchase of financial assets at FVTPL		(9,187,692)	(76,987)
Purchase of financial assets at FVTOCI		(60,917,830)	(48,165,409)
Proceeds from sale of financial assets at FVTOCI		59,932,478	46,975,098
Proceeds from sale of financial assets at FVTPL		3,036,294	11,052
Additions / capital contribution in associates		(313,807)	(1,588,024)
Dividend received from associates	11	37,265	74,532
Term deposits original maturity exceeding three months		2,175,487	(531,110)
Dividend income received		429,660	375,626
Net cash used in investing activities		(14,694,152)	(12,115,660)

The notes set out on pages 10 to 27 form an integral part of this interim condensed consolidated financial information.

Interim condensed consolidated statement of cash flows (continued)

	Notes	Nine months ended 30 Sept. 2025 (Unaudited) KD	Nine months ended 30 Sept. 2024 (Unaudited) KD
FINANCING ACTIVITIES			
Net change in borrowings		6,418,921	18,998,770
Finance costs paid		(7,035,397)	(8,702,260)
Lease liabilities paid		(8,232,000)	(8,232,000)
Net movement in treasury shares		7,615,360	(920,173)
Capital contribution by non-controlling interests	5.2	876,761	-
Dividends paid		(58,203)	(3,590,096)
Net cash used in financing activities		(414,558)	(2,445,759)
Net increase / (decrease) in cash and cash equivalents		16,039,450	(787,205)
Foreign currency adjustments		487,114	(265,873)
Cash and cash equivalents at the beginning of the period	7	4,957,210	1,438,468
Cash and cash equivalents at the end of the period	7	21,483,774	385,390
Material non-cash transactions:			
Investment in associates	11.1	(16,325,237)	-
Gain on bargain purchase of associate	11.1	10,123,409	-
Disposal of financial assets at FVTPL	11.1	6,201,828	-
Accounts receivable and other assets		-	(4,556,969)
Increase in trading properties		-	20,556,527
Decrease in investment properties		-	(12,579,228)
Decrease in properties under development		-	(7,682,324)
Purchase of financial assets at FVTPL		-	4,261,994

The notes set out on pages 10 to 27 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 Real Estate Company – KPSC (the “Parent Company”) was incorporated in 1972 as a Kuwaiti Public Shareholding Company in accordance with the provisions of the Commercial Companies Law in the State of Kuwait.

The Parent Company’s shares are listed on Boursa Kuwait.

The Group comprises the Parent Company and its subsidiaries (together referred as the “Group”).

The main activities of the Parent Company are as follows:

- Carry out various real estate works for achieving profit, including sale, purchase, renting out and leasing of lands and real estate properties, erect buildings, prepare and implement studies of the private and public real estate projects directly or through mediation whether in Kuwait or abroad.
- Carry out various building works and related works whether for its account or for the account of third parties and import, trade in all materials related to real estate and other works related or necessary thereto.
- Invest in companies’ shares or projects similar to the Company’s objectives or manage and direct such institutions in such a way that achieves interest.
- Build housing whether for citizens or government employees or the employees of official or private authorities against receiving their value from them either in cash or on installments.
- Carry out contracting works in general whether directly or through participation with other contracting companies or representing same.
- Manage others’ properties in Kuwait and abroad.
- Erect private and public buildings and projects, including malls, entertainment centers, touristic utilities and implement them directly or through third parties in Kuwait or abroad and rent out or sell same in cash or on installments after approval by the competent authorities.
- Create, manage or share third parties in real estate investment funds only whether in Kuwait or abroad to employ and invest funds on behalf of others after approval by the competent authorities.
- Do various real estate work for achieving profit, including acquisition, sale and purchase of lands and real estate properties and develop them for the account of the Company inside and outside Kuwait, rent out and lease same and erect buildings.
- Prepare studies and provide consultations in all kinds of real estate fields, provided the required terms and conditions are met by those who offer this service.
- Acquire, sell and purchase shares and bonds of the companies or projects similar to the Company’s objectives or manage such institutions and direct same in such a way that achieves interest.
- Acquire movables and real estate properties necessary to conduct its activity within the limits permitted by the law and in compliance with its objectives.
- Perform maintenance works related to the buildings and properties owned by the Company and others, including civil, mechanical and electrical works, elevators and air conditioning works in such a way that maintains buildings and their safety.
- Organize real estate exhibitions for the Company's real estate projects.

