

**MUBARRAD HOLDING COMPANY K.S.C.P. AND  
SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED  
FINANCIAL INFORMATION (UNAUDITED)**

**30 June 2025**



**EY**

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with confidence**

## **REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF MUBARRAD HOLDING COMPANY K.S.C.P.**

### ***Introduction***

We have reviewed the accompanying interim condensed consolidated statement of financial position of Mubarrad Holding Company K.S.C.P. (the “Parent Company”) and subsidiaries (collectively, the “Group”) as at 30 June 2025, and the related interim condensed consolidated statement of profit or loss, and interim condensed consolidated statement of comprehensive income for the three months and six months periods then ended, and the related interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the six months period then ended. The 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*” (“IAS 34”). 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.

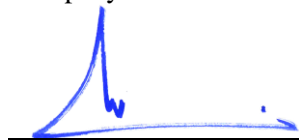
### ***Conclusion***

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 IAS 34.

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

Furthermore, based on our review, the interim condensed consolidated financial information is in agreement with the books of accounts 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, as amended, and its executive regulations, as amended, or of the Parent Company’s Articles of Association and Memorandum of Incorporation, as amended, during the six months period ended 30 June 2025 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, during the course of our review, to the best of our knowledge and belief, we have not become aware of any violations of the provisions of Law No. 7 of 2010, concerning the Capital Markets Authority (“CMA”) and organisation of security activity and its executive regulations, as amended, during the six months period ended 30 June 2025 that might have had a material effect on the business of the Parent Company or on its financial position.



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BADER A. ALABDULJADER  
LICENCE NO 207 A  
EY  
AL AIBAN, AL OSAIMI & PARTNERS

6 August 2025  
Kuwait

## Mubarrad Holding Company K.S.C.P. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
(UNAUDITED)

For the period ended 30 June 2025

|   | <i>Notes</i> | <i>Three months ended<br/>30 June</i> |             | <i>Six months ended<br/>30 June</i> |             |
|---|--------------|---------------------------------------|-------------|-------------------------------------|-------------|
|   |              | <b>2025</b>                           | <b>2024</b> | <b>2025</b>                         | <b>2024</b> |
|   |              | <b>KD</b>                             | <b>KD</b>   | <b>KD</b>                           | <b>KD</b>   |
| <b>INCOME</b>   |              |                                       |             |                                     |             |
| Net real estate income  | 3            | <b>396,637</b>                        | 542,568     | <b>908,727</b>                      | 1,013,385   |
| Profit from term deposits   |              | <b>15,070</b>                         | 14,274      | <b>28,889</b>                       | 44,234      |
| Share of result of associates   | 6            | <b>(389)</b>                          | 25,361      | <b>38,846</b>                       | 61,070      |
| Other (expense) income  |              | <b>(7,715)</b>                        | (6,297)     | <b>(7,556)</b>                      | 5,588       |
| <b>Total income</b>   |              | <b>403,603</b>                        | 575,906     | <b>968,906</b>                      | 1,124,277   |
| <b>EXPENSES AND OTHER CHARGES</b>   |              |                                       |             |                                     |             |
| Administrative expenses   |              | <b>(150,996)</b>                      | (138,275)   | <b>(274,542)</b>                    | (282,929)   |
| Finance costs   |              | <b>(12,615)</b>                       | (16,399)    | <b>(25,091)</b>                     | (32,618)    |
| <b>Total expenses and other charges</b>   |              | <b>(163,611)</b>                      | (154,674)   | <b>(299,633)</b>                    | (315,547)   |
| <b>PROFIT BEFORE TAX</b>  |              | <b>239,992</b>                        | 421,232     | <b>669,273</b>                      | 808,730     |
| Taxation from foreign subsidiary  |              | <b>(1,059)</b>                        | (1,398)     | <b>(2,109)</b>                      | (2,818)     |
| Contribution to Kuwait Foundation for Advancement of Sciences ("KFAS")                                |              | <b>(2,170)</b>                        | (3,792)     | <b>(6,023)</b>                      | (7,279)     |
| National Labour Support Tax ("NLST")  |              | <b>(6,420)</b>                        | (10,732)    | <b>(17,038)</b>                     | (20,881)    |
| Zakat   |              | <b>(3,600)</b>                        | (4,294)     | <b>(6,815)</b>                      | (8,353)     |
| <b>PROFIT FOR THE PERIOD</b>  |              | <b>226,743</b>                        | 401,016     | <b>637,288</b>                      | 769,399     |
| <b>Attributable to:</b>   |              |                                       |             |                                     |             |
| Equity holders of the Parent Company  |              | <b>226,743</b>                        | 400,449     | <b>637,288</b>                      | 768,319     |
| Non-controlling interests   |              | -                                     | 567         | -                                   | 1,080       |
|   |              | <b>226,743</b>                        | 401,016     | <b>637,288</b>                      | 769,399     |
| <b>BASIC AND DILUTED EARNINGS PER SHARE ATTRIBUTABLE TO EQUITYHOLDERS OF THE PARENT COMPANY (EPS)</b> | 4            | <b>1.39 fils</b>                      | 2.47 fils   | <b>3.92 fils</b>                    | 4.74 fils   |

