Union Properties P.J.S.C
and its subsidiaries

Unaudited interim condensed consolidated financial statements

September 30,2025

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For the nine-month period ended September 30,2025

Contents ***Page(s)***

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Report on Review of Interim Condensed Consolidated Financial Statements

To the Shareholders of Union Properties P.J.S.C

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Union Properties P.J.S.C (the "Company") and its subsidiaries (the "Group") as at September 30, 2025, the related interim condensed consolidated statement of profit or loss and other comprehensive income for, three-month and nine-month periods then ended, interim condensed consolidated statement of changes in equity, and interim condensed consolidated statement of cash flows for the nine-month period then ended and other related explanatory notes.

Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34 "Interim Financial Reporting". Our responsibility is to express a conclusion on the interim condensed consolidated financial statements based on our review.

Scope of Review

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

Conclusion

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

GRANT THORNTON UAE

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Anand Prabhu
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October 28, 2025

Union Properties P.J.S.C and its subsidiaries

Interim condensed consolidated statement of profit or loss and other comprehensive income (unaudited)

For the nine-month period ended September 30,2025

	Notes	Nine-month period ended 2025 AED'000	2024 AED'000
Revenue from contracts with customers	*16*	**512,865**	389,086
Direct costs	*16*	**(415,373)**	(313,746)
Gross profit		**97,492**	75,340
Administrative and general expenses	*16*	**(108,035)**	(87,504)
Other operating income	*6.2*	**27,103**	31,309
Gain on sale of investment property held for sale	*7.2*	**152,040**	-
Gain on sale of investment properties		**-**	51,897
Operating profit		**168,600**	71,042
Share of losses from associate, net		**(4,928)**	(7,661)
Other income	*6.1*	**12,837**	18,109
Finance income		**997**	213
Finance cost		**(23,970)**	(21,962)
Profit before tax for the period		**153,536**	59,741
Corporate tax for the period	*18*	**(14,307)**	(6,599)
Profit for the period		**139,229**	53,142
Other comprehensive income		**-**	-
Total comprehensive income for the period		**139,229**	53,142
Basic and diluted earnings per share (AED)	*12*	**0.0325**	0.0124

The notes from 1 to 21 form an integral part of these interim condensed consolidated financial statements

Union Properties P.J.S.C and its subsidiaries

Interim condensed consolidated statement of profit or loss and other comprehensive income (unaudited)

For the three-month period ended September 30,2025

		Three-month period ended	
		2025	2024
	Notes	AED'000	AED'000
Revenue from contracts with customers	*16*	**197,199**	123,301
Direct costs	*16*	**(175,379)**	(100,607)
Gross profit		**21,820**	22,694
Administrative and general expenses	*16*	**(40,514)**	(36,187)
Other operating income		**8,218**	21,407
Gain on sale of investment property held for sale	*7.2*	**152,040**	-
Gain on sale of investment properties		**-**	20,696
Operating profit		**141,564**	28,610
Share of loss from associate, net		**701**	(1,847)
Other income		**3,997**	512
Finance income		**435**	63
Finance cost		**(9,690)**	(6,929)
Profit before tax for the period		**137,007**	20,409
Corporate tax for the period		**(12,341)**	(2,038)
Profit for the period		**124,666**	18,371
Other comprehensive income		**-**	-
Total comprehensive income for the period		**124,666**	18,371
Basic and diluted earnings per share (AED)	*12*	**0.0291**	0.0043

The notes from 1 to 21 form an integral part of these interim condensed consolidated financial statements