Notes to the interim condensed consolidated financial information (continued)

1 Incorporation and activities of the Parent Company (continued)

- Hold real estate auctions.
- Utilize the surplus funds available with the Company by investing same in financial portfolios managed by specialized companies and entities inside and outside Kuwait.
- Contribute directly to set out the basic structure of the residential, commercial areas and projects by "Building, Operation & Transfer" (BOT) system and manage the real estate utilities by BOT system.

The Parent Company has the right to perform the above-mentioned activities inside and outside the State of Kuwait directly or through an agent. The Parent Company may have an interest or participate in any aspect with the entities performing similar works or which might assist it in the achievement of its objectives in Kuwait or abroad. The Parent Company may also establish or share or purchase these entities or affiliate them therewith.

The address of the Parent Company's registered office is P.O. Box 1257, Safat 13013, State of Kuwait.

This interim condensed consolidated financial information for the nine-month period ended 30 September 2025 was authorised for issue by the Parent Company's board of directors on 13 November 2025.

2 Basis of preparation

This interim condensed consolidated financial information of the Group for the nine-month period ended 30 September 2025 has been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting".

The annual consolidated financial statements for the year ended 31 December 2024 were prepared in accordance with the IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

The interim condensed consolidated financial information has been presented in Kuwaiti Dinar which is the functional and presentation currency of the Parent Company.

The 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 the Parent Company's management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included.

Operating results for the nine-month period ended 30 September 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025. For further details, refer to the consolidated financial statements and its related disclosures for the year ended 31 December 2024.

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 2024, except for the adoption of the amendments to the IFRS Accounting Standards effective as of 1 January 2025 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.

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

The following amendments to IAS 21 were effective for the current period:

IAS 21 Amendments – Lack of exchangeability

The amendments to IAS 21 addresses determination of exchange rate when there is long term lack of exchangeability. The amendments:

- Specify when a currency is exchangeable into another currency and when it is not — a currency is exchangeable when an entity is able to exchange that currency for the other currency through markets or exchange mechanisms that create enforceable rights and obligations without undue delay at the measurement date and for a specified purpose; a currency is not exchangeable into the other currency if an entity can only obtain an insignificant amount of the other currency.
- Specify how an entity determines the exchange rate to apply when a currency is not exchangeable — when a currency is not exchangeable at the measurement date, an entity estimates the spot exchange rate as the rate that would have applied to an orderly transaction between market participants at the measurement date and that would faithfully reflect the economic conditions prevailing.
- Require the disclosure of additional information when a currency is not exchangeable — when a currency is not exchangeable an entity discloses information that would enable users of its financial statements to evaluate how a currency's lack of exchangeability affects, or is expected to affect, its financial performance, financial position and cash flows.

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, 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 2024.

5 Subsidiaries

- 5.1 During the period, the Parent Company transferred its ownership in certain subsidiaries, Al Mottahida General Investments LLC, Al Durar General Investments LLC and Aqarat Th8 Investment LTD, to one of its subsidiaries, "AlKoot Investments LLC". The transaction did not result in any gain or loss.
- 5.2 During the period, non-controlling interests contributed an amount of KD876,761 for their share of the capital call of one of Group's fellow subsidiaries.

Notes to the interim condensed consolidated financial information (continued)

6 Basic and diluted earnings per share

Basic and diluted earnings per share is calculated by dividing the profit for the period attributable to the owners of the Parent Company by 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 (Unaudited)		Nine months ended (Unaudited)	
	30 Sept. 2025	30 Sept. 2024	30 Sept. 2025	30 Sept. 2024
Profit for the period attributable to the owners of the Parent Company (KD)	5,076,057	1,091,971	10,131,870	11,021,662
Weighted average number of shares outstanding during the period (excluding treasury shares) (share)	1,040,314,708	1,028,524,184	1,038,813,558	1,029,793,118
Basic and diluted earnings per share (Fils)	4.88	1.06	9.75	10.7

The comparative weighted average number of shares for the calculating of basic and diluted earnings per share has been adjusted to reflect the bonus shares for the year ended 31 December 2024 (note 22). Earnings per share for the three-month and nine-month periods ended 30 September 2024 were 1.13 fils and 11.37 fils, respectively, before retroactive adjustment.

