

Date : 29 March 2026

التاريخ : 29 مارس 2026

Mr. Hamed Ahmed Ali
Chief Executive Officer
Dubai Financial Market

السيد/ حامد أحمد علي المحترم،،،
الرئيس التنفيذي
سوق دبي المالي

Please note that the Board of Directors Meeting of International Financial Advisors Holding Company held today 29/03/2026 , at 01:30 PM and the meeting resulted in the following decisions:

برجاء الإحاطة بأن مجلس إدارة شركة الاستشارات المالية الدولية القابضة قد عقد إجتماعه اليوم 2026/03/29 ، في تمام الساعة الواحدة والنصف بعد الظهر ، وقد أسفر الإجتماع عن القرارات التالية:

1. Approval of the company's annual consolidated financial statements for the year ending on 31/12/2025 and submitting them to the General Assembly.
2. The Board's recommendation to distribute 10 % bonus shares to the company's shareholders for the financial year ending on 31/12/2025 and submit it to the General Assembly.
3. The Board's recommendation to re appoint Mr. Abdul Latif Mohammed Al-Aiban from the office of Messrs. Grant Thornton - Al-Qatami, Al-Aiban & Partners as an external auditor for the fiscal year 2026 and submit it to the General Assembly.
4. Approval of other items on the agenda and reviewing and approving the committees' reports.

1. الموافقة على البيانات المالية السنوية المجمعة للشركة عن السنة المنتهية في 2025/12/31 و رفعها للجمعية العمومية .
2. توصية المجلس بتوزيع 10 % أسهم منحة على مساهمي الشركة عن السنة المالية المنتهية في 2025/12/31 و رفعها للجمعية العمومية .
3. توصية المجلس بإعادة تعيين السيد/ عبداللطيف محمد العيبان من مكتب السادة جرانت ثورنتون -القطامي والعيبان وشركاهم كمراقب حسابات خارجي للسنة المالية 2026 و رفعها للجمعية العمومية .
4. الموافقة على البنود الأخرى المدرجة على جدول الأعمال والإطلاع على تقارير اللجان وإعتمادها والموافقة عليها .

We attached herewith the signed Consolidated Annual Financial Statements for the year ended 31/12/2025 (Arabic & English Copy).

كما نرفق لكم طيه البيانات المالية السنوية المجمعة الموقعة عن السنة المنتهية في 2025/12/31 ، (نسخة باللغة العربية ونسخة باللغة الإنجليزية).

International Financial Advisors Holding Company is pleased to announce the date of the Quarterly Analysts/Investors Conference, which will be held via a live webcast at 2:30 PM on Sunday, 05 April 2026. Investors, analysts, and interested parties may contact the Investor Relations Department at the following email address: ir@ifakuwait.com to receive the invitation and details for participating in the conference.

ويسر شركة الإستشارات المالية الدولية القابضة الاعلان عن موعد مؤتمر المحللين/المستثمرين الربع سنوي ، والمقرر عقده عن طريق بث مباشر على شبكة الانترنت (Live Webcast) في تمام الساعة 2:30 من بعد ظهر يوم الأحد الموافق 05 ابريل 2026 ويمكن للمستثمرين والمحللين والمهتمين التواصل مع إدارة علاقات المستثمرين على البريد الإلكتروني التالي ir@ifakuwait.com ليتم تزويدهم بالدعوة وتفاصيل المشاركة في المؤتمر.

صالح صالح السلمي
رئيس مجلس الإدارة

Saleh Saleh Al-Selmi

Chairman



شركة الاستشارات المالية الدولية القابضة - ش.م.ك.ع

(سجل تجاري رقم ٢٠٣٧٧ - رأس المال 54,253,400.400 د.ك)

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(CR 20377- Capital KD 54,253,400.400)

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Consolidated financial statements and independent auditor's report
International Financial Advisors Holding – KPSC
and Subsidiaries
Kuwait
31 December 2025

Contents

	Page
Independent auditor's report	1 to 4
Consolidated statement of profit or loss	5
Consolidated statement of profit or loss and other comprehensive income	6
Consolidated statement of financial position	7
Consolidated statement of changes in equity	8 and 9
Consolidated statement of cash flows	10
Notes to the consolidated financial statements	11 to 57

Independent Auditor's Report

To the Shareholders of
International Financial Advisors Holding – KPSC
Kuwait

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of International Financial Advisors Holding – KPSC (the “Parent Company”) and its subsidiaries, (the “Group”), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (“IASB”).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Group in accordance with the *International Code of Ethics for Professional Accountants (including international independence standards)* issued by International Ethics Standards Board for Accountants (“IESBA Code”) and the ethical requirements that are relevant to our audit of the consolidated financial statements in the State of Kuwait. We have fulfilled our ethical responsibilities in accordance with these requirements and the IESBA Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below as the key audit matters.

Independent Auditor's Report to the Shareholders of International Financial Advisors Holding - KPSC (continued)

Key Audit Matters (continued)

Equity Method of Accounting

The Group has interests in number of investments accounted for using the equity method of accounting which are significant to the Group's consolidated financial statements. Under the equity method, the Group's interests in these investments are initially stated at cost and are adjusted thereafter for the post-acquisition changes in the Group's share of the net assets of these investments, less any impairment. The complexity of the Group's control environment and our ability as Group's auditor to obtain an appropriate level of understanding of these entities including any related party transactions were significant to our audit. Due to these factors and the significance of the investments accounted for using equity method of accounting to the Group's consolidated financial statements we consider this as a key audit matter.

Our audit procedures included, among others, determining the nature and extent of audit procedures to be carried out for these investments and selecting the significant investments based on the size and/or risk profile of these entities. During our audit we communicated with the component auditors. We also provided instructions to the component auditors covering the significant areas and risks to be addressed including the identification of related parties and transactions. Our procedures also included evaluating management's consideration of the impairment indicators of the investments. In evaluating such consideration, we assessed whether any significant or prolonged decline in value exists, whether there are any significant adverse changes in the technological, market, economic or legal environment in which the associate operates, or structural changes in the field of industry in which the investee company operates, or changes in the political or legal environment effecting the investees business, and also whether there are any changes in the investees financial condition. We also assessed the adequacy of the Group's disclosures in Note 15 to the consolidated financial statements.

Other information

Management is responsible for the other information. The other information comprises Board of Directors' report (but does not include the consolidated financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report, and the complete Group's Annual Report which is expected to be made available to us after that date.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Group's complete Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent Auditor's Report to the Shareholders of International Financial Advisors Holding - KPSC (continued)

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements (continued)

In preparing the consolidated financial statements, management of the Parent Company is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the Group audit. We remain solely responsible for our audit opinion.



Independent Auditor's Report to the Shareholders of International Financial Advisors Holding - KPSC (continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

We communicate with Those Charged with Governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide Those Charged with Governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with Those Charged with Governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Furthermore, in our opinion, proper books of account have been kept by the Parent Company and the consolidated financial statements, together with the contents of the report of the Parent Company's board of directors relating to these consolidated financial statements, are in accordance therewith. We further report that we obtained all the information and explanations that we required for the purpose of our audit and that the consolidated financial statements incorporate all information that is required by the Companies Law No. 1 of 2016 and its Executive Regulations and by the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, that an inventory was duly carried out and that, to the best of our knowledge and belief, no violations of the Companies Law No. 1 of 2016, the Executive Regulations, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the year ended 31 December 2025 that might have had a material effect on the business or the financial position of the Parent Company.

We further report that, during the course of our audit and to the best of our knowledge and belief, we have not become aware of any material violations of the provisions of Law 7 of 2010, as amended, relating to the Capital Markets Authority ("CMA") and its related regulations during the year ended 31 December 2025 that might have had a material effect on the business or financial position of the Parent Company.

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

Kuwait
29 March 2026

Consolidated statement of profit or loss

	Notes	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Income			
Share of results of associates and joint venture	15	11,000,804	8,949,904
Dividend income		494,937	214,982
Change in fair value of investments at FVTPL		128,641	98,944
Change in fair value of investment properties	14	1,152,197	56,925
Loss on disposal of an investment property	14	(118,262)	-
Gain on settlement of a loan from a related party	17.3	3,000,000	-
Loss on disposal of assets held for sale		(3,680)	-
Gains on deconsolidation of a subsidiary	6.1b	447,042	-
Foreign exchange (loss)/gain		(85,216)	157,444
Rent and other income		479,862	648,914
		16,496,325	10,127,113
Expenses and other charges			
Staff costs		(193,708)	(296,606)
Other operating expenses and charges		(1,177,744)	(1,154,550)
Expected credit losses on due from related parties	25b	(2,594,437)	-
Impairment in value of investment in an associate	15	(125,150)	-
Finance costs		(765,976)	(596,049)
		(4,857,015)	(2,047,205)
Profit for the year before taxation and directors' remuneration		11,639,310	8,079,908
Taxation	7	(8,036)	(52,241)
Directors' remuneration	25	(30,000)	(40,000)
Profit for the year		11,601,274	7,987,667
Attributable to:			
- Shareholders of the Parent Company		11,517,596	8,018,316
- Non-controlling interests		83,678	(30,649)
		11,601,274	7,987,667
Basic and diluted earnings per share attributable to the shareholders of the Parent Company (Fils)	8	22.29	15.52

The notes set out on pages 11 to 57 form an integral part of these consolidated financial statements.

Consolidated statement of profit or loss and other comprehensive income

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Profit for the year	11,601,274	7,987,667
Other comprehensive income:		
<i>Items that will not be reclassified subsequently to profit or loss:</i>		
Net change in fair value of investments at FVTOCI arising during the year	12,192,713	7,086,188
	12,192,713	7,086,188
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Share of other comprehensive (loss)/income of associates and joint venture	(1,539,903)	1,012,624
Exchange differences arising on translation of foreign operations	(57,839)	48,471
	(1,597,742)	1,061,095
Total other comprehensive income	10,594,971	8,147,283
Total comprehensive income for the year	22,196,245	16,134,950
Attributable to:		
- Shareholders of the Parent Company	22,608,738	16,133,249
- Non-controlling interests	(412,493)	1,701
	22,196,245	16,134,950

The notes set out on pages 11 to 57 form an integral part of these consolidated financial statements.

Consolidated statement of financial position

	Note	31 Dec. 2025 KD	31 Dec. 2024 KD
Assets			
Cash and cash equivalents	9	4,242,133	7,949,224
Assets held for sale	10	-	175,686
Investments at fair value through profit or loss	11	1,035,642	354,903
Receivables and other assets	12	4,251,744	3,655,032
Due from related parties	25	18,968,387	23,256,925
Investments at fair value through other comprehensive income	13	54,930,228	31,728,363
Investment properties	14	5,623,418	5,104,675
Investment in associates and joint venture	15	72,083,541	63,308,327
Equipment		11,772	19,567
Total assets		161,146,865	135,552,702
Liabilities and equity			
Liabilities			
Payables and other liabilities	16	8,654,498	8,628,384
Due to related parties	25	701,374	892,778
Borrowings	17	19,309,657	15,745,774
Total liabilities		28,665,529	25,266,936
Equity			
Share capital	18	54,253,400	48,011,859
Share premium	18	9,002,224	9,002,224
Treasury shares	19	(33,978,763)	(33,980,594)
Statutory and voluntary reserves	20	39,224,746	36,909,620
Fair value reserve		35,237,444	23,056,180
Foreign currency translation reserve		(1,085,231)	(1,227,125)
Reserve for financial derivatives		9,795,197	11,027,213
Retained earnings		15,498,388	12,539,965
Total equity attributable to the shareholders of the Parent Company		127,947,405	105,339,342
Non-controlling interests	6.2	4,533,931	4,946,424
Total equity		132,481,336	110,285,766
Total liabilities and equity		161,146,865	135,552,702


 Saleh Saleh Al-Selmi
 Chairman

The notes set out on pages 11 to 57 form an integral part of these consolidated financial statements.

