

Mabanee Company K.P.S.C. and its Subsidiaries

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL INFORMATION (UNAUDITED)
31 MARCH 2026**



**Shape the future
with confidence**

Mabanee Company K.P.S.C. And Its Subsidiaries

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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS' OF MABANEE COMPANY K.P.S.C.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Mabanee Company K.P.S.C. (the “Parent Company”) and its subsidiaries (collectively, the “Group”) as at 31 March 2026 and the related interim condensed consolidated statement of profit or loss, interim condensed consolidated statement of comprehensive income, interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the three-month 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 IAS 34 - *Interim Financial Reporting*. Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

Scope of Review

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

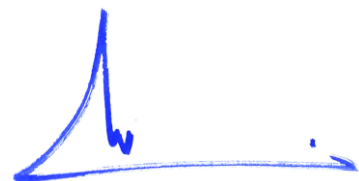
Conclusion

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

Report on Other Legal and Regulatory Requirements

Based on our review, the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016, as amended, and its Executive regulations, as amended, or of the Parent Company’s Memorandum of Incorporation and Articles of Association, as amended, during the three-month period ended 31 March 2026 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 establishment of Capital Markets Authority (“CMA”) and organization of security activity and its executive regulations, as amended, during the three-month period ended 31 March 2026 that might have a material effect on the business of the Parent Company or on its financial position.



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


4 May 2026
Kuwait

Mabane Company K.P.S.C. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

As at 31 March 2026

	Notes	31 March 2026 KD'000's	Audited 31 December 2025 KD'000's	31 March 2025 KD'000's
ASSETS				
Non-current assets				
Property and equipment		138,053	139,174	140,407
Investment properties	3	1,607,757	1,487,108	1,184,971
Right-of-use assets		60,780	63,616	21,549
Investment in associates		63,920	63,432	58,301
Prepayments and advances		64,729	64,099	61,526
Investment securities		1,873	1,873	1,896
		<u>1,937,112</u>	<u>1,819,302</u>	<u>1,468,650</u>
Current assets				
Receivables from associates	9	461	318	285
Account receivables and other assets		78,886	56,063	39,515
Cash and short-term deposits	4	92,955	75,545	153,846
		<u>172,302</u>	<u>131,926</u>	<u>193,646</u>
TOTAL ASSETS		<u>2,109,414</u>	<u>1,951,228</u>	<u>1,662,296</u>
EQUITY AND LIABILITIES				
Equity				
Share capital	10	156,760	147,887	147,887
Share premium		16,505	16,505	16,505
Statutory reserve		92,023	92,023	83,083
Voluntary reserve		92,023	92,023	83,083
Treasury shares reserve		42	42	42
Foreign currency translation reserve		8,869	7,415	9,974
Fair value reserve		(1,234)	(1,234)	(1,329)
Other reserves		(1,342)	(1,342)	(2,029)
Retained earnings		360,567	382,207	349,052
Equity attributable to the equity holders of the Parent Company		<u>724,213</u>	<u>735,526</u>	<u>686,268</u>
Non-controlling interests		<u>117,245</u>	<u>106,433</u>	<u>93,779</u>
Total equity		<u>841,458</u>	<u>841,959</u>	<u>780,047</u>
Non-current liabilities				
Employees' end of service benefits		7,607	7,175	6,633
Loans and borrowings	5	910,119	835,494	601,176
Lease liabilities		64,628	65,191	13,405
Other non-current liabilities		97,258	86,613	62,421
		<u>1,079,612</u>	<u>994,473</u>	<u>683,635</u>
Current liabilities				
Loans and borrowings	5	87,407	43,853	116,419
Lease liabilities		1,700	424	8,975
Trade and other payables		99,237	70,519	73,220
		<u>188,344</u>	<u>114,796</u>	<u>198,614</u>
Total liabilities		<u>1,267,956</u>	<u>1,109,269</u>	<u>882,249</u>
TOTAL EQUITY AND LIABILITIES		<u>2,109,414</u>	<u>1,951,228</u>	<u>1,662,296</u>


Mohammad Abdulaziz Alshaya
Chairman

The accompanying notes 1 to 13 are an integral part of this interim condensed consolidated financial information

Mabanee Company K.P.S.C. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
(UNAUDITED)