7 Cash and cash equivalents

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Cash and bank balances	26,268,882	9,757,516	5,062,346
Cash in investment portfolios managed by others	394,622	423,003	439,026
Term deposits	-	2,175,487	1,656,924
Cash and cash equivalents	26,663,504	12,356,006	7,158,296
Less:			
Due to banks (Note 7.1)	(5,137,845)	(5,181,424)	(5,073,456)
Restricted bank balances	(41,885)	(41,885)	(42,526)
Term deposits with original maturity exceeding three months	-	(2,175,487)	(1,656,924)
Cash and cash equivalents for the purpose of the interim condensed consolidated statement of cash flows	21,483,774	4,957,210	385,390

- 7.1 This represents outstanding balance of the credit facilities granted to the Group by a local banks in the form of overdraft facilities. The facilities carry an annual profit rate of 0.75% – 1.5% above the Central Bank of Kuwait discount rate. The due to banks balance is secured against mortgage of certain investment properties (Note 12).

Notes to the interim condensed consolidated financial information (continued)

8 Financial assets at fair value through profit or loss

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Local quoted securities	8,869,128	1,089,204	801,436
Local unquoted securities	91,517	91,517	30,118
Foreign quoted securities	10,990	5,978	4,796
Foreign unquoted securities	12,614,245	16,640,651	16,966,897
Managed funds	11,027	11,027	10,964
	21,596,907	17,838,377	17,814,211

During the period, foreign unquoted equity securities amounting to KD6,201,828 were reclassified to investments in associates (note 11.1).

The hierarchy for determining and disclosing the fair values of financial instruments is presented in Note 23.2.

9 Accounts receivable and other assets

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Financial assets			
Accounts receivable	13,536,907	10,163,425	9,040,816
Refundable deposits	2,490,655	540,815	571,777
Due on sale of investment properties	334,989	4,572,582	5,601,494
Other assets	3,770,616	2,798,918	5,007,864
	20,133,167	18,075,740	20,221,951
Provision for doubtful debts	(5,818,734)	(5,818,734)	(5,818,734)
	14,314,433	12,257,006	14,403,217
Non-financial assets			
Advances to contractors and suppliers	15,348,938	1,944,606	406,839
Other assets	192,392	1,068,866	1,127,606
	15,541,330	3,013,472	1,534,445
	29,855,763	15,270,478	15,937,662

The carrying values of the financial assets included above approximate their fair values and all are due within one year.

Notes to the interim condensed consolidated financial information (continued)

10 Financial assets at fair value through other comprehensive income

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Local quoted securities	49,318,836	53,527,962	39,287,717
Local unquoted securities	5,039,906	4,838,709	3,746,552
Foreign unquoted securities	12,040,420	11,989,640	15,036,715
Debt instruments	6,490,901	6,502,661	6,497,258
Managed funds	6,214,628	6,214,628	6,904,843
	79,104,691	83,073,600	71,473,085

These investments are held for medium to long-term strategic purposes. Accordingly, the Group has elected to designate these financial assets as at FVTOCI as it believes that recognising short-term fluctuations in the fair value of these financial assets in consolidated statement of profit or loss would not be consistent with the Group's strategy of holding these financial assets for long-term purposes and realising their performance potential in the long run. The above financial assets represent investment in various business sectors as follows:

Debt instruments represent promissory notes of foreign companies and carry annual interest rate 9% (31 December 2024 and 30 September 2024: 9%).

Quoted securities with carrying value of KD33,031,309 (31 December 2024: KD31,443,164 and 30 September 2024: KD30,967,049) are pledged against borrowings (Note 15).

The hierarchy for determining and disclosing the fair values of financial instruments by valuation techniques is presented in Note 23.2.

11 Investment in associates

Following is the movement for the investment in associates during the period/year:

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Balance at the beginning of the period/year	11,678,960	12,949,186	12,949,186
Additions / capital contribution (See below)	16,639,044	1,588,878	1,588,024
Share of results	135,350	(2,029,236)	209,074
Dividends received	(37,265)	(74,536)	(74,532)
Share of other comprehensive income	-	(755,332)	-
Balance at the end of the period/ year	28,416,089	11,678,960	14,671,752

During the period, the Group obtained representation on the board of directors of one of its investees, Aurum (Cayman) Limited, in which the Group holds a 30% ownership interest with a carrying value of KD6,201,828 and had previously been classified as a financial asset at fair value through profit or loss. Accordingly, the Group's management has the ability to exercise significant influence over the investee. Consequently, the Group has reclassified the investment as an investment in an associate.