Consolidated statement of changes in equity

	Equity attributable to the shareholders of the Parent Company										Non-controlling interests		Total
	Share capital KD	Share premium KD	Treasury shares KD	Statutory and voluntary reserves KD	Fair value reserve KD	Foreign currency translation reserve KD	Reserve for financial derivatives KD	Retained earnings KD	Sub – total KD			KD	
Balance at 1 January 2025	48,011,859	9,002,224	(33,980,594)	36,909,620	23,056,180	(1,227,125)	11,027,213	12,539,965	105,339,342	4,946,424	110,285,766		
Issue of bonus shares (Note 22)	6,241,541	-	-	-	-	-	-	(6,241,541)	-	-	-		
Other adjustments	-	-	1,831	-	-	-	-	(2,506)	(675)	-	(675)		
Total transactions with owners	6,241,541	-	1,831	-	-	-	-	(6,244,047)	(675)	-	(675)		
Profit for the year	-	-	-	-	-	-	-	11,517,596	11,517,596	83,678	11,601,274		
Other comprehensive income	-	-	-	-	12,181,264	141,894	(1,232,016)	-	11,091,142	(496,171)	10,594,971		
Total comprehensive income for the year	-	-	-	-	12,181,264	141,894	(1,232,016)	11,517,596	22,608,738	(412,493)	22,196,245		
Transfer to reserves	-	-	-	2,315,126	-	-	-	(2,315,126)	-	-	-		
Balance at 31 December 2025	54,253,400	9,002,224	(33,978,763)	39,224,746	35,237,444	(1,085,231)	9,795,197	15,498,388	127,947,405	4,533,931	132,481,336		

The notes set out on pages 11 to 57 form an integral part of these consolidated financial statements.

Consolidated statement of changes in equity (continued)

	Equity attributable to the shareholders of the Parent Company										Non-controlling interests		Total
	Share capital KD	Share premium KD	Treasury shares KD	Statutory and voluntary reserves KD	Fair value reserve KD	Foreign currency translation reserve KD	Reserve for financial derivatives KD	Retained earnings KD	Sub – total KD	KD	KD	KD	
Balance at 1 January 2024	26,673,255	-	(32,757,404)	35,295,508	15,970,101	(1,462,957)	10,234,191	9,470,542	63,423,236	4,944,723	-	68,367,959	
Capital increase	18,004,447	9,002,224	-	-	-	-	-	-	27,006,671	-	-	27,006,671	
Participation in capital increase by a subsidiary	-	-	(801)	-	-	-	-	-	(801)	-	-	(801)	
Purchase of shares	-	-	(1,222,389)	-	-	-	-	-	(1,222,389)	-	-	(1,222,389)	
Issue of bonus shares	3,334,157	-	-	-	-	-	-	(3,334,157)	-	-	-	-	
Other adjustments	-	-	-	-	-	-	-	(624)	(624)	-	-	(624)	
Total transactions with owners	21,338,604	9,002,224	(1,223,190)	-	-	-	-	(3,334,781)	25,782,857	-	-	25,782,857	
Profit/(loss) for the year	-	-	-	-	-	-	-	8,018,316	8,018,316	(30,649)	-	7,987,667	
Other comprehensive income	-	-	-	-	7,086,079	235,832	793,022	-	8,114,933	32,350	-	8,147,283	
Total comprehensive income for the year	-	-	-	-	7,086,079	235,832	793,022	8,018,316	16,133,249	1,701	-	16,134,950	
Transfer to reserves	-	-	-	1,614,112	-	-	-	(1,614,112)	-	-	-	-	
Balance at 31 December 2024	48,011,859	9,002,224	(33,980,594)	36,909,620	23,056,180	(1,227,125)	11,027,213	12,539,965	105,339,342	4,946,424	-	110,285,766	

The notes set out on pages 11 to 57 form an integral part of these consolidated financial statements.

Consolidated statement of cash flows

	Note	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
OPERATING ACTIVITIES			
Profit for the year before taxation and directors' remuneration		11,639,310	8,079,908
Adjustments for:			
Change in fair value of investment properties		(1,152,197)	(56,925)
Gain on settlement of a loan from a related party		(3,000,000)	-
Share of results of associates and joint venture		(11,000,804)	(8,949,904)
Loss on disposal of investment properties		118,262	-
Gain on deconsolidation of a subsidiary		(447,042)	-
Loss on disposal of equipment		2,161	-
Impairment in value of investments in an associate		125,150	-
Expected credit losses on due from related parties		2,594,437	-
Loss on disposal of assets held for sale		3,680	-
Dividend income		(494,937)	(214,982)
Depreciation		3,633	4,389
Finance costs		765,976	596,049
		(842,371)	(541,465)
Changes in operating assets and liabilities:			
Investments at fair value through profit or loss		(947,558)	(98,944)
Receivables and other assets		(596,712)	(608,791)
Due from related parties		1,544,747	1,246,134
Payables and other liabilities		480,923	(2,457,798)
Due to related parties		(171,404)	(5,653,763)
Net cash used in operating activities		(532,375)	(8,114,627)
INVESTING ACTIVITIES			
Additions to equipment		-	(13,709)
Additions to investments in associates		(19,000)	-
Additions to investments at FVTOCI		(11,399,545)	-
Decrease in restricted bank balance		345,000	-
Proceeds from disposal of equipment		2,000	-
Disposal of assets held for sale		1,979,945	-
Increase in term deposits maturing after three months		(980,000)	(1,605,000)
Dividend income received		494,937	214,982
Net cash used in investing activities		(9,576,663)	(1,403,727)
FINANCING ACTIVITIES			
Proceeds from capital increase		-	27,006,671
Purchase of treasury shares		-	(1,223,190)
Proceeds from borrowings		12,098,400	250,000
Settlement of borrowings		(5,537,317)	(11,591,975)
Finance cost paid		(765,976)	(562,306)
Net cash from financing activities		5,795,107	13,879,200
(Decrease)/increase in cash and cash equivalents		(4,313,931)	4,360,846
Foreign currency adjustment		(28,160)	11,751
Cash and cash equivalents at beginning of the year	9	5,560,224	1,187,627
Cash and cash equivalents at end of the year	9	1,218,133	5,560,224

The notes set out on pages 11 to 57 form an integral part of these consolidated financial statements.

Notes to the consolidated financial statements

1 Incorporation and activities of the Parent Company

International Financial Advisors Holding – KPSC (“the Parent Company”) is a Kuwaiti Public Shareholding Company incorporated on 31 January 1974 under the Commercial Companies Law No. 15 of 1960 and amendments thereto. The Parent Company is listed on Boursa Kuwait and Dubai Financial Market.

The Securities Activities Licence issued by the Capital Markets Authority (“CMA”) expired on 29 March 2018 under which the Parent Company carried out certain investment activities. Management did not renew the licence. Accordingly, the CMA notified the Parent Company on 6 May 2018 that it is no longer considered a licenced entity under the CMA regulations. Consequently, the Parent Company is currently in the process of disposing the portfolios under management (Note 21).

The objectives of the Parent Company are as follows:

- Management of the Parent Company’s subsidiaries or participation in management of other companies in which it holds ownership stakes and providing the necessary support thereto.
- Investing funds by way of trading in shares, bonds and other financial securities
- Acquisition of properties and movables necessary to carry out the business activities as allowable by the law.
- Financing and extending loans to investee companies and providing guarantees for third parties, provided that the share of the holding company in the investee company is not less than 20%.
- Acquisition of industrial rights and related intellectual properties or any other industrial trademarks or royalties and any other property related thereto, and renting such properties to the subsidiary companies and others whether inside Kuwait or abroad.
- Using cash surplus to invest in financial portfolios/funds managed by specialised parties.
- The Company conducts its business in accordance with Islamic Sharia and must adhere to the provisions of Islamic Sharia in all its transactions. The Company is bound in the practice of its business by the teachings and provisions of the tolerant Islamic Sharia, and under no circumstances may any of the aforementioned objectives be interpreted as permitting the Company to engage, directly or indirectly, in any usurious activities, whether in the form of interest or any other form (Note 22).

The Parent Company has the right to carry out its activities inside Kuwait or abroad whether directly or through power of attorney.

The Parent Company is authorized to have interest in or participate with any party or institution carrying out similar activities or those parties who will assist the company in achieving its objectives whether in Kuwait or abroad. The Parent Company has the right to establish, participate in or acquire such institutions.

The Group comprises the Parent Company and its subsidiaries as detailed in note 6.

The address of the Parent Company’s registered office is PO Box 4694, Safat 13047, State of Kuwait.

The Parent Company’s board of directors approved these consolidated financial statements for issue on 29 March 2026 and are subject to the approval of the general assembly of the shareholders who have the power to amend these consolidated financial statements after issuance.

Notes to the consolidated financial statements (continued)

2 Statement of compliance with IFRS accounting standards and going concern assumption

These consolidated financial statements have been prepared in accordance with the IFRS Accounting Standards as issued by the International Accounting Standards Board (“IASB”).

These consolidated financial statements have been prepared under the assumption the Group operates on a going concern basis, which assumes the Group will be able to discharge its liabilities as they fall due. In confirming the validity of the going concern basis of preparation, the Group has considered various factors and has a reasonable expectation that the Group has and will have adequate resources to continue its operations for the foreseeable future.

3 Changes in accounting policies

3.1 New and amended standards adopted by the Group

The following new amendments or standards were effective for the current period.

<i>Standard or Interpretation</i>	<i>Effective for annual periods beginning</i>
IAS 21 Amendments – Lack of exchangeability	1 January 2025

IAS 21 Amendments – Lack of exchangeability

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

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

The adoption of the amendments did not have a significant impact on the Group’s consolidated financial statements.

3.2 IASB Standards issued but not yet effective

At the date of authorisation of these consolidated financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective, and have not been adopted early by the Group.

Management anticipates that all of the relevant pronouncements will be adopted in the Group’s accounting policies for the first period beginning after the effective date of the pronouncements. Information on new standards, amendments and interpretations that are expected to be relevant to the Group’s consolidated financial statements is provided below. Certain other new standards and interpretations have been issued but are not expected to have a material impact on the Group’s consolidated financial statements.

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.2 IASB Standards issued but not yet effective (continued)

<i>Standard or Interpretation</i>	<i>Effective for annual periods beginning</i>
IFRS 7 and IFRS 9 Classification and Measurement of Financial Instruments - Amendments	1 January 2026
IFRS 18 Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Annual Improvements to IFRS Accounting Standards – volume 11	1 January 2026

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

The amendments to IFRS 7 and IFRS 9 addresses three changes:

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

Management does not anticipate that the adoption of the amendments in the future will have a significant impact on the Group's consolidated financial statements.

IFRS 18 Presentation and Disclosure in Financial Statements

The new standard will replace the IAS 1 Presentation of Financial Statements though it contains a number of the current requirements in the IAS 1. IFRS 18 sets out to ensure the financial statements provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses. Although IFRS 18 includes many of the requirements of IAS 1, it introduces new requirements to better structure financial statements and to provide more detailed and useful information to investors, including:

- Two new subtotals defined in the statement of profit or loss, namely (1) operating profit and (2) profit or loss before financing and income taxes
- The classification of all income and expenses within the statement of profit or loss in one of five categories
- Disclosures of management-defined performance measures (MPM)

Notes to the consolidated financial statements (continued)

3 Changes in accounting policies (continued)

3.2 IASB Standards issued but not yet effective (continued)

IFRS 18 Presentation and Disclosure in Financial Statements (continued)

- An improvement in the principles related to the aggregation and disaggregation of information in the financial statements and accompanying notes

Some of the disclosure requirements previously contained in IAS 1 have been transferred to IAS 8 without any material changes. This applies in particular to disclosures on accounting policies and sources of estimation uncertainty. As a result of these changes, IAS 8 will be renamed ‘Basis of Preparation of Financial Statements’. The publication of IFRS 18 also results in consequential amendments to other IFRS Accounting Standards, including IAS 7.

Management is currently working to identify all of the impacts that IFRS 18 will have on the primary consolidated financial statements and notes to the consolidated financial statements.

IFRS 19 Subsidiaries without Public Accountability: Disclosures

IFRS 19 allows reduced disclosure requirements for an entity instead of the disclosure requirements in other IFRS Accounting Standards if the entity 1) is a subsidiary, 2) it does not have public accountability, 3) it has an ultimate or intermediate parent that produces consolidated financial statements available for public use that comply with IFRS Accounting Standards. An entity electing to apply IFRS 19 is required to apply other IFRS Accounting Standards, except for the disclosure requirements.

As the Group’s equity instruments are publicly traded, it is not eligible to elect to apply IFRS 19.

Annual Improvements to IFRS Accounting Standards – volume 11

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

Management does not anticipate adoption of the amendments will have a significant impact on the Group’s consolidated financial statements.

4 Material accounting policies

The material accounting policies adopted in the preparation of the consolidated financial statements are summarised below:

4.1 Basis of preparation

The consolidated financial statements of the Group have been prepared under historical cost convention except for investments at fair value through profit or loss, investments at fair value through other comprehensive income and investment properties that have been measured at fair value. The consolidated financial statements have been presented in Kuwaiti Dinars (“KD”) which is the functional and presentation currency of the Parent Company.