For the period ended 31 March 2026

		<i>Three months ended</i>	
		<i>31 March</i>	
	<i>Notes</i>	2026	2025
		KD'000's	KD'000's
REVENUE			
Revenue from investment properties		28,935	28,937
Revenue from hotel operations		4,251	5,181
		33,186	34,118
COST OF REVENUE			
Investment property's expenses		(6,300)	(7,259)
Depreciation expense on investment properties	3	(2,843)	(2,840)
Hotel operation's expenses		(3,067)	(3,608)
Depreciation expense on hotel properties		(1,053)	(1,023)
		(13,263)	(14,730)
GROSS PROFIT			
		19,923	19,388
Other income		1,210	1,637
Gain from disposal of asset held for sale	3	-	21,555
Share of results of associates		344	242
General and administrative expenses		(2,713)	(5,233)
Finance costs		(1,539)	(2,654)
PROFIT BEFORE TAX			
		17,225	34,935
Tax expense	7	(771)	(1,670)
PROFIT FOR THE PERIOD			
		16,454	33,265
Attributable to:			
Equity holders of the Parent Company		16,810	33,411
Non-controlling interests		(356)	(146)
		16,454	33,265
BASIC AND DILUTED EARNINGS PER SHARE (EPS)			
ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY			
	8	10.72 Fils	21.31 Fils

The accompanying notes 1 to 13 are an integral part of this interim condensed consolidated financial information.

Mabanee Company K.P.S.C. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF
COMPREHENSIVE INCOME (UNAUDITED)

For the period ended 31 March 2026

	<i>Three months ended</i>	
	<i>31 March</i>	
	2026	2025
	KD'000's	KD'000's
PROFIT FOR THE PERIOD	16,454	33,265
Other comprehensive income:		
<i>Other comprehensive income that will not be reclassified to profit or loss in subsequent periods (net of tax):</i>		
Net gain on equity instruments at fair value through other comprehensive income	-	43
<i>Other comprehensive income that may be reclassified to profit or loss in subsequent periods (net of tax):</i>		
Exchange differences on translation of foreign operations	1,687	2,278
Other comprehensive income for the period	1,687	2,321
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	18,141	35,586
Attributable to:		
Equity holders of the Parent Company	18,264	36,297
Non-controlling interest	(123)	(711)
	18,141	35,586

The accompanying notes 1 to 13 are an integral part of this interim condensed consolidated financial information.

Mabane Company K.P.S.C. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

For the period ended 31 March 2026

	<i>Equity attributable to equity holders of the Parent Company</i>										<i>Non-controlling interest</i>	<i>Total equity</i>
	<i>Share capital</i>	<i>Share premium</i>	<i>Statutory reserve</i>	<i>Voluntary reserve</i>	<i>Treasury shares reserve</i>	<i>Foreign currency translation reserve</i>	<i>Fair value reserve</i>	<i>Other reserve</i>	<i>Retained earnings</i>	<i>Sub total</i>		
	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>
As at 1 January 2026 (Audited)	147,887	16,505	92,023	92,023	42	7,415	(1,234)	(1,342)	382,207	735,526	106,433	841,959
Profit (loss) for the period	-	-	-	-	-	-	-	-	16,810	16,810	(356)	16,454
Other comprehensive income for the period	-	-	-	-	-	1,454	-	-	-	1,454	233	1,687
Total comprehensive income (loss) for the period	-	-	-	-	-	1,454	-	-	16,810	18,264	(123)	18,141
Cash dividends (Note 10.2)	-	-	-	-	-	-	-	-	(29,577)	(29,577)	-	(29,577)
Bonus shares issue (Note 10.2)	8,873	-	-	-	-	-	-	-	(8,873)	-	-	-
Non-controlling interest contribution plan	-	-	-	-	-	-	-	-	-	-	10,935	10,935
At 31 March 2026	156,760	16,505	92,023	92,023	42	8,869	(1,234)	(1,342)	360,567	724,213	117,245	841,458
As At 1 January 2025 (Audited)	139,516	16,505	83,083	83,083	42	7,131	(1,372)	(2,029)	343,544	669,503	83,441	752,944
Profit (loss) for the period	-	-	-	-	-	-	-	-	33,411	33,411	(146)	33,265
Other comprehensive income (loss) for the period	-	-	-	-	-	2,843	43	-	-	2,886	(565)	2,321
Total comprehensive income (loss) for the period	-	-	-	-	-	2,843	43	-	33,411	36,297	(711)	35,586
Cash dividends (Note 10.2)	-	-	-	-	-	-	-	-	(19,532)	(19,532)	-	(19,532)
Bonus shares issue (Note 10.2)	8,371	-	-	-	-	-	-	-	(8,371)	-	-	-
Non-controlling interest contribution plan	-	-	-	-	-	-	-	-	-	-	11,049	11,049
At 31 March 2025	147,887	16,505	83,083	83,083	42	9,974	(1,329)	(2,029)	349,052	686,268	93,779	780,047

The accompanying notes 1 to 13 are an integral part of this interim condensed consolidated financial information.