Union Properties P.J.S.C and its subsidiaries

Interim condensed consolidated statement of financial position

As at September 30,2025

	Notes	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
ASSETS			
Non-current assets			
Property, plant and equipment		478,614	455,791
Goodwill	5	106,576	-
Right-of-use assets		16,618	14,224
Investment properties	7.1	1,944,700	2,220,143
Development properties	8	522,387	230,528
Investment in an associate		4,261	9,143
Non-current receivables		79,590	28,347
Deferred tax asset		129	-
Total non-current assets		3,152,875	2,958,176
Current assets			
Investments at fair value through profit or loss		965	965
Inventories		5,537	4,758
Contract assets		28,588	17,829
Trade and other receivables	9	808,770	711,696
Cash and cash equivalents	11	455,325	181,213
Investment property held for sale	7.2	-	540,960
Total current assets		1,299,185	1,457,421
Total assets		4,452,060	4,415,597
EQUITY AND LIABILITIES			
Equity			
Share capital		2,857,926	4,289,540
Statutory reserve		13,884	437,953
Asset revaluation surplus		332,863	332,863
Retained earnings/(Accumulated losses)		125,345	(1,869,567)
Total equity		3,330,018	3,190,789
Non-current liabilities			
Non-current portion of bank loans	13	238,908	176,360
Lease liabilities		14,576	12,669
Provision for staff terminal benefits		35,969	32,128
Deferred tax liabilities		28,073	28,073
Non-current payables		-	84,000
Total non-current liabilities		317,526	333,230
Current liabilities			
Trade and other payables	14	530,755	410,091
Contract liabilities	8	152,867	42,321
Lease liabilities		3,201	2,070
Bank overdrafts	11	27,539	26,101
Current tax liability		26,868	12,323
Current portion of bank loans	13	63,286	398,672
Total current liabilities		804,516	891,578
Total liabilities		1,122,042	1,224,808
Total equity and liabilities		4,452,060	4,415,597

The interim condensed consolidated financial statements were authorised for issue on October 28,2025 by the Board of Directors and signed on its behalf by:

Chairman

Board Member & CEO

The notes from 1 to 21 form an integral part of these interim condensed consolidated financial statements.

Union Properties P.J.S.C and its subsidiaries

Interim condensed consolidated statement of cash flows (unaudited)

For the nine-month period ended September 30,2025

	Notes	Nine-month period ended 2025 AED'000	2024 AED'000
Operating activities			
Profit before tax for the period		**153,536**	59,741
Adjustments for:			
Depreciation of property, plant and equipment		**14,574**	6,138
Depreciation of right of use assets		**1,667**	1,645
Finance costs		**23,730**	21,962
Share of loss from associate, net		**4,928**	7,661
Finance income		**(997)**	(213)
Provision for expected credit loss		**616**	1,006
Gain on sale of investment properties		**(152,040)**	(51,897)
Other Income		**(6,648)**	(18,109)
Operating profit before working capital changes		**39,366**	27,934
Change in non-current receivables		**22,757**	61,083
Change in inventories		**(779)**	(851)
Change in contract assets		**(10,759)**	3,778
Change in contract liabilities		**104,466**	656
Change in trade and other receivables		**212,316**	67,423
Change in non-current payables		**(84,000)**	(91,500)
Change in trade and other payables		**69,694**	(152,605)
Change in staff terminal benefits (net)		**1,543**	1,086
Net cash generated from/(used in) operating activities		**354,604**	(82,996)
Investing activities			
Additions to property, plant and equipment		**(35,718)**	(8,027)
Additions to investment properties	*7*	**(219)**	(295)
Additions to development properties (net)	*8*	**(16,799)**	(1,537)
Proceeds from sale of investment properties		-	519,673
Proceeds from sale of investment properties held for sale		**350,000**	166,134
Acquisition of a subsidiary net of cash acquired		**(90,936)**	-
Interest income received		997	213
Changes in deposits with bank and escrow account		**(76,943)**	712
Net cash generated from investing activities		130,382	676,873
Financing activities			
Proceed from bank loans	*13*	**148,381**	56,068
Repayment of bank loans	*13*	**(421,220)**	(581,801)
Finance costs excluding interest on lease liabilities		(23,221)	(18,943)
Payment of lease liabilities		(2,259)	(2,550)
Net cash used in financing activities		(298,319)	(547,226)
Net increase in cash and cash equivalents		**186,667**	46,651
Cash and cash equivalent at the beginning of the period		122,973	29,812
Cash acquired on acquisition		9,064	-
Cash and cash equivalent at the end of the period	*11*	318,704	76,463

The notes from 1 to 21 form an integral part of these interim condensed consolidated financial statements.