The Group has elected to present the “statement of comprehensive income” in two statements: the “statement of profit or loss” and a “statement of profit or loss and other comprehensive income”.

The Group attributes total comprehensive income or loss of subsidiaries between the owners of the parent and the non-controlling interests based on their respective ownership interests.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.2 Basis of consolidation

The parent controls a subsidiary if it is exposed, or has rights, to variable returns from its involvement with the subsidiary and has the ability to affect those returns through its power over the subsidiary. The financial statements of the subsidiaries are prepared for reporting dates which are typically not more than three months from that of the Parent Company, using consistent accounting policies. Adjustments are made for the effect of any significant transactions or events that occur between that date and the reporting date of the Parent Company's financial statements.

All transactions and balances between Group companies are eliminated on consolidation, including unrealised gains and losses on transactions between Group companies. Where unrealised losses on intra-Group asset sales are reversed on consolidation, the underlying asset is also tested for impairment from a Group perspective.

Amounts reported in the financial statements of subsidiaries have been adjusted where necessary to ensure consistency with the accounting policies adopted by the Group.

Profit or loss and other comprehensive income of subsidiaries acquired or disposed of during the year are recognised from the effective date of acquisition, or up to the effective date of disposal, as applicable.

Non-controlling interests, presented as part of equity, represent the portion of a subsidiary's profit or loss and net assets that is not held by the Group. The Group attributes total comprehensive income or loss of subsidiaries between the owners of the parent and the non-controlling interests based on their respective ownership interests.

When a controlling interest in the subsidiaries is disposed of, the difference between the selling price and the net asset value plus cumulative translation difference and goodwill is recognised in the consolidated statement of profit or loss. The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9 when applicable, or the cost on initial recognition of an investment in an associate or a joint venture.

However, changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for as equity transactions. The carrying amount of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to the owners of the Parent Company.

4.3 Business combinations

The Group applies the acquisition method in accounting for business combinations. The consideration transferred by the Group to obtain control of a subsidiary is calculated as the sum of the acquisition-date fair values of assets transferred, liabilities incurred and the equity interests issued by the Group, which includes the fair value of any asset or liability arising from a contingent consideration arrangement. Acquisition costs are expensed as incurred. For each business combination, the acquirer measures the non-controlling interests in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through consolidated statement of profit or loss.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.3 Business combinations (continued)

The Group recognises identifiable assets acquired and liabilities assumed in a business combination regardless of whether they have been previously recognised in the acquiree's financial statements prior to the acquisition. Assets acquired and liabilities assumed are generally measured at their acquisition-date fair values.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

Goodwill is stated after separate recognition of identifiable intangible assets. It is calculated as the excess of the sum of a) fair value of consideration transferred, b) the recognised amount of any non-controlling interest in the acquire and c) acquisition-date fair value of any existing equity interest in the acquire, over the acquisition-date fair values of identifiable net assets. If the fair values of identifiable net assets exceed the sum calculated above, the excess amount (i.e. gain on a bargain purchase) is recognised in the consolidated statement of profit or loss immediately.

4.4 Investment in associates and joint ventures

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies. Joint venture is an arrangement that the Group controls jointly with one or more other investor, and over which the Group has rights to a share of the arrangement's net assets rather than direct rights to underlying assets and obligations for underlying liabilities.

The Group's investment in associates and joint ventures are accounted for under the equity method of accounting, i.e. on the statement of financial position at cost plus post-acquisition changes in the Group's share of the net assets of the associate or joint venture, less any impairment and the consolidated statement of profit or loss reflects the Group's share of the results of operations of associate or joint venture.

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities of the associate and joint venture recognised at the date of acquisition is recognised as goodwill.

The goodwill is included within the carrying amount of the investment and is assessed for impairment as part of that investment. Any excess of the Parent Company's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the consolidated statement of profit or loss.

Distributions received from the associate and joint venture reduce the carrying amount of the investment. Adjustments to the carrying amount may also be necessary for changes in the Group's share in the associate and joint venture arising from changes in the equity of the associate and joint venture. Changes in the Group's share in associate's/joint venture's equity are recognised immediately in the consolidated statement of changes in equity.

When the Group's share of losses in an associate equal or exceeds its interest in the associate and joint venture, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate and joint venture.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.4 Investment in associates and joint ventures (continued)

Unrealised gains on transactions with associate are eliminated to the extent of the Group's share in the associate and joint venture. Unrealised losses are also eliminated unless the transactions provide evidence of impairment in the asset transferred.

An assessment for impairment of investment in associates and joint venture is performed when there is an indication that the asset has been impaired, or that impairment losses recognised in prior years no longer exist.

The financial statements of the associate and joint venture are prepared either to the Parent Company's reporting date or to a date not earlier than three months of the Parent Company's reporting date using consistent accounting policies. Where practicable, adjustments are made for the effect of significant transactions or other events that occurred between the reporting date of the associates and the Parent Company's reporting date.

Upon loss of significant influence over the associate, the Group measures and recognises any retaining investment at its fair value. Any differences between the carrying amount of the associate and joint venture upon loss of significant influence and the fair value of the remaining investment and proceeds from disposal are recognised in the consolidated statement of profit or loss.

However, when the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

4.5 Segment reporting

The Group has three operating segments: the treasury and investments, real estate and others. In identifying these operating segments, management generally follows the Group's service lines representing its main products and services. Each of these operating segments is managed separately as each requires different approaches and other resources. All inter-segment transactions are carried out at arm's length prices.

For management purposes, the Group uses the same measurement policies as those used in its consolidated financial statements. In addition, assets or liabilities which are not directly attributable to the business activities of any operating segment are not allocated to a segment.

4.6 Revenue recognition

Revenue is measured based on the consideration to which the Group expects to be entitled in a contract with a customer and excludes amounts collected on behalf of third parties. The Group recognises revenue when it transfers service to a customer.

The Group follows a 5-step process:

1. Identifying the contract with a customer
2. Identifying the performance obligations
3. Determining the transaction price
4. Allocating the transaction price to the performance obligations
5. Recognising revenue when/as performance obligation(s) are satisfied.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.6 Revenue recognition (continued)

The total transaction price for a contract is allocated amongst the various performance obligations based on their relative stand-alone selling prices. The transaction price for a contract excludes any amounts collected on behalf of third parties.

Revenue is recognised either at a point in time or over time, when (or as) the Group satisfies performance obligations by transferring the promised services to its customers.

The Group recognises contract liabilities for consideration received in respect of unsatisfied performance obligations and reports these amounts, if any, as other liabilities in the consolidated statement of financial position. Similarly, if the Group satisfies a performance obligation before it receives the consideration, the Group recognises either a contract asset or a receivable, if any, in its statement of financial position, depending on whether something other than the passage of time is required before the consideration is due.

4.6.1 Rental income

Rental income arising from investment properties is accounted for on a straight-line basis over the lease term.

4.7 Interest income on financial assets

Interest income is recognised using the effective interest method.

4.8 Dividend income

Dividend income is recognised when the right to receive payment is established.

4.9 Operating expenses

Operating expenses are recognised in consolidated statement of profit or loss upon utilisation of the service or at the date of their origin.

4.10 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is necessary to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed in the period in which they are incurred and reported in finance costs.

4.11 Taxation

4.11.1 Kuwait Foundation for the Advancement of Sciences (KFAS)

The contribution to KFAS is calculated at 1% of taxable profit of the Parent Company in accordance with the modified calculation based on the Foundation's Board of Directors' resolution, which states that income from associates and subsidiaries, Board of Directors' remuneration, transfer to statutory reserve should be excluded from profit for the year when determining the contribution.

4.11.2 National Labour Support Tax (NLST)

NLST is calculated in accordance with Law No. 19 of 2000 and the Minister of Finance Resolutions No. 24 of 2006 at 2.5% of taxable profit of the Group after deducting directors' fees for the year. As per law, income from associates and subsidiaries, cash dividends from listed companies which are subjected to NLST have to be deducted from the profit for the year.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.11 Taxation (continued)

4.11.3 Zakat

Contribution to Zakat is calculated at 1% of the profit of the Group attributable to the shareholders of the Parent Company in accordance with the Ministry of Finance resolution No. 58/2007 effective from 10 December 2007.

Under the Zakat regulations, no carry forward of losses to the future years or any carry back to prior years is permitted.

4.12 Property and equipment

Property and equipment are stated at cost less accumulated depreciation and any impairment in value. The Group depreciates its property and equipment using the straight-line method at rates sufficient to write off the assets over their estimated useful economic lives.

The useful life and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits arising from items of property.

Material residual value estimates and estimates of useful life are updated as required, but at least annually.

When assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is recognised in the consolidated statement of profit or loss and other comprehensive income.

4.13 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation, and are accounted for using the fair value model.

Investment properties are initially measured at cost. Subsequently, investment properties are revalued annually and are included in the consolidated statement of financial position at their fair values. These values are supported by market evidence and are determined by external professional valuers with sufficient experience with respect to both the location and the nature of the investment property. Any gain or loss resulting from change in the fair value or the sale of an investment property is immediately recognised in the consolidated statement of profit or loss within “change in fair value of investment properties”.

Investment properties are de-recognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss resulting from disposal of an investment property is immediately recognised in the consolidated statement of profit or loss within “gain/loss on sale of investment properties”.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.14 Leased assets

The Group as a lessee

A lease is defined as ‘a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration’.

To apply this definition, the Group assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is either explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the Group
- the Group has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract
- the Group has the right to direct the use of the identified asset throughout the period of use. The Group assess whether it has the right to direct ‘how and for what purpose’ the asset is used throughout the period of use.

The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these are recognised as an expense in profit or loss on a straight-line basis over the lease term.

Measurement and recognition of leases as a lessee.

At lease commencement date, the Group recognises a right-of-use asset and a lease liability on the balance sheet measured as follows:

Right-of-use asset

The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received).

Subsequent to initial measurement, the Group depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist.

Lease liability

At the commencement date, the Group measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Group’s incremental borrowing rate.

Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed), variable payments based on an index or rate, amounts expected to be payable under a residual value guarantee and payments arising from options reasonably certain to be exercised.

Subsequent to initial measurement, the liability is reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or profit and loss if the right-of-use asset is already reduced to zero.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.14 Leased assets (continued)

The Group as a lessor

The Group enters into lease agreements as a lessor with respect to some of its properties. The Group classifies its leases as either operating or finance leases. When the terms of a lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as finance lease. All other leases are classified as operating leases.

When the Group is an intermediate lessor, it accounts for the head-lease and sub-lease as two separate contracts. The sub-lease is classified as finance lease or operating lease by reference to the right-of-use of asset arising from the head-lease.

Rental income from operating leases is recognised on a straight-line basis over lease term. Initial direct cost incurred in arranging and negotiating a lease are added to the carrying amount of the lease assets and recognised on a straight-line basis over the lease term.

Amounts due under finance leases are recognised as receivables. Finance lease income is allocated to the accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding for the finance lease.

4.15 Asset classified as held for sale

Non-current assets, or disposal groups comprising assets and liabilities classified as held for sale are generally measured at the lower of their carrying amount and fair value less costs to sell; except for deferred tax assets, assets arising from employee benefits, financial assets within the scope of IFRS 9 Financial Instruments, non-current assets that are accounted for in accordance with the fair value model in IAS 40 Investment Property, non-current assets that are measured at fair value less costs to sell in accordance with IAS 41 Agriculture and groups of contracts within the scope of IFRS 17 Insurance Contract.

Impairment losses on initial classification as held for sale and subsequent gains and losses on remeasurement are recognised in profit or loss.

4.16 Impairment testing of goodwill and non-financial assets

For impairment assessment purposes, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash generating units). As a result, some assets are tested individually for impairment and some are tested at cash-generating unit level. Goodwill is allocated to those cash-generating units that are expected to benefit from synergies of the related business combination and represent the lowest level within the group at which management monitors goodwill.

Cash-generating units to which goodwill has been allocated (determined by the Group's management as equivalent to its operating segments) are tested for impairment at least annually. All other individual assets or cash-generating units are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount, which is the higher of fair value less costs to sell and value-in-use. To determine the value-in-use, management estimates expected future cash flows from each cash-generating unit and determines a suitable interest rate in order to calculate the present value of those cash flows.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.16 Impairment testing of goodwill and non-financial assets (continued)

The data used for impairment testing procedures are directly linked to the Group's latest approved budget, adjusted as necessary to exclude the effects of future reorganisations and asset enhancements. Discount factors are determined individually for each cash-generating unit and reflect management's assessment of respective risk profiles, such as market and asset-specific risks factors.