Mabanee Company K.P.S.C. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

(UNAUDITED)

For the period ended 31 March 2026

	Notes	<i>Three months ended</i>	
		<i>31 March</i>	
		2026	2025
		KD'000's	KD'000's
Operating activities			
Profit before tax		17,225	34,935
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Depreciation of investment and hotel properties		4,248	4,118
Depreciation of rights-of-use assets		2,239	2,158
Provision for employees end of service benefits		550	381
Net investment loss		-	1
Finance costs		1,539	2,654
Bank deposit income		(910)	(1,536)
Gain on disposal of asset held for sale	3	-	(21,555)
Expected credit loss on tenant receivable		-	2,144
Share of results of associates		(344)	(242)
		24,547	23,058
<i>Working capital changes:</i>			
Receivables from associates		(143)	123
Account receivables, prepayments and other assets		(19,036)	(8,817)
Trade and other payables		(29,660)	(22,579)
Other non-current liabilities		123	667
Cash flows used in operations		(24,169)	(7,548)
Employees' end of service benefits paid		(63)	(55)
Director's remuneration paid		(714)	(724)
Taxes paid		(797)	(683)
Net cash flows used in operating activities		(25,743)	(9,010)
Investing activities			
Purchase of property and equipment		(277)	(717)
Additions to investment properties and advances paid		(65,101)	(34,372)
Additions to investment in associates		(13)	(746)
Proceeds from disposal of asset held for sale	3	-	28,000
Movement in term deposit with original maturities exceeding of three months	4	7,490	34,027
Bank deposit income received		288	1,284
Net cash flows (used in) from investing activities		(57,613)	27,476
Financing activities			
Proceeds from loans and borrowings		120,342	46,165
Repayment of loans and borrowings		(5,325)	(15,878)
Payment of lease liabilities		(1,263)	(417)
Prepayments of bank fees		(3,795)	-
Finance costs paid		(14,468)	(11,424)
Funding received from non-controlling interest		10,935	11,049
Net cash flows from financing activities		106,426	29,495
Net INCREASE IN CASH AND SHORT TERM DEPOSITS		23,070	47,961
Effect of foreign currency translation		1,830	1,861
Cash and bank balances at 1 January		22,530	10,130
CASH AND SHORT TERM DEPOSITS AT 31 MARCH	4	47,430	59,952

The accompanying notes 1 to 13 are an integral part of this interim condensed consolidated financial information.

Mabanee Company K.P.S.C. and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
(UNAUDITED)

For the period ended 31 March 2026

Material non-cash transactions excluded from statement of cash flows:

	<i>Three months ended</i>	
	<i>31 March</i>	
	2026	2025
	KD'000's	KD'000's
OPERATING ACTIVITIES		
Movement in non-current liabilities	10,522	5,323
Movement in trade and other payables	29,010	16,110
INVESTING ACTIVITIES		
Additions to investment properties and advances paid	(39,532)	(21,930)
FINANCING ACTIVITIES		
Net movement in loans and borrowings	3,162	339

The accompanying notes 1 to 13 are an integral part of this interim condensed consolidated financial information.

Mabane Company K.P.S.C. and its Subsidiaries

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

1 CORPORATE INFORMATION

The interim condensed consolidated financial information of Mabane Company K.P.S.C. (the “Parent Company”) and its subsidiaries (collectively, the “Group”) for the three months ended 31 March 2026 was authorised for issue in accordance with a resolution of the Parent Company’s Board of Directors on 4 May 2026.

The consolidated financial statements of the Group for the year ended 31 December 2025 were approved by the Parent Company’s shareholders at the annual general assembly meeting (“AGM”) held on 8 March 2026. Dividends declared and approved by the Group are disclosed in Note 10.

The Parent Company is a public shareholding company and was registered and incorporated in Kuwait in 1964. The registered postal address of the Parent Company is P.O. Box 5132, Safat 13052, State of Kuwait. The primary objectives of the Parent Company are as follows:

- ▶ Construction of buildings in prefabricated units and carrying out other construction works. For doing the same, the Parent Company may:
 - Establish factories and plants in order to achieve its objectives.
 - Trade in all materials, tools and machines associated with the nature of its business.
 - Carry out construction works.
 - Investing in construction, reconstruction and housing operations.
- ▶ Establish buildings, shopping malls, commercial exhibitions, stores, and different warehouses for itself and others’, as well as sale, rent, manage and maintenance of those owned by others.
- ▶ Export, and import all types of materials, tools, equipment and others that are related to nature of the Parent Company’s activity.
- ▶ Own, sale, and purchase of real estate properties and lands and developing them for the Parent Company’s account inside and outside the State of Kuwait, as well as management of third parties’ properties, all with no prejudice to the provisions set out in the applicable laws, which prohibit trading in private residential plots as stipulated by virtue of such laws.
- ▶ Own, sale, and purchase of shares and bonds of the real estate companies for the benefit of the Parent Company inside and outside Kuwait only.
- ▶ Prepare studies, provide consultations in real estate fields (of all types) provided that the service provider should meet the required conditions.
- ▶ Own, manage, lease, and rent hotels, health clubs and touristic utilities.
- ▶ Carry out all maintenance work related to buildings and real estate owned by the Parent Company and others, including steel and aluminium works, maintenance work, civil works, including sanitary works, paints, mechanical, electrical, elevators and air conditioning works including extensions and spare parts, and other complementary works for buildings and constructions to ensure the preservation of buildings and their safety.
- ▶ Manage, operate, invest, rent and lease hotels, health clubs, motels, hosting houses, rest places, parks and gardens, exhibitions, restaurants, cafes, residential complexes, touristic and health resorts, entertainment and sport projects, and shops of all levels and classes including all main and sub services, in addition to related utilities and other services.
- ▶ Organize real estate exhibitions for the Parent Company’s real estate projects according to the regulations adopted in the ministry.
- ▶ Holding real estate auctions.
- ▶ Own and manage commercial shopping malls and residential complexes.
- ▶ Develop and manage real estate investment funds only rather than carrying out other types of utilizations and investment of funds for others.
- ▶ Utilize the Parent Company’s financial surpluses through investment in financial and real estate portfolios managed by specialized authorities.
- ▶ Direct contribution to the development of infrastructure for residential, commercial and industrial areas and projects under BOT and management of real estate facilities under BOT.

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL
INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

1 CORPORATE INFORMATION (continued)

The Parent Company may carry out similar, complementary business or works that are essential or related to its business. The Parent Company may carry out the above business in the state of Kuwait or outside by itself or through agency. The Parent Company may establish its branches inside and outside State of Kuwait. Also, the Parent Company may have an interest or be involved in any way with the entities that are engaged in similar activities or that may assist the Parent Company in achieving its objectives in Kuwait and abroad. The Parent Company may also buy these entities or merge with them.

2 BASIS OF PREPARATION AND CHANGES TO THE GROUP'S ACCOUNTING POLICIES

2.1 Basis of preparation

This interim condensed consolidated financial information of the Group is prepared in accordance with IAS 34: Interim Financial Reporting. The accounting policies used in the preparation of these interim condensed consolidated financial information are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2025.

The Group has prepared the consolidated financial statements on the basis that it will continue to operate as a going concern.

This interim condensed consolidated financial information does not contain all 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 2025.

The interim condensed consolidated financial information is presented in Kuwaiti Dinars ("KD"), all values rounded to the nearest thousand (KD '000) except when otherwise indicated.

Amendments and annual improvements to IFRS Accounting Standards, relevant to the Group which are effective for annual reporting period starting from 1 January 2026 did not result in any material impact on the accounting policies, financial position or performance of the Group.

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 followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of new standards effective as of 1 January 2026. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

One amendment applies for the first time in 2026 but does not have an impact on the interim condensed consolidated financial information of the Group.

Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7

In May 2024, the IASB issued Amendments to IFRS 9 and IFRS 7, *Amendments to the Classification and Measurement of Financial Instruments (the Amendments)*. The Amendments include:

- ▶ Clarifications of the requirements for recognition and derecognition of financial assets and financial liabilities. In particular, a financial liability is derecognised on the 'settlement date' and an accounting policy choice is introduced (if specific conditions are met) to derecognise financial liabilities settled using an electronic payment system before the settlement date
- ▶ Additional guidance on how the contractual cash flows for financial assets with environmental, social and corporate governance (ESG) and similar features should be assessed
- ▶ Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments.
- ▶ The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through other comprehensive income (OCI)

The amendments had no impact on the Group's interim condensed consolidated financial information.

Mabane Company K.P.S.C. and its Subsidiaries

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

3 INVESTMENT PROPERTIES

	<i>31 March 2026 KD'000's</i>	<i>Audited 31 December 2025 KD'000's</i>	<i>31 March 2025 KD'000's</i>
Cost			
As at 1 January	1,625,542	1,250,640	1,250,640
Additions	118,344	381,884	63,615
Exchange differences	5,148	(6,982)	624
At 31 March (31 December)	<u>1,749,034</u>	<u>1,625,542</u>	<u>1,314,879</u>
Accumulated depreciation			
As at 1 January	(138,434)	(127,068)	(127,068)
Charge for the period/year	(2,843)	(11,366)	(2,840)
At 31 March (31 December)	<u>(141,277)</u>	<u>(138,434)</u>	<u>(129,908)</u>
Carrying amount	<u>1,607,757</u>	<u>1,487,108</u>	<u>1,184,971</u>
Depreciation rates	<u>2% - 3.33%</u>	<u>2% - 3.33%</u>	<u>2% - 3.33%</u>