The reclassification of the investment as an associate resulted in provisional gain on bargain purchase of KD10,123,409. The provisional fair value of the identifiable assets and liabilities as at the date of acquisition of the above investee are as follows:

Notes to the interim condensed consolidated financial information (continued)

11 Investment in associates (continued)

	KD
Total assets	235,880,356
Total liabilities	181,462,900
Net assets	54,417,456
Purchase consideration	6,201,828
Share of net assets acquired	(16,325,237)
Gain on bargain purchase	(10,123,409)

The fair value of identifiable assets and liabilities acquired were provisionally determined by the Group's management. The estimates referred above, and resultant gain on bargain purchase, are subject to revision within twelve months of the acquisition date.

12 Investment properties

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
<i>Owned properties</i>			
Balance at the beginning of the period/year	251,966,916	244,477,562	244,477,562
Additions during the period/year	113,771	2,652,306	4,535,096
Transferred from properties under development	-	7,867,584	7,682,324
Transferred to trading properties	-	(20,556,527)	(20,556,527)
Change in fair value for the period/year	-	17,525,991	11,527,815
Disposals during the period/year	-	-	(155,378)
Exchange adjustment	(518,238)	-	-
Balance at the end of the period/year	251,562,449	251,966,916	247,510,892
<i>Leased properties</i>			
Balance at the beginning of the period/year	9,335,540	9,153,969	9,153,969
Additions during the period/year	16,456	8,232,000	-
Change in fair value for the period/year	(5,712,750)	(8,050,429)	(6,037,825)
Balance at the end of the period/year	3,639,246	9,335,540	3,116,144
Total balance at the end of the period/year	255,201,695	261,302,456	250,627,036

Notes to the interim condensed consolidated financial information (continued)

12 Investment properties (continued)

12.1 The Group's investment properties are located as follows:

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Kuwait	186,373,987	191,983,542	178,954,002
UAE	67,298,698	67,789,904	70,182,678
Other MENA countries	1,529,010	1,529,010	1,490,356
	255,201,695	261,302,456	250,627,036

12.2 Investment properties with an aggregate carrying value of KD238,456,740 (31 December 2024: KD216,066,196 and 30 September 2024: KD241,823,075) are pledged against borrowings and due to banks (Note 15 and 7).

12.3 Leased properties represent the properties under the BOT contracts signed with the Ministry of Finance - State Properties department.

13 Accounts payable and other liabilities

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Financial liabilities			
Accounts payable (Note 13.1)	4,233,417	6,677,050	1,793,723
Accrued interest	2,244,054	2,159,387	2,121,029
Accrued expenses and leave	3,162,268	1,470,668	1,371,088
Provision for National Labour Support Tax	2,060,464	2,497,880	2,608,733
Provision for Zakat	942,847	974,723	967,301
Provision for KFAS	202,207	264,472	210,583
Dividends payable	1,258,842	1,321,270	1,334,891
Refundable deposits	2,340,246	2,398,800	3,006,647
Other liabilities	1,290,742	1,859,837	2,417,160
	17,735,087	19,624,087	15,831,155
Non-financial liabilities			
Advance rent	348,070	221,724	1,350,044
Other liabilities	1,699,314	2,082,237	4,021,356
	2,047,384	2,303,961	5,371,400
	19,782,471	21,928,048	21,202,555

Notes to the interim condensed consolidated financial information (continued)

13 Accounts payable and other liabilities (continued)

- 13.1 During previous years, the Group sold certain plots of land located in the Mahboula area of Kuwait, which were jointly owned with other parties. Net proceeds received on behalf of these parties from the sale transactions have been recognised under accounts payable, which amounted to KD2,183,014 as at 31 December 2024.

During the period, the Group obtained a legal opinion from the Group's legal counsel confirming that the Group has no legal obligation to settle these amounts which have remained outstanding for no less than 10 years past their due date. Accordingly, the Group's management decided to derecognised the related payables, amounting to KD2,183,014, and recognised them as an income on reversal of liabilities no longer required to the interim condensed consolidated statement of profit or loss.