Impairment losses reduce first the carrying amount of any goodwill allocated to that asset. Any remaining impairment loss is charged pro rata to the other assets. With the exception of goodwill, all assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist. An impairment charge is reversed if the asset's recoverable amount exceeds its carrying amount.

4.17 Financial instruments

4.17.1 Recognition, initial measurement and derecognition

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted by transactions costs, except for those carried at fair value through profit or loss which are measured initially at fair value. Subsequent measurement of financial assets and financial liabilities are described below.

A financial asset (or, where applicable a part of financial asset or part of group of similar financial assets) is primarily derecognised when:

- rights to receive cash flows from the assets have expired;
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass through' arrangement; and either
 - (a) the Group has transferred substantially all the risks and rewards of the asset or
 - (b) the Group has neither transferred nor retained substantially all risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, a new asset is recognised to the extent of the Group's continuing involvement in the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in consolidated statement of profit or loss.

4.17.2 Classification of financial assets

For the purpose of subsequent measurement, financial assets are classified into the following categories upon initial recognition:

- financial assets at amortised cost
- financial assets at fair value through other comprehensive income (FVTOCI)
- financial assets at fair value through profit or loss (FVTPL)

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.17 Financial instruments (continued)

4.17.2 Classification of financial assets (continued)

The classification is determined by both:

- the entity's business model for managing the financial asset
- the contractual cash flow characteristics of the financial asset.

The Group may make the following irrevocable election/designation at initial recognition of a financial asset:

- the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if certain criteria are met (see note 4.17.3 below); and
- the Group may irrevocably designate a debt investment that meets the amortised cost or FVTOCI criteria as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

4.17.3 Subsequent measurement of financial assets

a) Financial assets at amortised cost

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding

After initial recognition, these are measured at amortised cost using the effective interest rate method, less provision for impairment. Discounting is omitted where the effect of discounting is immaterial.

The Group's financial assets at amortised cost comprise of the following:

- Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, together with other short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

- Receivables and other assets

Accounts receivable are stated at original invoice amount less allowance for any uncollectible amounts. Bad debts are written off as incurred.

Receivables which are not categorised under any of the above are classified as "other assets".

- Due from related parties

Amounts receivable as a result of transactions with related parties and cash advances to related parties are included under due from related parties.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.17 Financial instruments (continued)

4.17.3 Subsequent measurement of financial assets (continued)

b) Financial assets at FVTOCI

The Group's financial assets at FVTOCI comprise investment in equity shares. These represent investments in equity shares of various companies and include both quoted and unquoted.

On initial recognition, the Group may make an irrevocable election (on an instrument - by - instrument basis) to designate investments in equity instruments as at FVTOCI. Designation at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognised by an acquirer in a business combination.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has evidence of a recent actual pattern of short - term profit - taking; or
- it is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the fair value reserve. The cumulative gain or loss is transferred to retained earnings within the consolidated statement of changes in equity on de-recognition.

Dividends on these investments in equity instruments are recognised in the consolidated statement of profit or loss.

b) Financial assets at FVTPL

Financial assets that do not meet the criteria for measurement at amortised cost or FVTOCI are categorised at fair value through profit and loss. Further, irrespective of business model financial assets whose contractual cash flows are not solely payments of principal and interest are accounted for at FVTPL. The category also contains investments in equity shares.

Assets in this category are measured at fair value with gains or losses recognised in consolidated statement of profit or loss. The fair values of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

The Group's financial assets at FVTPL comprise investment in equity shares. These represent investments in equity shares of various companies and include both quoted and unquoted.

4.17.4 Impairment of financial assets

All financial assets except for those at FVTPL and equity investments at FVTOCI are subject to review for impairment at least at each reporting date to identify whether there is any objective evidence that a financial asset or a group of financial assets is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described below.

The Group recognises a loss allowance for expected credit losses ("ECL") on financial assets at amortised cost or at FVTOCI.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.17 Financial instruments (continued)

4.17.4 Impairment of financial assets (continued)

For financial assets, the expected credit loss is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive. The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial asset.

The measurement of expected credit losses is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward - looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date.

The Group always recognises lifetime ECL for receivables and other assets. The expected credit losses on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The Group recognises an impairment gain or loss in the consolidated statement of profit or loss for all financial assets with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt instruments that are measured at FVTOCI, for which the loss allowance is recognised in other comprehensive income and accumulated in the investment revaluation reserve, and does not reduce the carrying amount of the financial asset in the consolidated statement of financial position.

If the Group has measured the loss allowance for a financial instrument at an amount equal to lifetime ECL in the previous reporting period, but determines at the current reporting date that the conditions for lifetime ECL are no longer met, the Group measures the loss allowance at an amount equal to 12-month ECL at the current reporting date, except for assets for which simplified approach was used.

4.17.5 Classification and subsequent measurement of financial liabilities

The Group's financial liabilities include payables and other liabilities, due to related parties, due to banks and borrowings.

The subsequent measurement of financial liabilities depends on their classification as follows:

- **Financial liabilities at amortised cost**

These are stated using effective interest rate method. Payables and other liabilities, due to related parties, due to banks and borrowings are classified as financial liabilities other than at FVTPL.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.17 Financial instruments (continued)

4.17.5 Classification and subsequent measurement of financial liabilities (continued)

- *Financial liabilities at amortised cost (continued)*

- *Payables and other liabilities*

Payables and other liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed or not.

- *Due to related parties*

Amounts due as a result of transactions with related parties and cash advances from related parties are included under due to related parties.

- *Due to banks*

Due to banks represents the portion unpaid interest payable.

- *Borrowings*

All borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated statement of profit or loss when the liabilities are derecognised as well as through the effective interest rate method (EIR) amortisation process.

4.18 Amortised cost of financial instruments

This is computed using the effective interest method less any allowance for impairment. The calculation takes into account any premium or discount on acquisition and includes transaction costs and fees that are an integral part of the effective interest rate.

4.19 Trade and settlement date accounting

All 'regular way' purchases and sales of financial assets are recognised on the trade date i.e. the date that the entity commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place.

4.20 Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

4.21 Fair value of financial instruments

The fair value of financial instruments that are traded in active markets at each reporting date is determined by reference to quoted market prices or dealer price quotations (bid price for long positions and ask price for short positions), without any deduction for transaction costs.

For financial instruments not traded in an active market, the fair value is determined using appropriate valuation techniques. Such techniques may include using recent arm's length market transactions; reference to the current fair value of another instrument that is substantially the same; a discounted cash flow analysis or other valuation models.

An analysis of fair values of financial instruments and further details as to how they are measured are provided in note 26.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.22 Equity, reserves and dividend payments

Share capital represents the nominal value of shares that have been issued and paid up.

Share premium includes any premiums received on issue of share capital. Any transaction costs associated with the issuing of shares are deducted from share premium.

Statutory and voluntary reserves comprise appropriations of current and prior period profits in accordance with the requirements of the companies' law and the Parent Company's Articles of Association.

Fair value reserve – comprises gains and losses relating to investments at FVTOCI.

Foreign currency translation reserve – comprises foreign currency translation differences arising from the translation of financial statements of the Group's foreign entities into KD.

Reserve for financial derivatives – comprises the groups share of the gains and losses relating to derivative liabilities of the joint venture.

Retained earnings include all current and prior period profits and losses.

All transactions with shareholders of the Group are recorded separately within equity.

Dividend distributions payable to equity shareholders are included in payables and other liabilities when the dividends have been approved in a meeting of the general assembly.

4.23 Treasury shares

Treasury shares consist of the Parent Company's own issued shares that have been reacquired by the Group and not yet reissued or cancelled. The treasury shares are accounted for using the cost method. Under this method, the weighted average cost of the shares reacquired is charged to a contra account in equity.

When the treasury shares are reissued, gains are credited to a separate account in equity, (the "gain of the sale of treasury shares reserve"), which is not distributable. Any realised losses are charged to the same account to the extent of the credit balance on that account. Any excess losses are charged to retained earnings then to the voluntary reserve and statutory reserve. No cash dividends are paid on these shares. The issue of stock dividend shares increases the number of treasury shares proportionately and reduces the average cost per share without affecting the total cost of treasury shares.

4.24 Provisions, contingent assets and contingent liabilities

Provisions are recognised when the Group has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required from the Group and amounts can be estimated reliably. Timing or amount of the outflow may still be uncertain.

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Provisions are discounted to their present values, where the time value of money is material.

Contingent assets are not recognised in the consolidated financial statements, but are disclosed when an inflow of economic benefits is probable

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.24 Provisions, contingent assets and contingent liabilities (continued)

Contingent liabilities are not recognised in the consolidated statement of financial position, but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

4.25 Provision for employees' end of service benefits

The Group provides end of service benefits to its employees. The entitlement to these benefits is based upon the employees' final salary and length of service, subject to the completion of a minimum service period in accordance with relevant labour law and the employees' contracts. The expected costs of these benefits are accrued over the period of employment. This liability, which is unfunded, represents the amount payable to each employee as a result of termination on the reporting date.

With respect to its Kuwaiti national employees, in addition to the end of service benefits the Group makes contributions to the Public Institution for Social Security calculated as a percentage of the employees' salaries.

4.26 Foreign currency translation

4.26.1 Foreign currency transactions and balances

Foreign currency transactions are translated into the functional currency of the respective Group entity, using the exchange rates prevailing at the dates of the transactions (spot exchange rate). Foreign exchange gains and losses resulting from the settlement of such transactions and from the re-measurement of monetary items denominated in foreign currency at year-end exchange rates are recognised in profit or loss. Non-monetary items are not retranslated at year-end and are measured at historical cost (translated using the exchange rates at the transaction date), except for non-monetary items measured at fair value which are translated using the exchange rates at the date when fair value was determined. Translation difference on non-monetary asset classified as, "fair value through profit or loss" is reported as part of the fair value gain or loss in the consolidated statement of profit or loss and "available for sale" are reported as part of the cumulative change in fair value reserve within other comprehensive income.

4.26.2 Foreign operations

In the Group's financial statements, all assets, liabilities and transactions of Group entities with a functional currency other than the KD are translated into KD upon consolidation. The functional currency of the entities in the Group has remained unchanged during the reporting period.

On consolidation, assets and liabilities have been translated into KD at the closing rate at the reporting date. Goodwill and fair value adjustments arising on the acquisition of a foreign entity have been treated as assets and liabilities of the foreign entity and translated into KD at the closing rate. Income and expenses have been translated into KD at the average rate over the reporting period. Exchange differences are charged/credited to other comprehensive income and recognised in the foreign currency translation reserve in equity. On disposal of a foreign operation, the related cumulative translation differences recognised in equity are reclassified to profit or loss and are recognised as part of the gain or loss on disposal.

4.27 Fiduciary assets

Assets and related deposits held in trust or in a fiduciary capacity are not treated as assets or liabilities of the Group and accordingly are not included in these consolidated financial statements.

Notes to the consolidated financial statements (continued)

4 Material accounting policies (continued)

4.28 Related party transactions

Related parties represent board of directors, key management personnel and their close family members and other related parties such as major shareholders and companies in which board of directors and key management personnel of the Group are principal owners or over which they are able to exercise significant influence or joint control.

4.29 Climate-related matters

The Group considers climate-related matters in estimates and assumptions, where appropriate. Risks induced by climate changes include transition risks (eg regulatory changes and reputational risks) and physical risks due to weather related events (e.g. storms, wildfires, rising sea levels). The Group has not identified significant risks induced by climate changes that could negatively and materially affect the Group's consolidated financial statements. Management continuously assesses the impact of climate-related matters.

5 Significant management judgements and estimation uncertainty

The preparation of the Group's consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

5.1 Significant management judgments

In the process of applying the Group's accounting policies, management has made the following significant judgments, which have the most significant effect on the amounts recognised in the consolidated financial statements:

5.1.1 Business model assessment

The Group classifies financial assets after performing the business model test (please see accounting policy for financial instruments sections in note 4.17). This test includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured and the risks that affect the performance of the assets. Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

5.1.2 Judgements in determining the timing of satisfaction of performance obligations

The determination of the whether or not performance obligation criterial set out in IFRS 15 relating to transfer of control of goods to customers has been satisfied requires significant judgement.