	Share capital AED'000	Statutory reserve AED'000	Asset revaluation surplus AED'000	(Accumulated losses)/retained earnings AED'000	Total Equity AED'000
At 1 January 2024	4,289,540	397,857	212,689	(2,105,110)	2,794,976
Total comprehensive income for the period	-	-	-	53,142	53,142
At 30 September 2024 (unaudited)	4,289,540	397,857	212,689	(2,051,968)	2,848,118
At 1 January 2025 *	4,289,540	437,953	332,863	(1,869,567)	3,190,789
Total comprehensive income for the period	-	-	-	139,229	139,229
Share Capital Reduction (note 19)	(1,431,614)	(424,069)	-	1,855,683	-
At 30 September 2025 (unaudited)	2,857,926	13,884	332,863	125,345	3,330,018

*The balance of statutory reserve as at January 1,2025 includes AED 13.8 million pertaining to the subsidiaries.

The notes from 1 to 21 form an integral part of these interim condensed consolidated financial statements.

1 LEGAL STATUS AND PRINCIPAL ACTIVITIES

Union Properties (P.J.S.C) ("the Company") was incorporated on 28 October 1993 as a (P.J.S.C) by a United Arab Emirates Ministerial decree. The Group's registered office address is P.O. Box 24649, Dubai, United Arab Emirates ("UAE").

The principal activities of the Company are investment in and development of properties, the management and maintenance of owned properties including the operation of cold stores, the undertaking of property related services on behalf of other parties (including related parties) and acting as the holding Company of its subsidiaries and investing in other entities.

The Company and its subsidiaries are collectively referred to as ("the Group") as set out in note 2.5 in the Group annual consolidated financial statements for the year ended December 31,2024. Effective August 1, 2025, the Group also includes the following newly acquired subsidiaries:

Subsidiaries	Incorporated in	Effective ownership		Principal activities
		2025	2024	
Housekeeping Company LLC	UAE	100%	0%	Cleaning Services
Fairhire Solutions LLC	UAE	100%	0%	Computer systems and communication equipment software design services
Housekeeping Domestics Workers Service:	UAE	100%	0%	Domestic workers mediation and Temporary employment services

2 NEW STANDARDS, AMENDMENT TO STANDARDS AND INTERPRETATIONS

There are no new standards issued, however, there are number of amendments to standards which are effective from January 1,2025 and has been explained in Group annual consolidated financial statements as at December 31,2024, but they do not have a material impact on the Group's interim condensed consolidated financial statements.

3 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

The interim condensed consolidated financial statements of the Group are prepared in accordance with International Accounting Standard 34: Interim Financial Reporting and applicable requirements of the United Arab Emirates laws.

The interim condensed consolidated financial statements do not contain all information and disclosures required for full financial statements prepared in accordance with IFRS Accounting standards and should be read in conjunction with the Group's annual consolidated financial statements for the year ended December 31,2024. The same accounting policies, methods of computation, significant accounting judgments and estimates and assumptions are followed in these interim condensed consolidated financial statements as compared with the most recent annual consolidated financial statements with exception to the revenue from construction contracts and goodwill which is disclosed below.

Income tax expense for the interim period is determined by applying management's best estimate of the weighted-average income tax rate for annual period, adjusted for certain items fully applicable to the interim period if needed, to profit or loss before tax.

The interim condensed consolidated financial statements have been prepared in United Arab Emirates Dirhams (AED), which is the Company's functional and presentation currency, and all values are rounded to the nearest thousand except where otherwise indicated.

The interim condensed consolidated financial statements have been prepared on a historical cost basis except for investments at fair value through profit and loss, investment properties, and land as included in property, plant and equipment that have been measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

The results for the nine-month period ended September 30,2025 are not necessarily indicative of the results that may be expected for the financial year ending December 31,2025.

3 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES (CONTIUED)

Revenue from construction contracts

The Group construct properties under long term contracts with customers. Such contracts are entered into before the construction work begins. Under the terms of the contracts, the Group is contractually restricted from redirecting the properties to another customer and has enforceable right to payment for work done. Revenue from construction is therefore recognised over time using input method to recognise revenue on the basis of entity's efforts to the satisfaction of a performance obligation in accounting for its construction contracts. Management considers that this input method is an appropriate measure of the progress towards complete satisfaction of the performance obligations under IFRS 15.

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.

If the Group acquires a controlling interest in a business in which it previously held an equity interest, that equity interest is remeasured to fair value at the acquisition date with any resulting gain or loss recognised in profit or loss or other comprehensive income, as appropriate.