14 Lease liabilities

The Group has leases for properties under the BOT contracts signed with the Ministry of Finance - State Properties department. Following is the movement for the lease liabilities during the period:

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Balance at the beginning of the period/year	8,232,000	7,860,289	7,860,289
Lease modification	-	8,232,000	-
Finance costs charged for the period/year	-	371,711	371,711
Settled during the period/year	(8,232,000)	(8,232,000)	(8,232,000)
Balance at the end of the period/year	-	8,232,000	-

15 Borrowings

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Islamic financing payables (i)	182,918,796	184,362,837	184,228,341
Term loans (ii)	46,439,286	38,984,742	33,622,654
Total	229,358,082	223,347,579	217,850,995
Borrowings in KD	190,305,161	185,273,973	185,651,943
Borrowings in other currencies	39,052,921	38,073,606	32,199,052
Total	229,358,082	223,347,579	217,850,995

The borrowings are due for repayment as follows:

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Within one year	25,376,096	23,605,945	20,996,204
Over one year	203,981,986	199,741,634	196,854,791
Total	229,358,082	223,347,579	217,850,995

Notes to the interim condensed consolidated financial information (continued)

15 Borrowings (continued)

- i) Islamic financing payables represent the following:
 - Outstanding Murabaha and Wakala payables of KD180,968,796 represent obtained in Kuwaiti Dinar from local Islamic banks, carry an annual profit rate of 0.75% - 1.5% (31 December 2024 and 30 September 2024: 0.75% - 1%) over CBK discount rate and repayable in different unequal instalments ending on 15 April 2030.
 - Outstanding Wakala payable of KD1,950,000 obtained in Kuwaiti Dinar from local Islamic banks, carry an annual profit rate of 1.5% (31 December 2024: 1.5% and 30 September 2024: 1.5%) over CBK discount rate and repayable on quarterly instalments ending on 7 September 2029.
- ii) Term loans represent the following:
 - Outstanding term loans of KD39,052,921 obtained in AED from a foreign bank carry an average interest rate of EIBOR + 2.375% per annum risk premium (with a minimum floor of 4%) and are repayable over a period of 8 – 12 year period ending in 2036.
 - Outstanding term loans of KD2,386,365 obtained in Kuwaiti Dinar from a local bank, carry an annual interest rate of 1.5% (31 December 2024: 1.5% and 30 September 2024: 1%-1.5%) over CBK discount rate and repayable in different unequal instalments ending on 30 September 2030.
 - Outstanding revolving term loan of KD5,000,000 obtained in Kuwaiti Dinar from a local bank carry an annual interest rate of 1% over the CBK discount rate and are repayable in one instalment on 30 June 2026.

Borrowings are secured by pledge of certain financial assets at FVTOCI and investment properties (Notes 10 and 12).

16 Share Capital

At 30 September 2025, the authorized share capital of the Parent Company amount of KD122,412,829 divided into 1,224,128,285 shares of 100 fils each. As at 30 September 2025, the issued and paid-up share capital of the Parent Company was KD106,445,938 divided into 1,064,459,379 shares of 100 Fils each (31 December 2024 and 30 September 2024: the authorised, issued and paid-up share capital amount of KD100,420,696 divided into 1,004,206,962 shares of 100 Fils each). All shares are cash shares.

During the period, the Parent Company's share capital was increased by 60,252,417 shares through issuance of new shares which represents the bonus shares to the shareholders as approved by the General Assembly of the shareholders (Note 22). The capital increase was approved by the relevant authorities and registered in the commercial register on 15 May 2025.

On 18 June 2025, the Board of Directors of the Parent Company approved a 15% increase in the authorized share capital, through a cash increase from KD106,445,938 to KD122,412,829 through offering of 159,668,911 shares at a price of 200 fils per share (comprising a nominal value of 100 fils and a share premium of 100 fils). Following the increase, the authorized share capital will be divided into 1,224,128,285 shares with a nominal value of 100 fils per share. On 14 July 2025, the Extraordinary General Assembly of the shareholders approved the capital increase which has been documented in the commercial register with the Ministry of Commerce and Industry on 31 July 2025.

On 21 August 2025, the Capital Markets Authority approved the above capital increase.

On 3 November 2025, all regulatory procedures related to the increase of the Parent Company's issued and paid-up capital to KD122,412,829 have been completed and documented to the commercial register with the Ministry of Commerce and Industry.

Notes to the interim condensed consolidated financial information (continued)

17 Advances from customers

Advances received from customers against sale of trading properties under development related to "Al Tay Hills" project located in Sharjah in the United Arab Emirates. The aggregate amount of the sale price allocated to the performance obligations of the Group that are unsatisfied as at 30 September 2025 is AED2,888,467,443 equivalent to KD239,742,798. The Group expects to recognise these unsatisfied performance obligations as revenue over a period of 4 years.