5.1.3 Business combinations

Management uses valuation techniques in determining the fair values of the various elements of a business combination. Particularly, the fair value of contingent consideration is dependent on the outcome of many variables that affect future profitability.

Notes to the consolidated financial statements (continued)

5 Significant management judgements and estimation uncertainty (continued)

5.1 Significant management judgments (continued)

5.1.4 Fair values of assets and liabilities acquired

The determination of the fair value of the assets, liabilities and contingent liabilities as a result of business combination requires significant judgement.

5.1.5 Control assessment

When determining control, management considers whether the Group has the practical ability to direct the relevant activities of an investee on its own to generate returns for itself. The assessment of relevant activities and ability to use its power to affect variable return requires considerable judgement.

5.1.6 Significant influence

Significant influence exists when the size of an entity's own voting rights relative to the size and dispersion of other vote holders, give the entity the practical ability unilaterally to direct the relevant activities of the company.

5.1.7 Classification of real estate

Management decides on acquisition of a real estate whether it should be classified as trading, or investment property. Such judgement at acquisition determines whether these properties are subsequently measured at cost or net realisable value whichever is lower or fair value.

The Group classifies property as trading property if it is acquired principally for sale in the ordinary course of business.

The Group classifies property as investment property if it is acquired to generate rental income or for capital appreciation, or for undetermined future use.

5.2 Estimation uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be substantially different.

5.2.1 Impairment of financial assets

Measurement of estimated credit losses involves estimates of loss given default and probability of default. Loss given default is an estimate of the loss arising in case of default by customer. Probability of default is an estimate of the likelihood of default in the future. The Group based these estimates using reasonable and supportable forward-looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other.

An estimate of the collectible amount of financial assets at amortised costs is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.

Notes to the consolidated financial statements (continued)

5 Significant management judgements and estimation uncertainty (continued)

5.2 Estimation uncertainty (continued)

5.2.2 Fair value of financial instruments

Management apply valuation techniques to determine the fair value of financial instruments where active market quotes are not available. This requires management to develop estimates and assumptions based on market inputs, using observable data that market participants would use in pricing the instrument. Where such data is not observable, management uses its best estimate. Estimated fair values of financial instruments may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

5.2.3 Impairment of associates and joint ventures

After application of the equity method, the Group determines whether it is necessary to recognise any impairment loss on the Group's investment in associates and joint ventures, at each reporting date based on existence of any objective evidence that the investment in the associate and joint venture is impaired. If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and joint venture and its carrying value and recognises the amount in the consolidated statement of profit or loss.

5.2.4 Revaluation of investment properties

The Group carries its investment property at fair value, with changes in fair value being recognised in the consolidated statement of profit or loss. The Group engaged independent valuation specialists to determine fair values and the valuers have used valuation techniques to arrive at these fair values. These estimated fair values of investment property may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

6 Subsidiary companies

6.1 Composition of the Group

Details of the Group's consolidated subsidiaries which are directly owned by the Parent Company at the end of the reporting period are as follows:

Name of the subsidiary	Country of incorporation	Ownership percentage		Principal activity
		31 Dec. 2025 %	31 Dec. 2024 %	
First Takaful Insurance Company – KPSC (a)	Kuwait	53.45	53.45	Insurance
Gulf Real Estate Co. – WLL (b)	Kuwait	-	46.32	Real estate
Radeem Real Estate Co. – SAL	Lebanon	99.90	99.90	Real estate
Dana Real Estate Co. – SAL	Lebanon	96.67	96.67	Real estate

- (a) The Group has pledged all of its ownership interest in First Takaful Insurance Company – KPSC against borrowings (Note 17) and certain amounts due to related parties (Note 25).

Notes to the consolidated financial statements (continued)

6 Subsidiary companies (continued)

6.1 Composition of the Group (Continued):

- (b) During the year, the Group reassessed its control over Gulf Real Estate Company WLL (“GRE”) following the resignation of one of the Directors, who was representing the Parent Company and instrumental in directing the relevant activities of GRE. As a result, the Group concluded that it no longer has control over GRE in accordance with IFRS 10 and accordingly derecognized GRE as a subsidiary and reclassified it as an associate and therefore is accounted for under the equity method in accordance with IAS 28. Upon loss of control, a gain of deconsolidation amounting to KD447,042 has been recognized in the consolidated statement of profit or loss, during the year

6.2 Subsidiaries with material non-controlling interests

The Group includes one subsidiary with material non-controlling interests (NCI):

Name	Proportion of ownership interests and voting rights held by the NCI		Profit/(loss) allocated to NCI		Accumulated NCI	
	31 Dec. 2025	31 Dec. 2024	31 Dec. 2025	31 Dec. 2024	31 Dec. 2025	31 Dec. 2024
	%	%	KD	KD	KD	KD
First Takaful Insurance Company – KPSC	46.55	46.55	281	(84,567)	4,467,916	4,456,318
Individually immaterial subsidiaries with non-controlling interests			83,397	53,918	66,015	490,106
			83,678	(30,649)	4,533,931	4,946,424

No dividends were paid to the NCI during the years 2025 and 2024.

Summarised financial information for First Takaful Insurance Company, before intragroup eliminations, is set out below:

	31 Dec. 2025	31 Dec. 2024
	KD	KD
Non-current assets	7,055,577	6,738,031
Current assets	5,578,819	6,035,460
Total assets	12,634,396	12,773,491
Non-current liabilities	2,985,761	3,053,603
Current liabilities	51,233	147,399
Total liabilities	3,036,994	3,201,002
Equity attributable to the shareholders of the Parent Company	5,129,486	5,116,171
Non-controlling interests	4,467,916	4,456,318

Notes to the consolidated financial statements (continued)

6 Subsidiary companies (continued)

6.2 Subsidiaries with material non-controlling interests (continued)

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Profit/(loss) for the year attributable to the shareholders of the Parent Company	323	(97,088)
Profit/(loss) for the year attributable to NCI	281	(84,567)
Profit/(loss) for the year	604	(181,655)
Other comprehensive income for the year attributable to the shareholders of the Parent Company	12,992	37,308
Other comprehensive income for the year attributable to NCI	11,317	32,497
Total other comprehensive income for the year	24,309	69,805
Total comprehensive income/(loss) for the year attributable to the shareholders of the Parent Company	13,315	(59,780)
Total comprehensive income/(loss) for the year attributable to NCI	11,598	(52,070)
Total comprehensive income/(loss) for the year	24,913	(111,850)

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Net cash flow used in operating activities	1,150,314	714,494
Net cash from investing activities	(750,762)	(300,000)
Net cash flow	399,552	414,494

7 Taxation

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Provision for Zakat	2,296	-
Provision for National Labour Support Tax (NLST)	5,740	52,241
	8,036	52,241

Notes to the consolidated financial statements (continued)

8 Basic and diluted earnings per share attributable to the shareholders of the Parent Company

Basic and diluted earnings per share attributable to the shareholders of the Parent Company is calculated by dividing the profit for the year attributable to the shareholders of the Parent Company by the weighted average number of shares outstanding during the year, excluding treasury shares.

	Year ended 31 Dec. 2025	Year ended 31 Dec. 2024
Profit for the year attributable to the shareholders of the Parent Company (KD)	11,517,596	8,018,316
Weighted average number of shares outstanding during the year (shares)	516,787,520	516,787,520
Basic and diluted earnings per share attributable to the shareholders of the Parent Company (Fils)	22.29	15.52

The basic and diluted earnings per share reported during the previous year was 20 Fils before retroactive adjustments relating to bonus share issue (Notes 18 & 22).

9 Cash and cash equivalents

Cash and cash equivalents in the consolidated statement of cash flows comprise of the following:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Cash and bank balances	923,116	5,905,224
Cash in portfolio	295,017	-
Term deposits (a)	3,024,000	2,044,000
	4,242,133	7,949,224
Less: restricted balance	-	(345,000)
Less: deposits maturing after more than three months	(3,024,000)	(2,044,000)
Cash and cash equivalents as per consolidated statement of cash flows	1,218,133	5,560,224

- a) This represents deposit placements with a local bank having original maturity of more than three months and carry effective annual profit rates ranging between 3.75% and 4.375% (2024: between 3.75% and 4.375%).

10 Assets held for sale

	31 Dec. 2025 KD	31 Dec. 2024 KD
Balance at beginning of the year	175,686	175,686
Disposal of assets held for sale (a)	(175,686)	-
Transferred from investments in associate (Note 15(e))	1,858,646	-
Disposal of investment in associate classified under assets held for sale (b)	(1,858,646)	-
	-	175,686

Notes to the consolidated financial statements (continued)

10 Assets held for sale (continued)

- a) During the year, the Group disposed of the investment property previously classified as held for sale. The total proceeds from the disposal amounted to KD 172,006, resulting in a realised loss of KD 3,680, which has been recognized in the consolidated statement of profit or loss for the year.
- b) During the year, the Group disposed Addax BSC to a related party for a consideration of KD1,858,646 (Note 15).

11 Investments at fair value through profit or loss

	31 Dec. 2025 KD	31 Dec. 2024 KD
Local quoted securities	841,298	208,229
Local unquoted securities	194,344	146,674
	1,035,642	354,903

Investments at FVTPL aggregating to KD211,926 (31 December 2024: KD155,448) are pledged against borrowing (note 18) and certain amounts due to related parties (Note 25).

12 Receivables and other assets

	31 Dec. 2025 KD	31 Dec. 2024 KD
Financial assets:		
Accounts receivable	459,496	6,101
Staff receivables	41,534	41,537
Accrued income	202,518	164,611
Total financial assets	703,548	212,249
Non-financial assets:		
Qard Hassan to policyholders' fund	2,985,761	3,053,603
Prepaid expenses	527,535	375,035
Others	34,900	14,145
Total non-financial assets	3,548,196	3,442,783
	4,251,744	3,655,032

Notes to the consolidated financial statements (continued)

13 Investments at fair value through other comprehensive income

	31 Dec. 2025 KD	31 Dec. 2024 KD
Local quoted securities	41,251,916	28,760,244
Foreign quoted securities	5,878	3,606
Local unquoted securities	6	2
Foreign unquoted securities	2,981,328	2,961,049
Managed funds	10,691,100	3,462
	54,930,228	31,728,363

- a) These investments are held for medium to long-term strategic purposes. Accordingly, the Group has elected to designate these investments as at FVTOCI as it believes that recognising short-term fluctuations in the fair value of these financial assets in the consolidated statement of profit or loss would not be consistent with the Group's strategy of holding these financial assets for long-term purposes and realising their performance potential in the long run.
- b) Investments at fair value through other comprehensive income with an aggregate carrying value of KD29,957,696 (31 December 2024: KD28,759,861) are pledged against borrowings (Note 17).

The Group's investments at FVTOCI disaggregated by sectors are as follows:

	Financial services KD	Others KD	Total KD
31 December 2025			
Local quoted securities	41,251,916	-	41,251,916
Foreign quoted securities	-	5,878	5,878
Local unquoted securities	-	6	6
Foreign unquoted securities	-	2,981,328	2,981,328
Managed funds	10,691,100	-	10,691,100
	51,943,016	2,987,212	54,930,228
31 December 2024			
Local quoted securities	28,760,244	-	28,760,244
Foreign quoted securities	-	3,606	3,606
Local unquoted securities	-	2	2
Foreign unquoted securities	-	2,961,049	2,961,049
Managed funds	3,462	-	3,462
	28,763,706	2,964,657	31,728,363

Notes to the consolidated financial statements (continued)

14 Investment properties

The movement in investment properties is as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Balance at the beginning of the year	5,104,675	5,044,999
Disposal during the year	(629,916)	-
Change in fair value arising during the year	1,152,197	56,925
Foreign currency adjustment	(3,538)	2,751
Balance at end of the year	5,623,418	5,104,675

Details of fair valuation of investment properties are disclosed in note 26.3.