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

Mubarrad Holding Company K.S.C.P. and Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

For the period ended 30 June 2025

|  | <i>Three months ended</i> |             | <i>Six months ended</i> |             |
|--|---------------------------|-------------|-------------------------|-------------|
|  | <i>30 June</i>            |             | <i>30 June</i>          |             |
|  | <b>2025</b>               | <b>2024</b> | <b>2025</b>             | <b>2024</b> |
|  | <b>KD</b>                 | <b>KD</b>   | <b>KD</b>               | <b>KD</b>   |
| <b>PROFIT FOR THE PERIOD</b>   | <b>226,743</b>            | 401,016     | <b>637,288</b>          | 769,399     |
| <b>Other comprehensive income (loss)</b>   |                           |             |                         |             |
| <i>Other comprehensive income (loss) that may be reclassified to profit or loss in subsequent periods:</i> |                           |             |                         |             |
| Exchange differences on translation of foreign operations  | <b>18,112</b>             | (212,191)   | <b>35,198</b>           | (1,450,319) |
| <b>TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD</b>  | <b>244,855</b>            | 188,825     | <b>672,486</b>          | (680,920)   |
| <b>Attributable to:</b>  |                           |             |                         |             |
| Equity holders of the Parent Company   | <b>244,855</b>            | 188,258     | <b>672,486</b>          | (682,000)   |
| Non-controlling interests  | -                         | 567         | -                       | 1,080       |
|  | <b>244,855</b>            | 188,825     | <b>672,486</b>          | (680,920)   |

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

# Mubarrad Holding Company K.S.C.P. and Subsidiaries

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

As at 30 June 2025

|  | Notes | 30 June<br>2025<br>KD    | (Audited)<br>31 December<br>2024<br>KD | 30 June<br>2024<br>KD    |
|--|-------|--------------------------|--|--------------------------|
| <b>ASSETS</b>  |       |                          |  |                          |
| <b>Non-current assets</b>  |       |                          |  |                          |
| Furniture and equipment  |       | 32,810                   | 36,264                                 | 463                      |
| Investment properties  | 5     | 14,672,330               | 14,640,635                             | 14,754,032               |
| Investment in associates   | 6     | 3,757,064                | 3,779,286                              | 3,925,212                |
| Financial asset at fair value through profit or loss               | 10    | 1,183,597                | 1,183,597                              | 986,137                  |
|  |       | <u>19,645,801</u>        | <u>19,639,782</u>                      | <u>19,665,844</u>        |
| <b>Current assets</b>  |       |                          |  |                          |
| Accounts receivable and prepayments                                |       | 360,842                  | 134,052                                | 391,121                  |
| Cash and short-term deposits                                       | 7     | 1,856,469                | 2,455,047                              | 1,375,671                |
|  |       | <u>2,217,311</u>         | <u>2,589,099</u>                       | <u>1,766,792</u>         |
| <b>TOTAL ASSETS</b>  |       | <u><b>21,863,112</b></u> | <u><b>22,228,881</b></u>               | <u><b>21,432,636</b></u> |
| <b>EQUITY AND LIABILITIES</b>                                      |       |                          |  |                          |
| <b>Equity</b>  |       |                          |  |                          |
| Share capital  |       | 16,369,277               | 16,369,277                             | 16,369,277               |
| Statutory reserve  |       | 1,762,758                | 1,762,758                              | 1,610,326                |
| Treasury shares  |       | -                        | (28,224)                               | (112,893)                |
| Treasury shares reserve  |       | -                        | 16,862                                 | 2,255                    |
| Other reserve  |       | (1,432)                  | (1,432)                                | (1,432)                  |
| Foreign currency translation reserve                               |       | (5,293,968)              | (5,329,166)                            | (5,287,763)              |
| Effect of changes in reserves of an associate                      |       | -                        | -                                      | (50,174)                 |
| Retained earnings  |       | 7,117,047                | 7,275,244                              | 6,812,965                |
| <b>Equity attributable to equity holders of the Parent Company</b> |       | <u><b>19,953,682</b></u> | <u><b>20,065,319</b></u>               | <u><b>19,342,561</b></u> |
| Non-controlling interests  |       | -                        | -                                      | 34,951                   |
| <b>Total equity</b>  |       | <u><b>19,953,682</b></u> | <u><b>20,065,319</b></u>               | <u><b>19,377,512</b></u> |
| <b>Liabilities</b>   |       |                          |  |                          |
| <b>Non-current liabilities</b>                                     |       |                          |  |                          |
| Employees' end of service benefits                                 |       | 435,497                  | 423,264                                | 417,956                  |
| <b>Current liabilities</b>   |       |                          |  |                          |
| Accounts payable and accruals                                      |       | 639,278                  | 728,342                                | 592,594                  |
| Islamic finance payables   | 5     | 834,655                  | 1,011,956                              | 1,044,574                |
|  |       | <u>1,473,933</u>         | <u>1,740,298</u>                       | <u>1,637,168</u>         |
| <b>Total liabilities</b>   |       | <u><b>1,909,430</b></u>  | <u><b>2,163,562</b></u>                | <u><b>2,055,124</b></u>  |
| <b>TOTAL EQUITY AND LIABILITIES</b>                                |       | <u><b>21,863,112</b></u> | <u><b>22,228,881</b></u>               | <u><b>21,432,636</b></u> |