Investment properties comprise the following:

	<i>31 March 2026 KD'000's</i>	<i>(Audited) 31 December 2025 KD'000's</i>	<i>31 March 2025 KD'000's</i>
Kuwait			
Completed properties	449,617	452,390	460,916
Properties under development	22,626	15,656	2,973
Freehold land	1,371	1,371	1,371
	<u>473,614</u>	<u>469,417</u>	<u>465,260</u>
KSA			
Properties under development	973,523	857,882	558,333
Freehold land*	155,600	154,815	156,335
	<u>1,129,123</u>	<u>1,012,697</u>	<u>714,668</u>
Bahrain			
Freehold land	5,020	4,994	5,043
	<u>5,020</u>	<u>4,994</u>	<u>5,043</u>
	<u>1,607,757</u>	<u>1,487,108</u>	<u>1,184,971</u>

Additions to investment properties include costs of KD 111,306 thousand (31 December 2025: KD 368,212 thousand; 31 March 2025: KD 62,629 thousand) incurred on the development of property projects in the Kingdom of Saudi Arabia. These include capitalised borrowing costs of KD 12,942 thousand (31 December 2025: KD 47,399 thousand; 31 March 2025: KD 9,470 thousand) at a capitalisation rate ranging from 6.52% to 6.69% (31 December 2025: 4.87% to 6.69%; 31 March 2025: 4.94% to 6.33%).

As on 31 March 2026, the Group has not identified indicators of impairment in respect of its investment properties and, accordingly, no impairment assessment was required.

Mabane Company K.P.S.C. and its Subsidiaries

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

3 INVESTMENT PROPERTIES (continued)

*Land in KSA amounting to KD 155,600 thousand (31 December 2025: KD 154,815 thousand and 31 March 2025: KD 156,335 thousand) has been pledged as security against bank borrowings (Note 5).

The Group's investment properties in Kuwait are held on leasehold land and comprise completed properties and properties under development.

In 2025, a subsidiary of the Group disposed off its freehold interest in a parcel of land located in the State of Kuwait pursuant to a binding sale agreement for a consideration of KD 28,000 thousand, resulting in a gain on disposal of KD 21,555 thousand recognised in profit or loss.

4 CASH AND SHORT-TERM DEPOSITS

Cash and short-term deposits include the following amounts:

	31 March 2026 KD'000's	<i>(Audited)</i> 31 December 2025 KD'000's	31 March 2025 KD'000's
Cash in hand	41	61	47
Current and call account with banks	12,282	20,064	49,824
Short term deposits	35,107	2,405	10,081
	<hr/>	<hr/>	<hr/>
Cash and short-term deposits in the interim condensed consolidated statement of cash flows	47,430	22,530	59,952
	<hr/>	<hr/>	<hr/>
Deposits with original maturities after three months	45,525	53,015	93,894
	<hr/>	<hr/>	<hr/>
	92,955	75,545	153,846
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Deposits are held with local and regional commercial banks in Kuwaiti Dinars (KD), Saudi Riyals (SAR) and Bahraini Dinars (BD). The effective interest rates on these deposits as at 31 March 2026 ranged from 3.95% to 5.25% (31 December 2025: 2.63% to 5.40%, 31 March 2025: 5.10% to 6.05%) per annum.

Mabane Company K.P.S.C. and its Subsidiaries

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

5 LOANS AND BORROWINGS

	<i>31 March 2026 KD'000's</i>	<i>(Audited) 31 December 2025 KD'000's</i>	<i>31 March 2025 KD'000's</i>
Current			
Murabaha and other Islamic financing activities	41,475	27,853	94,248
Bank overdraft facilities	45,932	16,000	22,171
	<u>87,407</u>	<u>43,853</u>	<u>116,419</u>
Non-current			
Murabaha and other Islamic financing activities	910,119	835,494	601,176
	<u>910,119</u>	<u>835,494</u>	<u>601,176</u>
	<u>997,526</u>	<u>879,347</u>	<u>717,595</u>
Bank borrowings denominated in KD	330,972	295,705	346,590
Bank borrowings denominated in SAR	666,554	583,659	371,005
	<u>997,526</u>	<u>879,364</u>	<u>717,595</u>

Bank borrowings are obtained from local and regional commercial banks denominated in KD and SAR. The facilities bear floating rates with an average effective interest rate of 6.52% (31 December 2025: 6.69% and 31 March 2025: 6.32%) per annum, with contractual maturity extending to 2036.

The following assets have been pledged as security against bank borrowings:

	<i>31 March 2026 KD'000's</i>	<i>(Audited) 31 December 2025 KD'000's</i>	<i>31 March 2025 KD'000's</i>
Freehold land in KSA (Note 3)	<u>155,600</u>	<u>154,815</u>	<u>156,335</u>

The pledged land relates to a development project with a carrying value of KD 973,523 thousand (31 December 2025: KD 857,882 thousand and 31 March 2025: KD 558,333 thousand).