15 Investment in associates and joint venture

	31 Dec. 2025 KD	31 Dec. 2024 KD
Investment in associates (15.1)	40,938,675	33,813,391
Investment in joint venture (15.2)	31,144,866	29,494,936
	72,083,541	63,308,327

15.1 Investment in associates

The details of the associates are as follows:

Company name	Principal activities	Country of incorporation	31 Dec. 2025	31 Dec. 2024
			%	%
IFA Hotels and Resorts Co.– KPSC	Hotel operations and real estate development	Kuwait	43.24	43.71
Zamzam Religious Tourism Co. – KSCC	Haj & Umrah services	Kuwait	20	20
Weqaya Takaful Insurance and Reinsurance Company-SSC (a)	Insurance	Saudi Arabia	20	20
First Financial Holding Company - WLL	Financial services	Kuwait	48	48
Addax -BSC (Closed)	Investments	Bahrain	-	30.29
Gulf Real Estate Company – WLL	Real Estate	Kuwait	46.32	-
Bleep Company for Designing and Programming Custom Software - WLL	Services	Kuwait	45.9	-
Fidelity Arabia Insurance Brokerage Company - WLL	Insurance services	Kuwait	19	-

Notes to the consolidated financial statements (continued)

15 Investment in associates and joint venture (continued)

15.1 Investment in associates (continued)

The movement of the investment in associates is as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Carrying value at the beginning of the year	33,813,391	27,512,845
Reclassification from subsidiary to an associate (b)	884,419	-
Reclassification from FVTOCI to investment in associates (c)	293,000	-
Additions (d)	19,000	-
Transferred to assets held for sale (e)	(1,858,646)	-
Impairment in value of investment in an associate	(125,150)	-
Adjustment due to deconsolidation of a subsidiary	(522,022)	-
Share of results	8,118,858	6,022,189
Share of other comprehensive income	315,825	278,357
	40,938,675	33,813,391

- a) The Group has discontinued to recognise its share of further losses of the associate (Weqaya) and is stated at a carrying value of KD1 from 1 April 2014 in accordance with IAS 28. If the investee company subsequently reports profits, the Group will resume recognising its share of these profits only after its share of the profits equals the share of losses not recognised.
- b) Upon loss of control over Gulf Real Estate Company - WLL (“GRE”), the Group recognized its retained interest as an investment in associate in accordance with IFRS 10 and IAS 28. The initial recognition of the investment amounted to KD884,419, representing the Group’s 46.32% share of GRE’s net assets at the date control was lost, which forms the deemed cost of the investment for subsequent accounting under the equity method.
- c) The Group owns 45.9% of Bleep Company for Designing and Programming Custom Software – WLL (“Investee”), which was previously classified as investment at FVTOCI. During the current year, following a reassessment of the nature of its involvement, the Group determined that it has obtained significant influence over the investee, as defined under IAS 28. Consequently, the Group has reclassified its investment in the investee from investment at FVTOCI to associate at its fair value as at the date of reclassification and the investment is subsequently accounted for using the equity method.
- d) During the year, the Group acquired a 19% equity interest in Fidelity Arabia Insurance Brokerage Company - WLL and has classified the investment as an associate. Although the ownership interest is below the presumptive threshold of 20%, management has determined that the Group exercises significant influence over the investee in accordance with IAS 28. This determination is based on qualitative factors, including the involvement of the Chairman of the Parent Company and other governance related rights that enable the Group to participate in the financial and operating policy decisions of the investee. Accordingly, the investment is accounted for using the equity method from the date such significant influence was established.

Notes to the consolidated financial statements (continued)

15 Investment in associates and joint venture (continued)

15.1 Investment in associates (continued)

- e) Investment in associates as of 31 December 2024 and upto end of March 2025, included an investment in Addax BSC (Closed), a foreign associate, with a carrying value of KD1,983,796 (31 December 2024: KD1,817,795), which has been accounted for using management accounts for the three-month period ended 31 March 2025 and for the year ended 31 December 2024.

At the end of March 2025, the management of the Group has transferred, its entire equity interests in Addax BSC (Closed) with a carrying value of KD1,858,646 to assets held for sale category, upon meeting the criteria for recognition as non-current assets held for sale. Further, at 31 March 2025, the management has recognised an impairment loss of KD125,150 for this associate to the extent of its recoverability based on the sale price (Note 10).

- f) Investment in associates amounting to KD9,715,500 (31 December 2024: KD30,731,767) is pledged against the borrowings (Note 17).
- g) Summarised financial information of Group’s material associates is set out below. The summarised financial information below represents the amounts presented in the financial statements of the associates and not the Group’s share of these amounts adjusted for differences in accounting policies between the Group and its associates.

IFA Hotels and Resorts Co.– KPSC:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Non-current assets	135,948,315	196,665,783
Current assets	49,712,271	30,806,919
Total assets	185,660,586	227,472,702
Non-current liabilities	19,876,479	71,129,023
Current liabilities	88,220,969	86,661,918
Total liabilities	108,097,448	157,790,941
Net assets attributable to the owner of the Parent Company	51,286,193	31,979,027
Non-controlling interests	26,276,945	37,702,734

Notes to the consolidated financial statements (continued)

15 Investment in associates and joint venture (continued)

15.1 Investment in associates (continued)

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Income	25,920,614	59,612,633
Profit for the year	21,869,866	16,748,341
Other comprehensive income for the year	652,707	762,621
Total comprehensive income for the year	22,522,573	17,510,962

Reconciliation of the above summarised financial information of the associate with the carrying amount in the consolidated statement of financial position is given below:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Group's ownership interest (%)	43.24	43.71
Net assets of the associate	51,286,193	31,979,027
Group's share of net assets	22,177,526	13,978,116
Goodwill	16,903,177	17,197,045
Carrying amount	39,080,703	31,175,161
Market price	128,365,661	185,305,128

No dividends were received from IFAHR during the years 2025 and 2024.

15.2 Investment in joint venture

The details of the joint venture are as follows:

Company name	Principal activities	Country of incorporation	31 Dec. 2025	31 Dec. 2024
			%	%
Um-AI-Hayman Holding Company – WLL	Holding/investment	Kuwait	50	50

The movement of the investment in joint venture is as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Carrying value at the beginning of the year	29,494,936	25,774,198
Share of results	2,881,946	2,927,715
Share of other comprehensive (loss)/income	(1,232,016)	793,023
	31,144,866	29,494,936

- a) The carrying value represents the Group's share of the net assets of the joint venture.
- b) Investment in joint venture is pledged against the borrowing facilities obtained to finance the underlying project (Note 23b).

Notes to the consolidated financial statements (continued)

16 Payables and other liabilities

	31 Dec. 2025 KD	31 Dec. 2024 KD
Financial liabilities:		
Accounts payable and accruals	877,775	841,078
Dividend payable	-	7,842
Provisions for taxation (a)	3,895,890	3,895,885
Provision for employees' end of service benefits and leave	506,108	450,608
Other liabilities	388,964	379,368
Total financial liabilities	5,668,737	5,574,781
Non-financial liabilities:		
Policyholders' deficit reserve	2,985,761	3,053,603
	8,654,498	8,628,384

- a) Provision for taxation includes provision for KFAS charged in previous years and during the year no provision has been made for KFAS in the consolidated financial statements (31 December 2024: Nil).

The Parent Company's management believes that the legislature has not issued a law on the contribution to Kuwait Foundation for the Advancement of Sciences (KFAS) and thus it is not a tax. KFAS is a private institution in accordance with the law. There is no provision in the Companies' Law or in the company's memorandum of association and article of association obligating the Company to apply this deduction. In spite of the above, the Ministry of Commerce and Industry (MOCI) has recently issued instructions requiring inclusion of this deduction until it is approved to hold the general assembly.

Therefore, the Parent Company's management decided to charge a provision as a precautionary procedure only even though it believes no amount is due from the Parent Company, particularly because the MOCI had issued similar instructions which were previously reversed.

17 Borrowings

The details of borrowings of the Group are as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Murabaha facilities obtained from a local financial institution		
- Denominated Kuwaiti Dinar (Note 17.1)	10,758,457	7,223,876
- Denominated US Dollar (Note 17.2)	8,551,200	-
Borrowings obtained from a related party (Kuwaiti Dinar) (Note 17.3)	-	8,521,898
	19,309,657	15,745,774

- 17.1) During the year, the Group restructured a Murabaha facility obtained from a local Islamic bank. The restructured facility has a total limit of KD11,461,381 and carries a profit rate of 1.65% above the discount rate of the Central Bank of Kuwait. As at the reporting date, the utilized amount of the facility is KD10,758,457.

The facility is repayable in two components. An amount of KD2,800,000 shall be settled in four instalments commencing on 1 July 2026, with the final instalment due no later than 1 July 2030. The remaining balance of KD4,500,000 is repayable in full on 1 October 2027.

Notes to the consolidated financial statements (continued)

17 Borrowings (continued)

17.2) During September 2025, the Group entered into a Murabaha financing arrangement with a local bank, with a total facility limit of USD28,000,000 (equivalent to KD8,603,000). The facility carries a profit rate of 1.5% per annum over the three-month Term Secured Overnight Financing Rate (T.SOFR), payable on a quarterly basis. The facility is valid for a period of five years from the date of inception.

Repayment terms include the settlement of 0.25% per annum of the utilized principal amount through equal quarterly instalments, commencing three months after the date of first drawdown. The remaining balance of the facility is payable in full upon expiry of the facility term.

17.3) The loan denominated in the US Dollar was obtained from Al-Nozha Al-Dawliya Real Estate Company WLL ("Al Nozha"), a related party, carrying annual interest rate of 1.5%. The loan was repayable in four annual equivalent instalments of USD3,275,000 (equivalent to KD999,203) beginning 31 March 2021 and ending on 31 March 2024, with final instalment of USD52,400,000 (equivalent to KD15,987,240) to be repaid on 31 March 2025.

On 3 September 2024, the Group restructured its loan with Al Nuzha, converting the original USD denominated loan to a KD denominated obligation. The net settlement arrangement of KD20,521,898 comprise of principal of KD19,984,050, accrued interest of KD991,348 net of amount due from Al Nozha amounting to KD453,500.

According to the settlement agreement, the Group paid an initial down payment of KD12,000,000 on 3 September 2024. The remaining balance was scheduled for payment within nine months from the agreement date without interest to be charged on the outstanding amount. However, as per the agreement, if the Group pays an amount of KD17,521,898 before 31 March 2025, it was qualified for a discount on the remaining balance. Accordingly, the Group paid an amount of KD5,521,898 before 31 March 2025 and received the discount of KD3,000,000, which was recognised as gain on settlement of a loan from a related party in the consolidated statements of profit or loss.

18 Share capital and share premium

The authorised, issued and paid-up share capital of the Parent Company comprised of 542,534,004 shares of 100 Fils each, all fully paid (31 December 2024: 480,118,588 shares of 100 Fils each).

At the Extra-Ordinary General Assembly of the shareholders held on 25 May 2025, approved to increase the Parent Company's authorised capital from KD48,011,859 to KD54,253,400 and to amend the article 6 of the Parent Company's Memorandum of Incorporation and article 5 of the Parent Company's Article of Association to be as follows "the Company's authorised, issued and paid up share capital amounts to KD54,253,400 distributed on 542,534,004 shares of 100 Fils each and all shares are in cash". The share capital increase was registered in the commercial register on 17 June 2025.

The share premium comprises of 180,044,470 shares of 50 Fils each issued in the previous year. Share premium is not available for distribution.

19 Treasury shares

	31 Dec. 2025	31 Dec. 2024
Number of treasury shares (shares)	25,746,484	22,798,083
Percentage of treasury shares to paid up capital (%)	4.75	4.75
Cost (KD)	33,978,763	33,980,594
Market Value (KD)	11,946,369	8,640,473

Notes to the consolidated financial statements (continued)

19 Treasury shares (continued)

The reserves of the Parent Company to the extent of the cost of the treasury shares have been earmarked as non-distributable.

20 Statutory and voluntary reserves

	31 Dec. 2025 KD	31 Dec. 2024 KD
Statutory reserve	34,099,589	32,942,026
Voluntary reserve	5,125,157	3,967,594
	39,224,746	36,909,620

Statutory reserve

In accordance with the Companies Law and the Parent Company's Articles of Association, 10% of the profit attributable to shareholders of the Parent Company before contribution to KFAS, Zakat provision, NLST provision and directors' remuneration is to be transferred to statutory reserve. No transfer is required in a year when losses are made or where cumulative losses exist. The Parent Company may resolve to discontinue such annual transfer when the reserve equals or exceeds 50% of the paid-up share capital.

Distribution of the statutory reserve is limited to the amount required to enable the payment of a dividend of 5% of paid-up share capital to be made in years when retained earnings are not sufficient for the payment of a dividend of that amount.

Voluntary reserve

In accordance with the Parent Company's Articles of Association, 10% of the profit attributable to shareholders of the Parent Company before contribution to KFAS, Zakat provision, NLST provision and directors' remuneration is to be transferred to voluntary reserve. The Parent Company may resolve to discontinue such transfers by a resolution of the Parent Company's Board of Directors. There are no restrictions on distribution of voluntary reserve.