Saad Bandar Al-Lafi  
Vice Chairman & CEO

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

## Mubarrad Holding Company K.S.C.P. and Subsidiaries

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

For the period ended 30 June 2025

|   | Attributable to equity holders of the Parent Company |                         |                       |                               |                     |  |   |                         |                   |                                 | Total equity<br>KD |
|---|--|-------------------------|-----------------------|-------------------------------|---------------------|--|---|-------------------------|-------------------|---------------------------------|--------------------|
|   | Share capital<br>KD                                  | Statutory reserve<br>KD | Treasury shares<br>KD | Treasury shares reserve<br>KD | Other reserve<br>KD | Foreign currency translation reserve<br>KD | Effect of changes in reserves of an associate<br>KD | Retained earnings<br>KD | Sub-total<br>KD   | Non-controlling interests<br>KD |                    |
| <b>As at 1 January 2025</b>   | <b>16,369,277</b>                                    | <b>1,762,758</b>        | <b>(28,224)</b>       | <b>16,862</b>                 | <b>(1,432)</b>      | <b>(5,329,166)</b>                         | -   | <b>7,275,244</b>        | <b>20,065,319</b> | -                               | <b>20,065,319</b>  |
| Profit for the period   | -  | -                       | -                     | -                             | -                   | -  | -   | 637,288                 | 637,288           | -                               | 637,288            |
| Other comprehensive income  | -  | -                       | -                     | -                             | -                   | 35,198                                     | -   | 35,198                  | 35,198            | -                               | 35,198             |
| Total comprehensive income for the period   | -  | -                       | -                     | -                             | -                   | 35,198                                     | -   | 637,288                 | 672,486           | -                               | 672,486            |
| Sale of treasury shares   | -  | -                       | 28,224                | 6,117                         | -                   | -  | -   | -                       | 34,341            | -                               | 34,341             |
| Transfer of treasury shares reserve to retained earnings on disposal of treasury shares | -  | -                       | -                     | (22,979)                      | -                   | -  | -   | 22,979                  | -                 | -                               | -                  |
| Dividend (Note 11)  | -  | -                       | -                     | -                             | -                   | -  | -   | (818,464)               | (818,464)         | -                               | (818,464)          |
| <b>At 30 June 2025</b>  | <b>16,369,277</b>                                    | <b>1,762,758</b>        | <b>-</b>              | <b>-</b>                      | <b>(1,432)</b>      | <b>(5,293,968)</b>                         | <b>-</b>  | <b>7,117,047</b>        | <b>19,953,682</b> | <b>-</b>                        | <b>19,953,682</b>  |
| As at 1 January 2024  | 16,369,277   | 1,610,326               | -                     | -                             | (1,432)             | (3,837,444)                                | (50,174)  | 6,863,110               | 20,953,663        | 33,871                          | 20,987,534         |
| Profit for the period   | -  | -                       | -                     | -                             | -                   | -  | -   | 768,319                 | 768,319           | 1,080                           | 769,399            |
| Other comprehensive loss  | -  | -                       | -                     | -                             | -                   | (1,450,319)                                | -   | -                       | (1,450,319)       | -                               | (1,450,319)        |
| Total comprehensive (loss) income for the period  | -  | -                       | -                     | -                             | -                   | (1,450,319)                                | -   | 768,319                 | (682,000)         | 1,080                           | (680,920)          |
| Purchase of treasury shares   | -  | -                       | (132,605)             | -                             | -                   | -  | -   | -                       | (132,605)         | -                               | (132,605)          |
| Sale of treasury shares   | -  | -                       | 19,712                | 2,255                         | -                   | -  | -   | -                       | 21,967            | -                               | 21,967             |
| Dividend (Note 11)  | -  | -                       | -                     | -                             | -                   | -  | -   | (818,464)               | (818,464)         | -                               | (818,464)          |
| <b>At 30 June 2024</b>  | <b>16,369,277</b>                                    | <b>1,610,326</b>        | <b>(112,893)</b>      | <b>2,255</b>                  | <b>(1,432)</b>      | <b>(5,287,763)</b>                         | <b>(50,174)</b>                                     | <b>6,812,965</b>        | <b>19,342,561</b> | <b>34,951</b>                   | <b>19,377,512</b>  |