6 SEGMENT INFORMATION

The Group is organised into business units based on the nature of its operations and internal reporting structure. The chief operating decision maker monitors the operating results of these business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with profit or loss in the interim condensed consolidated financial information.

- ▶ **Real estate investment and management:** comprises leasing of retail and commercial properties (including shopping malls), real estate development, project leasing, and asset and property management services.
- ▶ **Hospitality operations:** consist of the hotel services provided.

Unallocated items comprise head office and corporate expenses, finance income, finance costs and income taxes, which are not monitored by the chief operating decision maker on a segment basis.

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL
INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

6 SEGMENT INFORMATION (continued)

There are no inter-segment revenues.

Segment assets primarily comprise investment properties (including those under development) and property, plant and equipment relating to hotel operations.

Segment liabilities comprise loans and borrowings and other payables.

Mabane Company K.P.S.C. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

6 SEGMENT INFORMATION (continued)

The following tables present revenue and profit information for the Group's operating segments for the three months ended 31 March 2026 and 2025, respectively:

	<i>As at and for the period ended 31 March</i>							
	<i>Real estate investment and management</i>		<i>Hotel operations</i>		<i>Unallocated</i>		<i>Total</i>	
	<i>2026</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>
	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>
Segment revenue	29,280	50,734	4,251	5,181	1,210	1,637	34,741	57,552
Segment expenses	(12,995)	(16,966)	(4,121)	(4,630)	(1,171)	(2,691)	(18,287)	(24,287)
Segment results	16,285	33,768	130	551	39	(1,054)	16,454	33,265
Segment assets	1,969,775	1,515,743	133,052	137,741	6,587	8,812	2,109,414	1,662,296
Segment liabilities	1,263,432	875,583	2,915	4,681	1,609	1,985	1,267,956	882,249

	<i>Kuwait</i>		<i>Saudi Arabia</i>		<i>Unallocated</i>		<i>Total</i>	
	<i>2026</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>
	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>
Segment revenue	33,710	56,942	370	76	661	534	34,741	57,552
Segment expenses	(16,851)	(23,400)	(1,264)	(838)	(172)	(49)	(18,287)	(24,287)
Segment results	16,859	33,542	(894)	(762)	489	485	16,454	33,265

Mabane Company K.P.S.C. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

6 SEGMENT INFORMATION (continued)

	<i>Kuwait</i>			<i>Saudi Arabia</i>			<i>Unallocated</i>			<i>Total</i>		
	<i>(Audited)</i>			<i>(Audited)</i>			<i>(Audited)</i>			<i>(Audited)</i>		
	<i>31 March</i>	<i>31 December</i>	<i>31 March</i>	<i>31 March</i>	<i>31 December</i>	<i>31 March</i>	<i>31 March</i>	<i>31 December</i>	<i>31 March</i>	<i>31 March</i>	<i>31 December</i>	<i>31 March</i>
	<i>2026</i>	<i>2025</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>	<i>2025</i>
	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>
Segment assets	861,223	833,770	843,547	1,216,478	1,081,391	780,564	31,713	36,068	38,185	2,109,414	1,951,229	1,662,296
Segment liabilities	496,289	429,890	452,188	771,531	677,631	428,087	136	1,750	1,974	1,267,956	1,109,271	882,249

Mabane Company K.P.S.C. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

7 TAX EXPENSE

	<i>Three months ended</i> <i>31 March</i>	
	<i>2026</i> <i>KD'000's</i>	<i>2025</i> <i>KD'000's</i>
Contribution to Kuwait Foundation for the Advancement of Sciences (KFAS)	176	350
National Labour Support Tax (NLST)	413	943
Zakat	182	377
	771	1,670

8 BASIC AND DILUTED EARNINGS PER SHARE

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 shares outstanding during the period. Diluted EPS is calculated by adjusting the profit attributable to ordinary equity holders of the Parent Company and the weighted average number of shares for the effects of dilutive potential ordinary shares, if any.

	<i>Three months ended</i> <i>31 March</i>	
	<i>2026</i>	<i>2025</i>
Profit for the period attributable to equity holders of the Parent Company (KD'000's)	16,810	33,411
Weighted average number of ordinary shares outstanding during the period*	1,567,594,992	1,567,595,983
Basic and diluted EPS (Fils)	10.72	21.31

* The weighted average number of ordinary shares for the comparative period has been adjusted retrospectively to reflect the bonus issue during the year ended 31 December 2025, in accordance with IAS 33. 'Earnings per share' for the prior period have been restated accordingly.