Consideration transferred as part of a business combination does not include amounts related to the settlement of pre-existing relationships. The gain or loss on the settlement of any pre-existing relationship is recognised in profit or loss.

Assets acquired and liabilities assumed are measured at their acquisition-date fair values

Goodwill

Goodwill represents the future economic benefits arising from a business combination that are not individually identified and separately recognized. Goodwill is carried at cost less accumulated amortisation and impairment losses.

4 SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of interim condensed consolidated financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income, and expense. Actual results may differ from these estimates.

In preparing these interim condensed consolidated financial statements, the significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended December 31, 2024.

5 BUSINESS COMBINATION

The Company through its subsidiary ServeU LLC has acquired House Keeping Company LLC, House Keeping Domestic Workers LLC, and Fair Hire Solutions LLC collectively referred as "House Keeping Group" at a purchase consideration of AED 100 million. The date of acquisition is considered as August 1,2025.

The acquisition date values of the identifiable assets and liabilities of housekeeping group were determined and disclosed below.

5 BUSINESS COMBINATION (CONTINUED)

	Value as at the date of acquisition AED'000
Assets	
Right of use assets	5,941
Property,plant and equipment	1,213
Other receivables	1,288
Cash and cash equivalents	6,582
Account receivable	339
Total Asset	15,363
Liabilities	
Lease Liabilities	6,461
Accounts payable and other payables	12,841
Income tax payable	109
Emplyee end of service benefits	2,528
Total Liabilities	21,939
Total Indentifiable net asset	(6,576)
Purchase consideration	100,000
Less:Fair value of net assets acquired	(6,576)
Goodwill on acquisition	106,576

The acquisition accounting method was applied on a provisional basis, and the Group did not perform a purchase price allocation ("PPA") for identifiable net assets acquired at the acquisition date. In accordance with IFRS 3 Business Combinations, the Group has 12 months from the date of the acquisition to finalise the PPA.

Revenue and profit contribution

Revenue included in the consolidated statement of profit or loss and other comprehensive income contributed by housekeeping group from August 1,2025 to September 30,2025, is AED 40.4 million. Housekeeping group also contributed a net income of AED 4.8 million over the same period.

Had the acquisition occurred on January 1, 2025, management estimates the Group's consolidated revenue would have been AED 652.9 million and Group's consolidated income for the year would have been AED 140.9 million.

Acquisition related cost

Costs related to the acquisition of Housekeeping Group amounting to AED 2.7 million are included in legal and professional fees within general and administrative expenses in the consolidated statement of comprehensive income and in operating cash flows in the statement of cash flows for the period ended September 30,2025

Goodwill on business combination

The group measured the fair value of the separately recognizable identifiable assets acquired and the liabilities assumed as at the acquisition date. The cost of investment was higher than the fair value of the net assets acquired. This difference, or goodwill on business combination of AED 106.5 million, was recorded in the consolidated financial statement of financial position as at September 30,2025.

6 OTHER INCOME AND OTHER OPERATING INCOME

6.1 Other income

	Unaudited September 30,2025 AED'000	Unaudited September 30,2024 AED'000
Settlement amount from customers (note a)	6,189	-
Write back of liabilities / reversal of provisions (note b)	6,648	3,714
Foreign exchange gain (note c)	-	14,395
	12,837	18,109

a Settlement amount from customers

The total amount of AED 6.2 million comprises AED 3.2 million arising from proceeds recovered following a customer default on a previously disposed unit, and AED 3.0 million representing compensation for legal costs awarded by the court pursuant to a judgment against another customer.

b Write back of liabilities / reversal of provisions

The total amount of AED 6.6 million includes AED 2.3 million arising from the reversal of excess provision for the year 2024 and AED 1.7 million relating to the reversal of provision for bad debts during the period ended September 30,2025.

C Foreign exchange gain

Foreign exchange gain represented gain on account of overdraft balances held in Egyptian pound.