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

## Mubarrad Holding Company K.S.C.P. and Subsidiaries

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**(UNAUDITED)**

For the period ended 30 June 2025

|   |              | <i>Six months ended</i> |             |
|---|--------------|-------------------------|-------------|
|   |              | <i>30 June</i>          |             |
|   | <i>Notes</i> | <b>2025</b>             | <b>2024</b> |
|   |              | <b>KD</b>               | <b>KD</b>   |
| <b>OPERATING ACTIVITIES</b>   |              |                         |             |
| Profit before tax   |              | <b>669,273</b>          | 808,730     |
| <i>Non-cash adjustments to reconcile profit before tax to net cash flows:</i> |              |                         |             |
| Depreciation  |              | <b>3,991</b>            | 497         |
| Profit from term deposits   |              | <b>(27,848)</b>         | (44,234)    |
| Profit from savings accounts  |              | <b>(1,041)</b>          | -           |
| Share of results of associates  | 6            | <b>(38,846)</b>         | (61,070)    |
| Reversal of provision no longer required                                      |              | -                       | (1,822)     |
| Provision for employees' end of service benefits                              |              | <b>25,380</b>           | 26,528      |
| Finance costs   |              | <b>25,090</b>           | 32,618      |
|   |              | <b>655,999</b>          | 761,247     |
| <i>Working capital adjustments:</i>   |              |                         |             |
| Accounts receivable and prepayments   |              | <b>(226,238)</b>        | (87,568)    |
| Accounts payable and accruals   |              | <b>(121,049)</b>        | (196,560)   |
| Cash flows from operations  |              | <b>308,712</b>          | 477,119     |
| Taxes paid  |              | -                       | (92,704)    |
| Employees' end of service benefits paid                                       |              | <b>(13,147)</b>         | -           |
| <b>Net cash flows from operating activities</b>                               |              | <b>295,565</b>          | 384,415     |
| <b>INVESTING ACTIVITIES</b>   |              |                         |             |
| Net movement in term deposits   |              | <b>651,884</b>          | 205,926     |
| Profit received from term deposits  |              | <b>27,296</b>           | 44,705      |
| Profit received savings accounts  |              | <b>1,041</b>            | -           |
| Purchase of investment properties   | 5            | -                       | (658,520)   |
| Dividends received from associates  | 6            | <b>65,070</b>           | 12,545      |
| <b>Net cash flows from (used in) investing activities</b>                     |              | <b>745,291</b>          | (395,344)   |
| <b>FINANCING ACTIVITIES</b>   |              |                         |             |
| Finance costs paid  |              | -                       | (75,844)    |
| Repayment of Islamic finance payables   |              | <b>(202,391)</b>        | (245,617)   |
| Purchase of treasury shares   |              | -                       | (132,605)   |
| Proceeds from sale of treasury shares   |              | <b>34,341</b>           | 21,967      |
| Dividend paid   | 11           | <b>(818,464)</b>        | (814,689)   |
| <b>Net cash flows used in financing activities</b>                            |              | <b>(986,514)</b>        | (1,246,788) |
| <b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>                   |              | <b>54,342</b>           | (1,257,717) |
| Net foreign exchange differences  |              | <b>(1,036)</b>          | (466,027)   |
| Cash and cash equivalents at 1 January  |              | <b>1,631,772</b>        | 2,850,261   |
| <b>CASH AND CASH EQUIVALENTS AT 30 JUNE</b>                                   | 7            | <b>1,685,078</b>        | 1,126,517   |

The attached notes 1 to 11 form part of this interim condensed consolidated financial information.

# Mubarrad Holding Company K.S.C.P. and Subsidiaries

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

### 1.1 CORPORATE INFORMATION

The interim condensed consolidated financial information of Mubarrad Holding Company K.S.C.P. (the “Parent Company”) and its subsidiaries (collectively, the “Group”) for the six months ended 30 June 2025 was authorised for issue in accordance with a resolution of the Board of Directors of the Parent Company on 6 August 2025.