There have been no significant transactions involving ordinary shares or potential ordinary shares between the reporting date and the authorisation date of this interim condensed consolidated financial information.

Mabanee Company K.P.S.C. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

9 RELATED PARTY DISCLOSURES

These represent transactions with major shareholders, directors, executive officers and key management personnel of the Group, close members of their families and companies 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 table provides the total amount of transactions that have been entered into with related parties during the three months ended 31 March 2026 and 2025, as well as balances with related parties as at 31 March 2026, 31 December 2025 and 31 March 2025:

<i>Statement of profit or loss</i>	<i>Three months ended</i>		
	<i>31 March</i>		
	2026	2025	
	KD'000's	KD'000's	
Revenue	3,716	3,810	
Expenses	79	92	
Management fees (included in revenue from investment properties)	443	377	
Property and equipment/investment properties	54	124	
		<i>(Audited)</i>	
<i>Statement of financial position</i>	31 March	31 December	31 March
	2026	2025	2025
	KD'000's	KD'000's	KD'000's
Right-of-use assets			
Office premises	399	429	521
Accounts receivable and other assets			
Lease and other receivables from lessees	161	106	179
Receivables from associates	461	318	285
Lease liabilities	341	484	471
Trade and other payables			
Rent received in advance within one year	709	1,629	1,305

Terms and conditions of transactions with related parties

Transactions with related parties are made on terms approved by the Group's management. Outstanding balances at the year-end are unsecured, interest free and have no fixed repayment schedule. For the period ended 31 March 2026, the Group has not recognised any provision for expected credit losses relating to amounts owed by related parties (31 December 2025: Nil and 31 March 2025: Nil).

Compensation of 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 related to key management personnel were as follows:

Mabanee Company K.P.S.C. and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

9 RELATED PARTY DISCLOSURES (continued)

	<i>Transaction values for the three months ended</i>		<i>Balance outstanding as at</i>		
	<i>31 March 2026</i>	<i>31 March 2025</i>	<i>31 March 2026</i>	<i>31 December 2025</i>	<i>31 March 2025</i>
	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>	<i>KD'000's</i>
Salary and short-term benefits	399	375	2,983	2,898	2,754
Post-employment benefits	50	48	207	176	183
	449	423	3,190	3,074	2,937

The proposed directors' remuneration of KD 714 thousand for the year ended 31 December 2025 was approved by the shareholders at the AGM held on 8 March 2026 and was paid subsequently during the interim reporting period.

10 SHARE CAPITAL AND DISTRIBUTIONS MADE

10.1 Share capital

The authorized share capital of the Parent Company as at 31 March 2026 is KD 180,000 thousand (31 December 2025 and 31 March 2025 is at KD 155,000 thousand) consisting of 1,800,000 thousand shares (31 December 2025 and 31 March 2025 is 1,550,000 thousand shares) of 100 fils each. The increase in authorized share capital was approved pursuant to the Extraordinary Assembly General meeting (EGM) held on 8 March 2026 and subsequently registered in the commercial register..

The issued and fully paid up share capital of the Parent Company as at 31 March 2026 is KD 156,760 thousand comprising of 1,567,597 thousand shares (31 December 2025: is KD 147,887 thousand comprising of 1,478,865 thousand shares and 31 March 2025: is KD 147,887 thousand comprising of 1,478,865 thousand shares) of 100 fils each.

The capital increase approved pursuant to the AGM held on 8 March 2026 is reflected in the share capital as at 31 March 2026 and was subsequently registered in the commercial register.

10.2 Distributions made

The shareholders at the AGM held on 8 March 2026 approved a cash dividend of 20 fils per share (2024: 14 fils per share) and 6% bonus shares for the year ended 31 December 2025 (2024: 6%).

The cash dividend payable amounted to KD 29,577 thousand (2024: KD 19,532 thousand) and is included in trade and other payables.

The issued and fully paid share capital increased by 88,732 thousand bonus shares (2024: 83,709 thousand shares) resulting in increase of KD 8,873 thousand (2024: KD 8,371 thousand).

11 COMMITMENTS AND CONTINGENT LIABILITIES

11.1 Commitments

The Group's approved capital commitments in respect of development and expansion projects amounted to KD 589,441 thousand as at 31 March 2026 (31 December 2025: KD 689,911 thousand; 31 March 2025: KD 924,963 thousand).

The Group has secured financing to fund these commitments, with undrawn facilities amounting to KD 641,513 thousand as at 31 March 2026 (31 December 2025: KD 244,183 thousand; 31 March 2025: KD 467,783 thousand). These facilities form part of the Group's overall debt plan, in addition to funding provided by non-controlling shareholders at the subsidiary level.