6.2 Other operating income

	Unaudited September 30,2025 AED'000	Unaudited September 30,2024 AED'000
NOC Fee	11,579	10,588
Rental Income	8,247	5,064
Administrative Fee	1,455	147
Scrap Sale	313	5,316
Utilities	484	352
Miscellaneous Income	5,025	9,842
	27,103	31,309

7 INVESTMENT PROPERTIES

7.1 Movement in Investment properties	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
At 1 January	2,220,143	2,957,379
Additions during the period/year	219	559
Transfer to development properties (note 8)	(275,060)	(213,711)
Gain on fair valuation	-	166,350
Sale of investment properties	(602)	(690,434)
At the end of the period/year	1,944,700	2,220,143

The Group follows the fair value model under IAS 40 Investment property where investment property defined as land and buildings owned for the purpose of generating rental income or capital appreciation, or both, are fair valued based on an open market valuation. The most recent valuation was carried out on 30 November 2024 by an independent registered valuer, who carried out the valuation in accordance with RICS Appraisal and the Valuation Manual issued by the Royal Institute of Chartered Surveyors.

Sale of investment properties

During the year ended December 31,2024, investment properties with a carrying value of AED 690.4 million were disposed of for a total consideration of AED 859.9 million less cost to sell AED 11.0 million resulting in a gain of AED 158.5 million.

7.2 Investment properties held for sale

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Opening balance	540,960	932,960
Sold during the period / year	(540,960)	(392,000)
At the end of the period/year	-	540,960

Investment properties held for sale represent plots of land intended to be sold in the normal course of business. The estimates of net realisable values are based on the most reliable evidence available at the reporting date of the amount that the Group is expected to realise from the sale of these properties in its ordinary course of business.

During the period ended September 30, 2025,the Group has disposed of investment property held for sale with a carrying value of AED 540.9 million (2024:AED 392.0 million) for a total consideration of AED 700.0 million (2024:392.0 million) resulting in a net gain of 152.0 million (2024:Nil).

8 DEVELOPMENT PROPERTIES

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Movement for the period/Year		
Opening Balance	230,528	11,912
Cost incurred during the period	33,238	4,905
Transfer to cost of revenue during the period	(16,439)	-
Transfer from investment properties (note 7.1)	275,060	213,711
At the end of the period/year	522,387	230,528

The Group is developing a real estate project "Takaya" in Plot 674-2060 at Motorcity, Dubai, United Arab Emirates. Properties under construction are carried at the lower of cost or net realizable value. Net realizable value represents the estimated selling price less all costs to completion.

Properties acquired, constructed or in the course of construction for sale in the ordinary course of business are classified as development properties and include the costs of:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction including the cost of construction of infrastructure; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

The Group has assessed the impairment of the projects and concluded that the carrying value of the related development properties is appropriately stated.

Contract liabilities as at September 30,2025 includes amounts billed to customer for the sale of real estate units under the Takaya project which amounted to AED 144.8 million (December 31, 2024: AED 40.4 million).

9 TRADE AND OTHER RECEIVABLES

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Financial instruments		
Trade receivables	297,401	288,289
Retention receivables	17,232	19,541
	314,633	307,830
Less: provision for expected credit losses (note 9.2)	(105,120)	(111,776)
	209,513	196,054
Property sales receivables	412,558	392,163
Other receivables*	111,210	99,720
Total (A)	733,281	687,937
Non-financial instruments		
Advances to contractors (note 9.1)	1,718	5,614
Prepayments and advances	79,237	20,505
Total (B)	80,955	26,119
Total (A+B)	814,236	714,056
Less:non-current portion of rentention receivables	(5,466)	(2,360)
	808,770	711,696

*During the year 2023 the Group has extended a loan to its associate amounting to AED 3.4 million which is included in the other receivables balance above.

9 TRADE AND OTHER RECEIVABLES (CONTINUED)

9.1 Advances to contractors

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Advances to contractors	94,421	98,317
Less: provision against allowance for expected credit losses (note 9.2)	(92,703)	(92,703)
	1,718	5,614

Significant payments aggregating to AED 90.6 million were made, between May and October 2021 to a third-party vendor. Those payments were documented internally as related to various design and project management contracts, although the management identified that no or negligible service had been received, therefore the Company decided to classify it as advances to contractors.