The shareholders of the Parent Company at the annual general assembly meeting (“AGM”) held on 7 May 2025 approved the consolidated financial statements for the year ended 31 December 2024. Dividends declared by the Group for the year then ended are provided in Note 11.

The Parent Company is a public shareholding company incorporated and domiciled in the State of Kuwait, and whose shares are publicly traded in Boursa Kuwait.

The Parent Company's head office is located at Old Khaitan, Block 29, Street 22, Building 15, Mezza three Office #12, Kuwait.

The principal activities of the Group are described in Note 1.2. All activities are conducted in accordance with Islamic Sharī'a principles, as approved by the Parent Company's Fatwa and Sharī'a Supervisory Board.

The Parent Company is a subsidiary of A'ayan Leasing and Investment Company K.S.C.P. (the “Ultimate Parent Company”), whose shares are publicly traded in Boursa Kuwait.

### 1.2 GROUP INFORMATION

#### *Subsidiaries*

The consolidated financial statements of the Group include:

|  | <i>Principal activities</i> | <i>Country of incorporation</i> | <i>% equity interest</i> |                         |                     |
|--|-----------------------------|---------------------------------|--------------------------|-------------------------|---------------------|
|  |                             |                                 | <i>30 June 2025</i>      | <i>31 December 2024</i> | <i>30 June 2024</i> |
| Mubarrad for Development and Limited Investment Company W.L.L. | Logistics Services          | Sudan                           | 100%                     | 100%                    | 100%                |
| Emdad Equipment Leasing Company K.S.C (Closed)                 | Logistics Services          | Kuwait                          | 100%                     | 100%                    | 98%                 |
| Takatof Real Estate Co. E.S.C *                                | Real Estate                 | Egypt                           | 98%                      | 98%                     | 98%                 |

\* The remaining shares in this subsidiary are held by other parties on behalf of the Group. Therefore, the effective ownership of the Group in this subsidiary is 100%.

## 2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION

### 2.1 Basis of preparation

The interim condensed consolidated financial information of the Group for the three months ended 30 June 2025 have been prepared in accordance with International Accounting Standard 34, “*Interim Financial Reporting*” (“IAS 34”). The Group has prepared the interim condensed consolidated financial information on the basis that it will continue to operate as a going concern. The management considers that there are no material uncertainties that may cast doubt significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

The interim condensed consolidated financial information has been presented in Kuwaiti Dinar (“KD”), which is also the functional currency of the Parent Company.

The interim condensed consolidated financial information does not include all of the information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2024.



# NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

## 2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

### 2.2 New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the 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 new standards effective as of 1 January 2025. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

One amendment applies for the first time in 2025 but did not have an impact on the interim condensed consolidated financial information of the Group.

### Lack of exchangeability - Amendments to IAS 21 The amendments to IAS 21

The amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rates* specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments are effective for annual reporting periods beginning on or after 1 January 2025. When applying the amendments, an entity cannot restate comparative information.

The amendments did not have an impact on the Group's interim condensed consolidated financial information.

## 3 NET REAL ESTATE INCOME

|  | <i>Three months ended</i><br><i>30 June</i> |                          | <i>Six months ended</i><br><i>30 June</i> |                          |
|--|---|--------------------------|---|--------------------------|
|  | <i>2025</i><br><i>KD</i>                    | <i>2024</i><br><i>KD</i> | <i>2025</i><br><i>KD</i>                  | <i>2024</i><br><i>KD</i> |
| Rental income from investment properties | <b>471,838</b>                              | 557,684                  | <b>1,006,247</b>                          | 1,046,731                |
| Real estate related expenses             | <b>(75,201)</b>                             | (15,116)                 | <b>(97,520)</b>                           | (33,346)                 |
|  | <b>396,637</b>                              | 542,568                  | <b>908,727</b>                            | 1,013,385                |

## 4 EARNINGS PER SHARE (EPS)

Basic EPS is calculated by dividing the profit for the period attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the period less treasury shares. Diluted EPS is calculated by dividing the profit attributable to ordinary equity holders of the Parent Company by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares. As there are no dilutive instruments outstanding, basic and diluted EPS are identical.

|   | <i>Three months ended</i><br><i>30 June</i> |             | <i>Six months ended</i><br><i>30 June</i> |             |
|---|---|-------------|---|-------------|
|   | <i>2025</i>                                 | <i>2024</i> | <i>2025</i>                               | <i>2024</i> |
| Profit for the period attributable to the equity holders of the Parent Company (KD) | <b>226,743</b>                              | 400,449     | <b>637,288</b>                            | 768,319     |
| Weighted average number of shares outstanding during the period (shares) *          | <b>162,770,903</b>                          | 162,202,493 | <b>162,770,903</b>                        | 162,202,493 |
| Basic and diluted EPS (Fils)  | <b>1.39</b>                                 | 2.47        | <b>3.92</b>                               | 4.74        |

\* The weighted average number of shares takes into account the weighted average effect of changes in treasury shares during the period.

# NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

## 4 EARNINGS PER SHARE (EPS) (continued)

There have been no transactions involving ordinary shares between the reporting date and the date of authorisation of this interim condensed consolidated financial information which require the restatement of EPS.

## 5 INVESTMENT PROPERTIES

|   | <i>30 June</i><br><i>2025</i><br><i>KD</i> | <i>(Audited)</i><br><i>31 December</i><br><i>2024</i><br><i>KD</i> | <i>30 June</i><br><i>2024</i><br><i>KD</i> |
|---|--|--|--|
| As at the beginning of the period/ year | 14,640,635                                 | 15,002,082   | 15,002,082                                 |
| Additions                               | -  | 658,520  | 658,520                                    |
| Exchange differences                    | 31,695                                     | (1,019,967)  | (906,570)                                  |
| As at the end of the period/ year       | 14,672,330                                 | 14,640,635   | 14,754,032                                 |

Included within investment properties, the following:

- Properties in the State of Kuwait with a carrying value of KD 6,250,000 (31 December 2024: KD 6,250,000 and 30 June 2024: KD 6,250,000) are pledged as security in order to fulfil collateral requirements of banking facilities obtained from a local financial institution amounting to KD 834,655 at the reporting date (31 December 2024: KD 1,011,956 and 30 June 2024: KD 1,044,574).

The valuations of investment properties were performed at 31 December by two accredited independent valuers with recognised and relevant professional qualification and experience in the locations and categories of the investment properties being valued. As required by the Capital Market Authority (CMA), the Group has selected the lower of these valuations. The fair value is determined using a mix of the income capitalisation method and the market comparison approach considering the nature and usage of each property. Valuation of the Group's investment property portfolio is performed on an annual basis as management believes that there are no significant circumstances that have arisen during the interim reporting period, which may have a material impact on fair value.

## 6 INVESTMENT IN ASSOCIATES

The Group has the following investment in associates:

|   |                             |                                 | <i>% equity interest</i> |   |                     |
|---|-----------------------------|---------------------------------|--------------------------|---|---------------------|
|   | <i>Principal activities</i> | <i>Country of incorporation</i> | <i>30 June 2025</i>      | <i>(Audited)</i><br><i>31 December 2024</i> | <i>30 June 2024</i> |
| Oman Integral Logistics Company O.S.C. (Closed) * | Logistics services          | Oman                            | 50%                      | 50%   | 50%                 |
| Insha'a Al Ahlia Real Estate W.L.L.               | Real estate                 | Kuwait                          | 20%                      | 20%   | 20%                 |

- \* As at 30 June 2025, the Group has 50% % (31 December 2024: 50%, 30 June 2024: 50%) interest in Oman Integral Logistics Company O.S.C. (Closed), an associate involved in logistic services that is accounted for using the equity method. The associate is a private entity that is not listed on any stock exchange; therefore, no quoted market prices are available for its shares. Although the Group holds 50% equity interest in the associate, the management has concluded that the Group does not exercise control or joint control over the associate.

# Mubarrad Holding Company K.S.C.P. and Subsidiaries

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

### 6 INVESTMENT IN ASSOCIATES (continued)

A reconciliation of the carrying amount of the associates is set out below:

|   | <b>30 June<br/>2025<br/>KD</b> | <i>(Audited)</i><br><b>31 December<br/>2024<br/>KD</b> | <b>30 June<br/>2024<br/>KD</b> |
|---|--------------------------------|--|--------------------------------|
| <b>As at the beginning of the period / year</b> | <b>3,779,286</b>               | 3,954,409  | 3,954,409                      |
| Share of results                                | <b>38,846</b>                  | (124,692)  | 61,070                         |
| Dividends declared/ received                    | <b>(65,070)</b>                | (77,034)   | (12,545)                       |
| Exchange differences                            | <b>4,002</b>                   | 26,603   | (77,722)                       |
| <b>As at the end of the period / year</b>       | <b>3,757,064</b>               | <b>3,779,286</b>                                       | <b>3,925,212</b>               |