11.2 Contingent liabilities

As at 31 March 2026, the Group had outstanding letters of credit, bank guarantees and corporate guarantees amounting to KD 74,181 thousand (31 December 2025: KD 73,884 thousand; 31 March 2025: KD 87,439 thousand). The Group does not expect any material liabilities to arise in respect of these guarantees.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

12 FAIR VALUE OF FINANCIAL INSTRUMENTS

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair values of financial instruments by valuation technique:

- ▶ 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; and
- ▶ Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the interim condensed 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..

Fair value

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

The fair value of financial instruments classified as level 3 are, in certain circumstances, measured using valuation techniques that incorporate assumptions that are not evidenced by the prices from observable current market transactions in the same instrument and are not based on observable market data. The Group employs valuation techniques, depending on the instrument type and available market data. For example, in the absence of active market, an investment's fair value is estimated on the basis of an analysis of the investee's financial position and results, risk profile and other factors. 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 other comprehensive income would be immaterial if the relevant risk variables used to fair value the financial instruments classified as Level 3 were altered by 5 percent.

For other financial assets and financial liabilities carried at amortised cost, the carrying value is not significantly different from their fair value as most of these assets and liabilities are of short-term maturity or are re-priced immediately based on market movement in interest rates.

Investment securities are classified as level 3.

13 IMPACT OF GEOPOLITICAL ESCALATION RISK AND UNCERTAINTY

The Group operates in a regional economic environment that continues to be affected by heightened geopolitical tensions in the Middle East. Recent developments have increased uncertainty in financial markets, energy prices, supply chains and regional economic activity, which may impact the Group's operating environment.

Management has assessed the potential implications of the current geopolitical situation on the Group's operations, financial position and future cash flows, taking into consideration the nature of its activities in real estate investment, retail mall operations and hospitality, as well as its ongoing development projects within the GCC region. Key considerations include:

- ▶ Macroeconomic conditions, including inflationary pressures, interest rate movements and economic growth trends, which may influence tenant demand, occupancy levels and rental rates across the Group's retail portfolio
- ▶ Construction and development activity, including potential increases in material and labour costs, supply chain disruptions, contractor and subcontractor performance, and possible delays in project execution timelines
- ▶ Financing and liquidity, including the availability and cost of funding, refinancing risk and compliance with financial covenants, particularly in light of the Group's ongoing capital expenditure programme
- ▶ Tenant credit risk, particularly for tenants operating in sectors sensitive to changes in consumer spending and regional economic conditions
- ▶ Market conditions, including the impact of volatility on property valuations and investor sentiment

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 March 2026

13 IMPACT OF GEOPOLITICAL ESCALATION RISK AND UNCERTAINTY (continued)

- ▶ Operational considerations, including potential disruptions to supply chains and service delivery, as well as changes in regional travel patterns and consumer activity that may affect hospitality performance
- ▶ Foreign exchange exposure, which is limited given that the Group primarily operates in GCC currencies, including Kuwaiti Dinars, Saudi Riyals and Bahraini Dinars, which are relatively stable and largely pegged to the US Dollar

As at the reporting date, the Group has not experienced any material disruption to its core operations. While no material disruption has been observed to date, development activities remain sensitive to supply chain constraints and contractor performance, and hospitality operations remain sensitive to changes in regional travel patterns and consumer demand. Accordingly, management has not identified any material adverse impacts on the overall performance or valuation of its investment property portfolio beyond those reflected in observable market data and valuation inputs.

In assessing the carrying values of investment properties and other non-financial assets, management has not identified any indicators of impairment requiring recognition as at the reporting date. However, given the evolving nature of the geopolitical environment, future developments may impact key assumptions used in valuations.

The Group's expected credit loss models incorporate forward-looking information reflecting multiple macroeconomic scenarios. In light of current conditions, management has updated relevant assumptions, including:

- Adjustments to probability-weighted economic scenarios to reflect increased downside risks
- Consideration of sector-specific stress for tenants more exposed to changes in consumer spending and regional economic conditions
- Assessment of whether changes in the economic outlook give rise to a significant increase in credit risk for certain tenant balances

While increased uncertainty has been reflected in the Group's expected credit loss assessment, no significant migration of balances to higher credit risk categories has been identified as at the reporting date, and the allowance for expected credit losses is considered adequate.

The Group maintains sufficient liquidity buffers and access to funding to meet its operational requirements and committed capital expenditure. Management has assessed the potential impact of adverse market conditions on the Group's ability to fund its development pipeline and has not identified any material constraints as at the reporting date.

Management has also considered the impact of these developments on the Group's ability to continue as a going concern and concluded that the going concern basis of preparation remains appropriate. The geopolitical situation remains dynamic, and management continues to monitor developments closely and will reflect any material impacts in future reporting periods, as appropriate.