No transfer to reserves is required in a year when losses are incurred or when cumulative losses exist.

21 Fiduciary accounts

The Parent Company previously managed portfolios on behalf of others, mutual funds and maintains cash balances and securities in fiduciary accounts, which were not reflected in the consolidated statement of financial position. However, as a result of the change of the legal status of the Parent Company to a holding company, it is no longer allowed to manage portfolios. The existing portfolio balance is either currently being disposed of or transferred to other entities. Assets under management on 31 December 2025 amounted to KD7,378,503 (31 December 2024: KD6,482,166). The Group did not earn a management fee from these activities.

22 General assembly of shareholders

Annual General Assemblies

The Annual General Assembly of the shareholders held on 25 May 2025 approved the consolidated financial statements of the Group for the year ended 31 December 2024 and the board of directors' proposal to issue 13% bonus shares from KD48,011,859 (after issuing bonus shares) to KD54,253,400.

Notes to the consolidated financial statements (continued)

22 General assembly of shareholders (continued)

Extra-ordinary General Assemblies

- The Extra-Ordinary General Assembly of the shareholders held on 25 May 2025 approved to increase the Parent Company's authorised capital from KD48,011,859 to KD54,253,400 and to amend the article 6 of the Parent Company's Memorandum of Incorporation and article 5 of the Parent Company's Article of Association to be as follows "the Company's authorised, issued and paid up share capital amounts to KD54,253,400 distributed on 542,534,004 shares of 100 Fils each and all shares are in cash".
- At the Extraordinary General Meeting held on 15 October 2025, the shareholders approved the Company's transition to conducting its activities in accordance with the provisions of Islamic Sharia. Accordingly, the Articles of Association were amended to include a new article mandating full compliance with Islamic Sharia in all operations and prohibiting any usurious activities.

23 Capital commitments and contingent liabilities

- (a) The Group has the following commitments:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Group's share of associates' commitments:		
Finance guarantees	2,157	2,750
Group's share of joint venture's commitments		
Group's share of engineering, procurement and construction agreement of a plant in an underlying project of a joint venture	17,106,342	25,506,050
Group's share of future land lease payments in an underlying project of a joint venture	3,853,333	4,013,333

The Group expects to finance the future expenditure commitments from the following sources:

- a) Sale of investment properties
- b) Share capital increase
- c) Advances provided by the shareholders, related entities and joint ventures
- d) Borrowings, if required

- (b) The Group has the following contingent liabilities:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Contingent liabilities		
Corporate guarantee of borrowings by joint venture	9,804,594	9,804,594
Group's share of guarantee provided by a joint venture	18,403,884	18,403,884

Notes to the consolidated financial statements (continued)

24 Segmental information

The Group's activities are concentrated in four main segments: treasury and investments, and real estate. The segments' results are reported to the higher management in the Group. In addition, the segments revenue, assets are reported based on the geographic locations which the Group operates in. The following is the segments information, which conforms with the internal reporting presented to management.

	Treasury and Investments		Real Estate		Unallocated		Total	
	31 Dec. 2025 KD	31 Dec. 2024 KD	31 Dec. 2025 KD	31 Dec. 2024 KD	31 Dec. 2025 KD	31 Dec. 2024 KD	31 Dec. 2025 KD	31 Dec. 2024 KD
Segment income	12,071,424	9,266,106	1,030,255	56,925	3,394,646	804,082	16,496,325	10,127,113
Profit/(loss) for the year before taxation and directors' remuneration	11,180,298	8,710,057	1,030,255	56,925	(571,243)	(687,074)	11,639,310	8,079,908
Finance costs							765,976	596,049
Taxation							8,036	52,241
Total segmental assets	132,291,544	103,340,817	5,635,190	5,299,928	-	-	137,926,734	108,640,745
Total segmental liabilities	(19,309,657)	(15,745,775)	-	-	-	-	(19,309,657)	(15,745,775)
Net segmental assets	112,981,887	87,595,042	5,635,190	5,299,928	-	-	118,617,077	92,894,970
Unallocated assets							23,220,131	26,911,957
Unallocated liabilities							(9,355,872)	(9,521,161)
Net assets	112,981,887	87,595,042	5,635,190	5,299,928	-	-	132,481,336	110,285,766

Geographical information:

	Assets		Income	
	31 Dec. 2025 KD	31 Dec. 2024 KD	31 Dec. 2025 KD	31 Dec. 2024 KD
Kuwait	157,012,227	131,160,073	16,397,748	10,049,326
GCC and Asia	4,134,638	4,392,629	98,577	77,787
	161,146,865	135,552,702	16,496,325	10,127,113

Notes to the consolidated financial statements (continued)

25 Related party transactions and balances

Related parties represent major shareholders, directors and key management personnel of the Group and their close family members, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management. Transactions between the Parent Company and its subsidiaries which are related parties of the Parent Company have been eliminated on consolidation and are not disclosed in this note.

Details and transactions with related parties are as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Balances included in the consolidated statement of financial position:		
Due from related parties (a and b)		
- Due from associates and its subsidiaries (net of ECL provision)	17,720,774	21,993,493
- Due from other related parties	1,247,613	1,263,432
	18,968,387	23,256,925
Due to related parties (c and d)		
- Due to other related parties	701,374	892,778
Receivables and other assets	164,611	164,611
Borrowings	-	8,521,898

- a) Due from related parties are non-interest bearing and have no specific repayment terms.
- b) Subsequent to the reporting date, the associate and its subsidiaries has settled an amount of KD3,375,000 of the outstanding balance as of the reporting date and thereafter the Board of Directors of IFA Hotels and Resorts KPSC has approved and submitted a proposal to fully settle its and its subsidiaries outstanding balance due to the Group amounting to KD13,587,104 (net of subsequent settlement amount) through an in-kind settlement by transferring ownership interests in one of its subsidiaries. The value of the transferred interests is to be determined based on a fair valuation to be performed by an independent specialized firm. The Board of Directors of the Parent Company has reviewed and approved this proposal.

As of the date of approval of these consolidated financial statements, the transaction remains subject to completion of legal and regulatory formalities and the fair valuation of the underlying assets has not yet been finalized. Accordingly, the final value of the settlement and the timing of its completion is unknown and cannot be quantified at present.

During the year, the Group recognized an expected credit loss provision of KD2,144,287 on amounts due from IFA Hotels and Resorts KPSC in accordance with IFRS 9 Financial Instruments. The provision reflects management's best estimate of the recoverable amount, taking into account the proposed in-kind settlement. Any differences between the estimated and final fair value of the transferred interests may result in an adjustment to the carrying amount of the receivable and the related impairment in future periods.

- c) Due to related parties include balance amounting to KD433,284 (31 December 2024: KD433,284) which carries interest at 4.75% (31 December 2024: 4.75%) per annum and is payable on 30 June 2027. The remaining balances of KD268,090 (31 December 2024: KD459,494) are non-interest bearing and have no specific repayment terms.
- d) The Group has pledged part of its equity interest in First Takaful Insurance Company – KPSC, a subsidiary, against certain amounts due to related parties (Note 6).

Notes to the consolidated financial statements (continued)

25 Related party transactions and balances (continued)

	Year ended 31 Dec. 2025 KD	Year ended 31 Dec. 2024 KD
Transactions included in the consolidated statement of profit or loss:		
Gain on settlement of loan from a related party (Note 17.2)	3,000,000	-
Dividend income	332,847	214,982
Gain on disposal of assets held for sale	(3,680)	-
Other operating expenses and charges	(77,000)	-
Finance costs	(20,581)	173,139
Expected credit losses on due from related parties	(2,594,437)	-
Key management compensation:		
Short-term benefits	100,905	293,681
Directors' remuneration (included in operating expenses and charges)	-	30,000
Directors' remuneration	30,000	40,000

26 Fair value measurement

26.1 Fair value hierarchy

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

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

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

26.2 Fair value measurement of financial instruments

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

	31 Dec. 2025 KD	31 Dec. 2024 KD
Financial assets:		
At amortised cost:		
- Cash and cash equivalents	4,242,133	7,949,224
- Receivables and other assets (Note 12)	703,548	212,549
- Due from related parties	18,968,387	23,256,925
At fair value:		
- Investments at fair value through profit or loss	1,035,642	354,903
- Investments at fair value through other comprehensive income	54,930,228	31,728,363
	79,879,938	63,501,964

Notes to the consolidated financial statements (continued)

26 Fair value measurement (continued)

26.2 Fair value measurement of financial instruments (continued)

	31 Dec. 2025 KD	31 Dec. 2024 KD
Financial liabilities:		
At amortised cost:		
- Payables and other liabilities (Note 16)	5,668,737	5,574,781
- Due to related parties	701,374	892,778
- Borrowings	19,309,657	15,745,774
	25,679,768	22,213,333

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

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

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

	Note	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
31 December 2025					
Investments at FVTPL					
<i>Investments held for trading:</i>					
Local quoted securities	a	841,298	-	-	841,298
Local unquoted securities	b	-	-	194,344	194,344
Investments at FVTOCI					
Local quoted securities	a	41,251,916	-	-	41,251,916
Foreign quoted securities	a	5,878	-	-	5,878
Managed funds	c	-	10,691,100	-	10,691,100
Local unquoted securities	b	-	-	6	6
Foreign unquoted securities	b	-	-	2,981,328	2,981,328
		42,099,092	10,691,100	3,175,678	55,965,870
31 December 2024					
Investments at FVTPL					
<i>Investments held for trading:</i>					
Local quoted securities	a	208,229	-	-	208,229
Local unquoted securities	b	-	-	146,674	146,674
Foreign unquoted securities	c	-	-	-	-
Investments at FVTOCI					
Local quoted securities	a	28,760,244	-	-	28,760,244
Foreign quoted securities	a	3,606	-	-	3,606
Managed funds	c	-	3,462	-	3,462
Local unquoted securities	b	-	-	2	2
Foreign unquoted securities	b	-	-	2,961,049	2,961,049
		28,972,079	3,462	3,107,725	32,083,266

There have been no significant transfers between levels 1 and 2 during the reporting period.

Notes to the consolidated financial statements (continued)

26 Fair value measurement (continued)

26.2 Fair value measurement of financial instruments (continued)

Measurement at fair value

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

a) Quoted securities

All the listed equity securities are publicly traded in stock exchanges. Fair values have been determined by reference to their quoted bid prices at the reporting date.

b) Unquoted securities

The consolidated financial statements include investments in unlisted securities which are measured at fair value. Fair value is estimated using a discounted cash flow model or other valuation techniques which include some assumptions that are not supportable by observable market prices or rates.

c) Investment in managed funds

Investment funds managed by other mainly comprise of unquoted units and the fair value of these units has been determined based on net assets values reported by the fund manager as of the reporting date.

Level 3 fair value measurements

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

	31 Dec. 2025 KD	31 Dec. 2024 KD
Investments at FVTPL:		
Balance at the beginning of the year	146,674	100,366
Gains or losses recognised in:		
- Consolidated statement of profit or loss	47,670	46,308
Balance at the end of the year	194,344	146,674
Investments at FVTOCI:		
Balance at the beginning of the year	2,961,051	2,901,750
Gains or losses recognised in:		
- Other comprehensive income	20,283	59,301
Balance at the end of the year	2,981,334	2,961,051

26.3 Fair value measurement of non-financial assets

The Group also measures non-financial assets such as investment properties at fair value at each annual reporting date. The following table shows the levels within the hierarchy of non-financial assets measured at fair value on a recurring basis:

Notes to the consolidated financial statements (continued)

26 Fair value measurement (continued)

26.3 Fair value measurement of non-financial assets (continued)

	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
31 December 2025				
Investment properties				
Real Estate Portfolio in Jordan	-	-	343,362	343,362
Land in UAE	-	-	415,737	415,737
Buildings in Oman	-	-	4,864,319	4,864,319
	-	-	5,623,418	5,623,418
31 December 2024				
Investment properties				
Real Estate Portfolio in Jordan	-	-	367,703	367,703
Land in UAE	-	-	377,471	377,471
Buildings in Oman	-	-	3,726,047	3,726,047
Buildings in Lebanon	-	-	633,454	633,454
	-	-	5,104,675	5,104,675

The fair value of the investment properties has been determined based on valuations obtained from independent valuers, who are specialised in valuing these types of investment properties. The significant inputs and assumptions are developed in close consultation with management.

The fair value of investment properties was determined using the market comparison approach. The market approach reflects observed prices for recent market transactions for similar properties and incorporates adjustments for factors specific to the land in question, including plot size, location, encumbrances, current use and construction costs.