### 7 CASH AND CASH EQUIVALENTS

For the purpose of the interim condensed consolidated statement of cash flows, cash and cash equivalents are comprised of the following:

|   | <b>30 June<br/>2025<br/>KD</b> | <i>(Audited)</i><br><b>31 December<br/>2024<br/>KD</b> | <b>30 June<br/>2024<br/>KD</b> |
|---|--------------------------------|--|--------------------------------|
| Cash and bank balances  | <b>1,685,078</b>               | 1,631,772  | 1,126,517                      |
| Short-term deposits   | <b>171,391</b>                 | 823,275  | 249,154                        |
| <b>Cash and short-term deposits</b>                           | <b>1,856,469</b>               | 2,455,047  | 1,375,671                      |
| Less: term deposits with maturities of more than three months | <b>(171,391)</b>               | (823,275)  | (249,154)                      |
| <b>Cash and cash equivalents</b>                              | <b>1,685,078</b>               | <b>1,631,772</b>                                       | <b>1,126,517</b>               |

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between 3 and 6 months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

### 8 RELATED PARTY DISCLOSURES

These represent transactions with certain parties (i.e. associates, Ultimate Parent, directors and executive officers of the Group, close members of their families and entities of which they are principal owners or over which they are able to exercise control or significant influence) entered into by the Group in the ordinary course of business. Pricing policies and terms of these transactions are approved by the Group's management.

The following tables provides the total amount of transactions that have been entered into with related parties during the six months ended 30 June 2025 and 2024, as well as balances with related parties as at 30 June 2025, 31 December 2024 and 30 June 2024:

|  | <i>Ultimate<br/>Parent<br/>Company<br/>KD</i> | <i>Other<br/>related<br/>parties<br/>KD</i> | <b>30 June<br/>2025<br/>KD</b> | <i>(Audited)</i><br><b>31 December<br/>2024<br/>KD</b> | <b>30 June<br/>2024<br/>KD</b> |
|--|---|---|--------------------------------|--|--------------------------------|
| <b>Interim condensed consolidated statement of financial position:</b> |   |   |                                |  |                                |
| Financial assets at FVPL   | -   | <b>725,243</b>                              | <b>725,243</b>                 | 725,243  | 534,361                        |
| Amount due from a related party  | -   | -   | -                              | -  | 22,504                         |

# NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

## 8 RELATED PARTY DISCLOSURES (continued)

### Transactions with key management personnel

Key management personnel comprise of the Board of Directors and key members of management having authority and responsibility for planning, directing and controlling the activities of the Group. The aggregate value of transactions and outstanding balances with related parties were as follows:

|  | <i>Transaction values for the<br/>six months ended</i> |                                | <i>Balance outstanding as at</i> |  |                                |
|--|--|--------------------------------|----------------------------------|--|--------------------------------|
|  | <i>30 June<br/>2025<br/>KD</i>                         | <i>30 June<br/>2024<br/>KD</i> | <i>30 June<br/>2025<br/>KD</i>   | <i>31 December<br/>2024<br/>KD<br/>(Audited)</i> | <i>30 June<br/>2024<br/>KD</i> |
| Salaries and other short-term benefits | 19,800   | 46,878                         | 36,046                           | 22,003   | 28,133                         |
| Employees end of service benefits      | 2,848  | 16,255                         | 133,220                          | 127,554  | 121,797                        |
| Directors' remuneration                | -  | -                              | 30,000                           | 30,000   | -                              |
|  | <b>22,648</b>  | <b>63,133</b>                  | <b>199,266</b>                   | <b>179,557</b>                                   | <b>149,930</b>                 |

The Board of Directors at the meeting held on 25 March 2025 proposed directors' remuneration of KD 30,000 for the year ended 31 December 2024. The remuneration was approved by the shareholders of the Parent Company at the AGM held on 7 May 2025.

## 9 SEGMENT INFORMATION

For management purposes, the Group is organised into four major business segments. The principal activities and services under these segments are as follows:

- ▶ **Real estate:** Buying, selling, capital appreciation and investing in real estate
- ▶ **Investment:** financial assets at fair value through profit or loss, investment in associate and investment properties.
- ▶ **Others:** revenues and expenses that are not allocated to the above sectors

|                 | <i>30 June 2025</i>       |                          |   |                     |
|-----------------|---------------------------|--------------------------|---|---------------------|
|                 | <i>Real estate<br/>KD</i> | <i>Investment<br/>KD</i> | <i>Other<br/>unallocated<br/>amounts<br/>KD</i> | <i>Total<br/>KD</i> |
| Assets          | 14,672,330                | 4,940,661                | 225,012   | 21,863,112          |
| Liabilities     | 834,655                   | 22,545                   | 1,052,230                                       | 1,909,430           |
| Income          | 1,006,247                 | 38,846                   | (76,187)  | 968,906             |
| Segment results | 908,727                   | 38,846                   | (278,300)                                       | 669,273             |

# NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

## 9 SEGMENT INFORMATION (continued)

|                 | 31 December 2024 (Audited) |                  |              |             |
|-----------------|----------------------------|------------------|--------------|-------------|
|                 | Real estate<br>KD          | Investment<br>KD | Others<br>KD | Total<br>KD |
| Assets          | 14,640,635                 | 5,108,385        | 2,479,861    | 22,228,881  |
| Liabilities     | 1,011,956                  | 41,225           | 1,110,381    | 2,163,562   |
| Income          | 2,167,207                  | (124,692)        | 240,502      | 2,283,017   |
| Segment results | 2,087,891                  | (124,692)        | (307,052)    | 1,656,147   |

|                 | 30 June 2024      |                  |                                       |             |
|-----------------|-------------------|------------------|---------------------------------------|-------------|
|                 | Real estate<br>KD | Investment<br>KD | Other<br>unallocated<br>amounts<br>KD | Total<br>KD |
| Assets          | 14,754,032        | 5,024,358        | 1,654,246                             | 21,432,636  |
| Liabilities     | 1,044,574         | 35,841           | 974,709                               | 2,055,124   |
| Income          | 1,046,730         | 61,070           | 14,655                                | 1,122,455   |
| Segment results | 1,013,385         | 61,070           | (265,725)                             | 808,730     |

## 10 FAIR VALUE OF FINANCIAL INSTRUMENTS

All financial instruments for which fair value is measured or disclosed in the interim condensed consolidated financial information are categorised 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:

### Fair value hierarchy

- ▶ 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

For financial assets and liabilities that are recognised in the interim condensed consolidated financial information at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

# NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

## 10 FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

### Valuation methods and assumptions

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

The following methods and assumptions were used to estimate the fair values:

#### Unquoted equity investments

The Group invests in private equity companies that are not quoted in an active market. Transactions in such investments do not occur on a regular basis. Unquoted equity securities are valued based on dividend discount model and book value and price to book multiple method, multiples using latest financial statements available of the investee entities after considering for Discount for lack of marketability (DLOM) in the range of 20%-80%. The Group classifies the fair value of these investments as Level 3. The discount for lack of marketability represents the amounts that the Group has determined that market participants would take into account when pricing the investments.

#### Real estate investment portfolio ("REIP")

The Group invests in a REIP which is not quoted in an active market and which may be subject to restrictions on redemptions such as lock-up periods. The fair value of the real estate investment portfolio is estimated using the Adjusted Net Asset Value ("Adjusted NAV") method. This involves updating the value of the underlying properties to reflect current market conditions, using external valuations. Key factors considered include rental income, occupancy, market prices and discount rates. Liabilities and taxes are also adjusted to reflect their current value. The portfolio is classified as a financial instrument because it represents an investment in a pooled structure, where investors hold units that can be typically traded or redeemed. These units give investors a proportional interest in the net assets of the portfolio, rather than direct ownership of the underlying properties. The Group classifies this portfolio as Level 3.

#### Other financial assets and liabilities at amortised cost

Fair value of other financial instruments is not materially different from their carrying values, at the reporting date, as most of these instruments are of short-term maturity or re-priced immediately based on market movement in interest rates. The fair value of financial assets and financial liabilities with a demand feature is approximated to their face value.

### Reconciliation of Level 3 fair values

The following table shows a reconciliation of all movements in the fair value of financial instruments categorised within Level 3 between the beginning and the end of the reporting period:

|   | <i>Unquoted securities and REIP</i> |                                    |                                |
|---|-------------------------------------|------------------------------------|--------------------------------|
|   | <i>30 June<br/>2025<br/>KD</i>      | <i>31 December<br/>2024<br/>KD</i> | <i>30 June<br/>2024<br/>KD</i> |
| As at the beginning of the period/ year | 1,183,597                           | 986,137                            | 986,137                        |
| Change in fair value                    | -                                   | 197,460                            | -                              |
| As at the end of the period/ year       | 1,183,597                           | 1,183,597                          | 986,137                        |

The valuation techniques and inputs used in this interim condensed consolidated financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2024.

Favourable and unfavourable changes in the value of financial instruments are determined on the basis of changes in the value of the instruments as a result of varying the levels of the unobservable parameters, quantification of which is judgmental. The management assessed that the impact on profit or loss would be immaterial if the relevant risk variables used to fair value the financial instruments classified as Level 3 were altered by 5 percent.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL  
INFORMATION (UNAUDITED)

As at and for the period ended 30 June 2025

**11 ANNUAL GENERAL MEETING AND DISTRIBUTION APPROVED**

The Board of Directors in their meeting held on 25 March 2025, proposed a cash dividend of 5% (2023: 5%) of the paid-up share capital (5 fils per share aggregating to KD 818,464) for the year ended 31 December 2024 (2023: KD 818,464) which were approved by the shareholders of the Parent Company at the annual general meeting (AGM) held on 7 May 2025.

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