The movement in advances received from customers is as follows:

	30 Sept. 2025 KD
Balance at the beginning of the period	-
Advances received during the period	37,466,715
Exchange adjustment	(244,391)
Balance at end of the period	37,222,324

Al Tay Hills project, is a landmark residential development in Sharjah, UAE, developed by the Group in partnership with IFA Hotels & Resorts (a related party). The project estimated cost is AED3.5 billion spans over 6 million square feet and is designed to offer a luxurious and sustainable living experience. It comprises 1,100 residential units including villas and townhouses.

18 Treasury shares

	30 Sept. 2025 (Unaudited)	31 Dec. 2024 (Audited)	30 Sept. 2024 (Unaudited)
Number of treasury shares	7,794,603	29,517,327	34,510,744
Percentage of ownership	0.73%	2.94%	3.43%
Market value (KD)	2,954,155	7,467,884	8,248,067
Cost (KD)	3,011,892	7,135,682	7,825,855

Reserves of the Parent Company equivalent to the cost of the treasury shares held are not available for distribution.

Notes to the interim condensed consolidated financial information (continued)

19 Other components of equity

	Treasury shares reserve KD	Foreign currency translation reserve KD	Cumulative changes in fair value KD	Total KD
Balances at 1 January 2025 (Audited)	9,571,049	364,780	15,727,941	25,663,770
Gain on sale of treasury shares	3,491,570	-	-	3,491,570
Gain on disposal of financial assets at FVTOCI	-	-	(94,746)	(94,746)
<i>Other comprehensive income:</i>				
Net change in fair value of financial assets at FVTOCI	-	-	(4,954,261)	(4,954,261)
Exchange differences arising on translation of foreign operations	-	280,313	-	280,313
Balances at 30 September 2025 (Unaudited)	13,062,619	645,093	10,678,934	24,386,646
Balances at 1 January 2024 (Audited)	7,236,573	(13,844)	(5,424,350)	1,798,379
Gain on sale of treasury shares	1,734,586	-	-	1,734,586
Gain on disposal of financial assets at FVTOCI	-	-	(1,978,134)	(1,978,134)
<i>Other comprehensive income:</i>				
Net change in fair value of financial assets at FVTOCI	-	-	17,497,194	17,497,194
Exchange differences arising on translation of foreign operations	-	(10,664)	-	(10,664)
Balances at 30 September 2024 (Unaudited)	8,971,159	(24,508)	10,094,710	19,041,361

20 Related party transactions

Related parties represent associates, directors and key management personnel of the Group, major shareholders and companies in which directors and key management personnel of the Parent Company 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 Parent Company management.

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

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Balances included in interim condensed consolidated statement of financial position:			
Due from related parties	16,100,961	14,524,805	20,024,691
Due to related parties	2,109,211	5,671,846	5,577,056
Due on sale of investment properties	7,454	16,979	18,524

Financial assets at fair value through other comprehensive income amounting to KD4,762,983 (31 December 2024: KD2,945,458 and 30 September 2024: KD2,249,558) and financial assets at fair value through profit or loss amounting to KD1,394,987 (31 December 2024: KD1,011,644 and 30 September 2024: KD746,672) are managed by a related party.

Notes to the interim condensed consolidated financial information (continued)

20 Related party transactions (continued)

	Three months ended (Unaudited)		Nine months ended (Unaudited)	
	30 Sept. 2025 KD	30 Sept. 2024 KD	30 Sept. 2025 KD	30 Sept. 2024 KD
Interim condensed consolidated statement of profit or loss:				
Real estate rental income	694,077	955,527	2,415,157	2,591,743
Real estate operating expenses	193,658	242,901	779,968	587,080
General and administrative expenses	98,492	98,492	295,476	295,476
Key management compensation:				
Salaries and short-term benefits	76,837	76,764	230,511	230,292
Employees' end of service benefits	2,914	2,914	8,742	8,742

21 Segmental analysis

The Group operates in real estate, investment and services segments. The segmental analysis of the total income and net profit / (loss) for the activities are as follows:

	Real estate KD	Investment KD	Services KD	Unallocated KD	Total KD
30 September 2025 (Unaudited)					
Total income	13,072,403	14,497,379	233,290	2,568,587	30,371,659
Results for the period	3,792,952	14,497,379	233,290	(2,024,154)	16,499,467
Total assets	378,267,811	129,117,687	2,970,063	253,481	510,609,042
Total liabilities	231,346,674	57,004,802	5,258,464	1,301,533	294,911,473
Net assets	146,921,137	72,112,885	(2,288,401)	(1,048,052)	215,697,569
31 December 2024 (Audited)					
Total assets	344,104,907	112,590,936	4,025,330	191,034	460,912,207
Total liabilities	236,736,102	21,928,048	5,696,749	1,171,379	265,532,278
Net assets	107,368,805	90,662,888	(1,671,419)	(980,345)	195,379,929
30 September 2024 (Unaudited)					
Total income	23,249,447	3,112,496	272,602	170,277	26,804,822
Results for the period	13,298,686	3,112,496	272,602	(4,028,512)	12,655,272
Total assets	324,401,028	103,959,048	5,556,281	166,191	434,082,548
Total liabilities	221,943,891	21,463,796	6,523,582	897,548	250,828,817
Net assets	102,457,137	82,495,252	(967,301)	(731,357)	183,253,731

Notes to the interim condensed consolidated financial information (continued)

22 General assembly of shareholders

The Annual General Assembly of the shareholders of the Parent Company held on 15 May 2025 approved the consolidated financial statements for the year ended 31 December 2024 and the Board of Directors' proposal to distribute 6% bonus share to the shareholders of the Parent Company for the year ended 31 December 2024 (2023: 6% bonus share and cash dividends of 4 Fils per share). Furthermore, the General Assembly approved the Board of Directors' proposal to distribute directors' remuneration of KD60,000 for the year then ended (2023: KD60,000).

The Extraordinary General Assembly of the shareholders of the Parent Company held on 15 May 2025 approved to increase the authorized, issued and paid-up share capital of the Parent Company from KD100,420,696 to KD106,445,938 by issuing 6% bonus shares.

The Extraordinary General Assembly of the shareholders of the Parent Company held on 14 July 2025 approved to increase the authorized share capital of the Parent Company by 15% through a cash increase from KD106,445,938 to KD122,412,829.

23 Fair value measurement

23.1 Fair value hierarchy

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 interim condensed consolidated 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).

23.2 Fair value measurement of financial instruments

The carrying amounts of the Group's financial assets and liabilities as stated in the interim condensed consolidated statement of financial position are as follows:

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Financial assets:			
At amortised cost:			
Due from related parties	16,100,961	14,524,805	20,024,691
Accounts receivable and other assets	14,314,433	12,257,006	14,403,217
Cash and cash equivalents	26,663,504	12,356,006	7,158,296
At fair value:			
Financial assets at FVTPL	21,596,907	17,838,377	17,814,211
Financial assets at FVTOCI	79,104,691	83,073,600	71,473,085
	157,780,496	140,049,794	130,873,500

Notes to the interim condensed consolidated financial information (continued)

23 Fair value measurement (continued)

23.2 Fair value measurement of financial instruments (continued)

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Financial liabilities:			
At amortised cost			
Due to banks	5,137,845	5,181,424	5,073,456
Accounts payable and other liabilities	17,735,087	19,624,087	15,831,155
Lease liabilities	-	8,232,000	-
Borrowings	229,358,082	223,347,579	217,850,995
Due to related parties	2,109,211	5,671,846	5,577,056
Provision for employees' end of service benefits	1,301,540	1,171,381	1,124,755
	255,641,765	263,228,317	245,457,417

Management considers that the carrying amounts of financial assets and all financial liabilities, which are stated at amortized 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.

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

	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
30 September 2025 (Unaudited)				
Financial assets				
Financial assets at fair value through profit or loss:				
Local quoted securities	8,869,128	-	-	8,869,128
Local unquoted securities	-	-	91,517	91,517
Foreign quoted securities	10,990	-	-	10,990
Foreign unquoted securities	-	-	12,614,245	12,614,245
Managed funds	-	11,027	-	11,027
Financial assets at fair value through other comprehensive income:				
Local quoted securities	49,318,836	-	-	49,318,836
Local unquoted securities	-	-	5,039,906	5,039,906
Foreign unquoted securities	-	-	12,040,420	12,040,420
Debt instruments	-	-	6,490,901	6,490,901
Managed fund	-	6,214,628	-	6,214,628
	58,198,954	6,225,655	36,276,989	100,701,598