The non-financial assets within level 3 can be reconciled from beginning to ending balances as follows:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Investment properties:		
Balance at the beginning of the year	5,104,675	5,044,999
Disposal during the year	(629,916)	-
Gains or losses recognised in consolidated statement of profit or loss:		
- Change in fair value	1,152,197	56,925
Foreign currency translation differences	(3,538)	2,751
Balance at the end of the year	5,623,418	5,104,675
Total amount included in the consolidated statement of profit or loss for unrealised gain on level 3 assets	1,199,867	103,233

Notes to the consolidated financial statements (continued)

27 Risk management objectives and policies

The Group's activities expose it to variety of financial risks: market risks (including currency risk, interest rate risk, and price risk), credit risk and liquidity risk.

The board of directors of the Parent Company is ultimately responsible for setting out risk strategies and objectives and policies for their management. The Group's risk management is carried out by the central risk management function and focuses on actively securing the Group's short to medium term cash flows by minimizing the potential adverse effects on the Group's financial performance through internal risk reports which analyse exposures by degree and magnitude of risks. Long term financial investments are managed to generate lasting returns.

The Group does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

The most significant financial risks to which the Group is exposed to are described below.

27.1 Market risk

a) Foreign currency risk management

The Group mainly operates in the GCC and other Middle Eastern countries and is exposed to foreign currency risk arising from various foreign currency exposures, primarily with respect to UAE Dirham and US Dollar. Foreign exchange risk arises from future commercial transactions, recognised assets and liabilities and net investments in foreign operations.

To mitigate the Group's exposure to foreign currency risk, non-Kuwaiti Dinar cash flows are monitored and forward exchanged contracts are entered into in accordance with the Group's risk management policies. Generally, the Group's risk management procedures distinguish short-term foreign currency cash flows (due within twelve months) from longer-term cash flows. Where the amounts to be paid and received in specific currency are expected to largely offset one another, no further hedging activity is undertaken. Forward foreign contracts are mainly entered into for significant long-term foreign currency exposures that are not expected to be offset by other foreign currency transactions.

The Group had the following significant exposures denominated in foreign currencies, translated into Kuwaiti Dinar at the closing rate at year end:

	31 Dec. 2025 KD	31 Dec. 2024 KD
US Dollar	(8,678,135)	(19,466)
UAE Dirhams	14,519,287	14,646,756

If the Kuwaiti Dinar had strengthened/weakened against the foreign currencies by 5% (2024: 5%), then this would have the following impact on the loss for the year. There is no impact on the Group's equity.

	<u>Profit for the year</u>	
	31 Dec. 2025 KD	31 Dec. 2024 KD
US Dollar	±433,907	±973
UAE Dirhams	±725,964	±732,338

Notes to the consolidated financial statements (continued)

27 Risk management objectives and policies (continued)

27.1 Market risk (continued)

a) Foreign currency risk management (continued)

The above percentages have been determined based on the average foreign exchange rates in the previous twelve months.

Exposures to foreign exchange rates vary during the year depending on the volume and nature of the transactions. Nonetheless, the analysis above is considered to be representative of the Group's exposure to foreign currency risk.

There has been no change during the year in the methods and assumptions used in preparing the sensitivity analysis.

b) Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future profitability or the fair values of financial instruments. The Group is exposed to interest rate risk with respect to its borrowings which are both at fixed rate and floating interest rates. The risk is managed by the Group by maintaining an appropriate mix between fixed and floating rate borrowings.

Positions are monitored regularly to ensure positions are maintained within established limits.

The following table illustrates the sensitivity of the profit for the year to a reasonably possible change in interest rates of + 1% and – 1% (31 December 2024: + 1% and –1%) with effect from the beginning of the year. These changes are considered to be reasonably possible based on observation of current market condition. The calculations are based on the Group's financial instruments held at each date of the consolidated statement of financial position. All other variables are held constant. There has been no change during the year in the methods and assumptions used in preparing the sensitivity analysis.

	Year ended 31 Dec. 2025		Year ended 31 Dec. 2024	
	+ 1 % KD	-1 % KD	+ 1 % KD	-1 % KD
Profit for the year	197,429	(197,429)	161,794	(161,794)

c) Equity price risk

This is a risk that the value of financial instruments will fluctuate as a result of changes in market prices, whether these changes are caused by factors specific to individual instrument or its issuer or factors affecting all instruments, traded in the market. The Group is exposed to equity price risk with respect to its listed equity investments, which are primarily located in Kuwait. Equity investments are classified as investments at FVTOCI and investments at FVTPL.

The equity price risk sensitivity is determined on the exposure to equity price risks at the reporting date. If equity prices had been 5% higher, the effect on the equity for the years ended 31 December 2025 and 2024 would have been as follows.

Notes to the consolidated financial statements (continued)

27 Risk management objectives and policies (continued)

27.1 Market risk (continued)

c) Equity price risk (continued)

	Profit for the year		Other comprehensive income	
	31 Dec. 2025 KD	31 Dec. 2024 KD	31 Dec. 2025 KD	31 Dec. 2024 KD
Investments at FVTPL	±42,065	±10,411	-	-
Investments at FVTOCI	-	-	±2,041,550	±1,438,195
	±42,065	±10,411	±2,041,550	±1,438,195

For a 5% decrease in the equity prices, there would be an equal and opposite impact on the equity for the year, and balances shown above would be negative.

27.2 Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Group's credit policy and exposure to credit risk is monitored on an ongoing basis. The Group seeks to avoid undue concentrations of risks with individuals or groups of customers in specific locations or business through diversification of its activities. It also obtains security when appropriate.

The Group's exposure to credit risk is limited to the carrying amounts of financial assets recognised at the date of the consolidated statement of financial position, as summarized below:

	31 Dec. 2025 KD	31 Dec. 2024 KD
Bank balances	4,242,133	7,949,224
Receivables and other assets (Note 12)	703,548	212,549
Due from related parties	18,968,387	23,256,925
	23,914,068	31,418,698

The Group continuously monitors defaults of customers and other counterparties, identified either individually or by group, and incorporates this information into its credit risk controls. Where available at reasonable cost, external credit ratings and/or reports on customers and other counterparties are obtained and used. The Group's policy is to deal only with creditworthy counterparties. The Group's management considers that all the above financial assets that are neither past due nor impaired for each of the reporting dates under review are of good credit quality.

Bank balances are maintained with high credit quality financial institutions.

In respect of receivables and other assets, the Group is not exposed to any significant credit risk exposure to any single counterparty.

Notes to the consolidated financial statements (continued)

27 Risk management objectives and policies (continued)

27.2 Credit risk (continued)

The Group considers the credit risk associated with advances for investments to be low. However, amounts due from related parties are material and management has assessed the expected credit losses on these balances in accordance with IFRS 9. While the counterparties are reputable Group entities with no history of default, an expected credit loss allowance has been recognized based on management's assessment. The resulting impact of the expected credit loss on these financial assets is material to the Group (Note 25(b)).

Information on other significant concentrations of credit risk is set out in note 27.3.

27.3 Concentration of assets

The Group operates in different geographical areas. The distribution of financial assets by geographic region is as follows:

	Middle East KD	Asia KD	Europe KD	Total KD
At 31 December 2025				
Cash and cash equivalents	4,242,133	-	-	4,242,133
Investments at fair value through profit or loss	1,035,642	-	-	1,035,642
Receivables and other assets	703,548	-	-	703,548
Due from related parties	18,968,387	-	-	18,968,387
Investments at FVTOCI	44,239,128	-	10,691,100	54,930,228
	69,188,838	-	10,691,100	79,879,938
At 31 December 2024				
Cash and cash equivalents	7,949,224	-	-	7,949,224
Investments at fair value through profit or loss	354,903	-	-	354,903
Receivables and other assets	212,249	-	-	212,249
Due from related parties	23,256,925	-	-	23,256,925
Investments at FVTOCI	31,724,901	-	3,462	31,728,363
	63,498,202	-	3,462	63,501,664

27.4 Liquidity risk management

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

Ultimate responsibility for liquidity risk management rests with the board of directors, which has built an appropriate liquidity risk management framework for the management of the Group's short, medium and long-term funding and liquidity management requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

Notes to the consolidated financial statements (continued)

27 Risk management objectives and policies (continued)

27.4 Liquidity risk management (continued)

The table below analyses the Group's financial liabilities based on the remaining period at the financial position date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows:

	On demand KD	Up to 1 year KD	Over 1 year KD	Total KD
31 December 2025				
Financial liabilities				
Payables and other liabilities	-	4,823,665	3,830,833	8,654,498
Due to related parties	-	268,090	433,284	701,374
Borrowings	-	-	19,309,657	19,309,657
	-	5,091,755	23,573,774	28,665,529
31 December 2024				
Financial liabilities				
Payables and other liabilities	-	1,731,607	3,843,174	5,574,781
Due to related parties	-	459,494	433,284	892,778
Borrowings	-	8,521,898	7,223,876	15,745,774
	-	10,712,999	11,500,334	22,213,333

Maturity profile of assets and liabilities at 31 December 2025:

	Within 1 year KD	Over 1 year KD	Total KD
31 December 2025			
Assets			
Cash and cash equivalents	4,242,133	-	4,242,133
Investments at fair value through profit or loss	1,035,642	-	1,035,642
Receivables and other assets	1,265,983	2,985,761	4,251,744
Due from related parties	18,968,387	-	18,968,387
Investments at FVTOCI	-	54,930,228	54,930,228
Investment properties	-	5,623,418	5,623,418
Investment in associates and joint venture	-	72,083,541	72,083,541
Property and equipment	-	11,772	11,772
	25,512,145	135,634,720	161,146,865
Liabilities			
Payables and other liabilities	4,823,665	3,830,833	8,654,498
Due to related parties	268,090	433,284	701,374
Borrowings	-	19,309,657	19,309,657
	5,091,755	23,573,774	28,665,529

Notes to the consolidated financial statements (continued)

27 Risk management objectives and policies (continued)

27.4 Liquidity risk management (continued)

Maturity profile of assets and liabilities at 31 December 2024:

	Within 1 year KD	Over 1 year KD	Total KD
31 December 2024			
Assets			
Cash and cash equivalents	7,949,224	-	7,949,224
Assets held for sale	175,686	-	175,686
Investments at fair value through profit or loss	354,903	-	354,903
Receivables and other assets	601,429	3,053,603	3,655,032
Due from related parties	23,256,925	-	23,256,925
Investments at FVTOCI	-	31,728,363	31,728,363
Investment properties	-	5,104,675	5,104,675
Investment in associates and joint venture	-	63,308,327	63,308,327
Property and equipment	-	19,567	19,567
	32,338,167	103,214,535	135,552,702
Liabilities			
Payables and other liabilities	4,785,210	3,843,174	8,628,384
Due to related parties	459,494	433,284	892,778
Borrowings	8,521,898	7,223,876	15,745,774
	13,766,602	11,500,334	25,266,936

28 Capital management objectives

The Group's capital management objectives are to ensure the Group's ability to continue as a going concern and to provide adequate return to its shareholders through the optimization of the capital structure.

The Group manages the capital structure and makes adjustments in the light of changes in economic conditions and risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The capital structure of the Group consists of the following:

Gearing ratio

The Group's risk management reviews the capital structure on a semi-annual basis. As part of this review, the management considers the cost of capital and the risks associated with each class of capital.

	31 Dec. 2025 KD	31 Dec. 2024 KD
Debt (a)	19,309,657	15,745,774
Cash and cash equivalents (Note 9)	(1,218,133)	(7,604,224)
Net debt	18,091,524	8,141,550
Equity (b)	132,481,336	110,285,766
Net debt to equity ratio	14%	7%

Notes to the consolidated financial statements (continued)

28 Capital management objectives (continued)

Gearing ratio (continued)

- a. Debt is defined as long- and short-term borrowings.
- b. Equity includes all capital and reserves of the Group.

29 Subsequent events

Subsequent to the reporting date, geopolitical developments in the Middle East have continued to evolve, resulting in increased uncertainty and potential impacts on economic conditions and financial markets. These events are considered non-adjusting as they do not relate to conditions existing at the reporting date.

Management acknowledges that the continuation of these conditions may require a reassessment of certain assumptions and estimates used in the valuation of certain assets, particularly assets measured using discounted cash flow models and investment properties, including assumptions relating to future cash flows, discount rates and impairment assessments. However, as at the date of approval of these consolidated financial statements, the financial impact cannot be reliably estimated. The Group continues to monitor the situation.

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