Notes to the interim condensed consolidated financial information (continued)

23 Fair value measurement (continued)

23.2 Fair value measurement of financial instruments (continued)

	Level 1	Level 2	Level 3	Total
	KD	KD	KD	KD
31 December 2024 (Audited)				
Financial assets				
<i>Financial assets at fair value through profit or loss:</i>				
Local quoted securities	1,089,204	-	-	1,089,204
Local unquoted securities	-	-	91,517	91,517
Foreign quoted securities	5,978	-	-	5,978
Foreign unquoted securities	-	-	16,640,651	16,640,651
Managed funds	-	11,027	-	11,027
<i>Financial assets at fair value through other comprehensive income:</i>				
Local quoted securities	53,527,962	-	-	53,527,962
Local unquoted securities	-	-	4,838,709	4,838,709
Foreign unquoted securities	-	-	11,989,640	11,989,640
Debt instruments	-	-	6,502,661	6,502,661
Managed funds	-	6,214,628	-	6,214,628
	54,623,144	6,225,655	40,063,178	100,911,977
30 September 2024 (Unaudited)				
Financial assets				
<i>Financial assets at fair value through profit or loss:</i>				
Local quoted securities	801,436	-	-	801,436
Local unquoted securities	-	-	30,118	30,118
Foreign quoted securities	4,796	-	-	4,796
Foreign unquoted securities	-	-	16,966,897	16,966,897
Managed funds	-	10,964	-	10,964
<i>Financial assets at fair value through other comprehensive income:</i>				
Local quoted securities	39,287,717	-	-	39,287,717
Local unquoted securities	-	-	3,746,552	3,746,552
Foreign unquoted securities	-	-	15,036,715	15,036,715
Debt instruments	-	-	6,497,258	6,497,258
Managed fund	-	6,904,843	-	6,904,843
	40,093,949	6,915,807	42,277,540	89,287,296

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

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 this level can be reconciled from beginning to ending balances as follows:

Notes to the interim condensed consolidated financial information (continued)

23 Fair value measurement (continued)

23.2 Fair value measurement of financial instruments (continued)

Level 3 fair value measurements (continued)

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Opening balance	40,063,178	34,578,049	34,578,049
Additions	293,212	8,026,878	5,573,864
Disposals	(6,201,828)	(503,486)	(51,780)
Change in fair value	2,122,427	(2,038,263)	2,177,407
Closing balance	36,276,989	40,063,178	42,277,540

Changing inputs to the level 3 valuations to reasonably possible alternative assumption would not change significantly amounts recognised in profit or loss, total assets or total liabilities or total equity. The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared to the previous reporting period.

24 Contingent liabilities and commitments

Contingent liabilities and commitments represent letters of guarantee and capital commitments at the interim condensed consolidated financial position date are as follows:

	30 Sept. 2025 (Unaudited) KD	31 Dec. 2024 (Audited) KD	30 Sept. 2024 (Unaudited) KD
Issued letters of guarantee	16,011,845	11,219,528	11,247,028
Capital commitments	17,380,705	9,192,646	3,831,815
	33,392,550	20,412,174	15,078,843

Capital commitments represent development costs for properties under development and trading properties.

25 Legal case

During the years prior to the Group's acquisition of one of its subsidiaries, the subsidiary had filed lawsuits against its certain former board of directors ("defendants") for compensation of KD24,812,190.

On 23 March 2023, the Court of Appeals ruled in favour of the subsidiary to oblige these members to pay final compensation with a total amount of KD24,812,190 against this lawsuit.

One of the defendants had appealed to the Court of Appeal and a consultation session was scheduled on 13 August 2023.

On 10 April 2023, the Court of Appeals issued an order to postpone the execution of the decree in the urgent matter until a decision is finalized regarding the appeal.

Notes to the interim condensed consolidated financial information (continued)

25 Legal case (continued)

On 26 March 2024, the Court of Cassation ruled to temporarily suspend the enforcement of the appeal ruling in favor of the defendants until the cassation decision is decided. The financial impact of this judgment depends on final decision of the court of cassation.

26 Comparative amounts

Certain comparative amounts have been reclassified to conform to the presentation in the current period. Such reclassification does not affect previously reported net assets, net equity, net results for the period or net decrease in cash and cash equivalents.

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