9.2 Allowance for expected credit losses

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Provision against trade and retentions receivables (note 9)	105,120	111,776
Provision against advances to contractors (note 9.1)	92,703	92,703
	197,823	204,479

The Group's exposure to credit risk and impairment losses related to receivables are disclosed below:

Impairment losses

Set out below is the information about the credit risk exposure on the Group's trade and retention receivables using a provision matrix:

				Trade and other receivables				
					Past due			
	Advances to contractors	*Retentions receivable*	*Property sales receivable*	*Current*	*1-90 days*	*91-365 days*	*>365 days*	*Total*
	AED'000	AED'000	AED'000	AED'000	AED'000	AED'000	AED'000	AED'000
September 30,2025								
Expected credit loss rate	98.18%	43.95%	0.00%	0.00%	0.00%	4.16%	79.16%	24.24%
Gross amount	94,421	11,766	412,558	68,089	69,593	35,309	124,410	816,146
Expected credit loss	92,703	5,171	-	-	-	1,470	98,479	197,823
December 31,2024								
Expected credit loss rate	94.29%	36.21%	0.00%	0.02%	1.91%	6.34%	77.11%	25.69%
Gross amount	98,317	17,181	392,163	88,296	35,410	31,155	133,428	795,950
Expected credit loss	92,703	6,221	-	14	677	1,976	102,888	204,479

The movement in the allowance for expected credit losses in respect of trade and retention receivables during the period/year is as follows:

9 TRADE AND OTHER RECEIVABLES (CONTINUED)

9.2 Allowance for expected credit losses (continued)

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
At 1 January	204,479	200,594
Provision for the period/year	621	16,150
Amounts written off	(7,277)	(12,265)
At the end of the period/year	197,823	204,479

10 TRANSACTIONS WITH RELATED PARTIES

The Group, in the normal course of business, enters into transactions with other enterprises, which fall within the definition of a related party contained in IAS 24. Such transactions are on terms and conditions approved by the Group's management and are held at arm's length.

During the year 2023, the Group had extended a loan to its associate amounting to AED 3.4 million which is recognized in the interim condensed consolidated financials carrying an interest of 2.75% + 3 months EIBOR.

The significant transactions with related parties, other than those already disclosed separately elsewhere in the interim condensed consolidated financial statements are as follows:

	Unaudited September 30,2025 AED'000	Unaudited September 30,2024 AED'000
Interest received on loan extended to associate	887	213
Compensation to key management personnel are as follows :		
- Salaries and other short-term employee benefits	6,263	5,802
- Provision towards staff terminal benefits	179	411

11 CASH AND CASH EQUIVALENTS

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Cash in hand	3,251	1,326
Cash at bank		
– in current accounts	277,892	147,748
– in escrow accounts	107,753	31,166
– in fixed deposits	65,100	-
– in deposit accounts held under lien	1,329	973
	455,325	181,213

Balance held in escrow account represents advance collections from customers that are held with banks authorised by the Real Estate Regulatory Authority ("RERA"), Dubai, United Arab Emirates which are not available to the Group for disbursement.

11 CASH AND CASH EQUIVALENTS (CONTINUED)

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Cash and cash equivalent comprise:		
Bank balance and cash (excluding deposits under lien and escrow)	346,243	149,074
Bank overdrafts	(27,539)	(26,101)
	318,704	122,973

12 BASIC AND DILUTED EARNINGS PER SHARE

	Unaudited Nine month period ended September 30		Unaudited Three month period ended September 30	
	2025	2024	**2025**	2024
	AED'000	AED'000	**AED'000**	AED'000
Profit attributable to shareholders (AED)	**139,229**	53,142	**124,666**	18,371
Weighted average number of shares	**4,289,540**	4,289,540	**4,289,540**	4,289,540
Basic and diluted earnings per share (AED)	**0.0325**	0.0124	**0.0291**	0.0043

13 BANK LOANS

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Balance	302,194	575,032
Less: Current portion	(63,286)	(398,672)
Non-current portion	238,908	176,360

The bank loans carry interest at commercial rates. The movement in bank loans during the period/year was as follows:

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
At 1 January	575,032	1,207,865
Availed during the period/year	148,381	90,410
Repayments during the period/year	(421,219)	(723,243)
At the end of the period/year	302,194	575,032

During the period, the Group repaid the last instalment of AED 142.0 million under the term sheet signed with the local bank to settle AED 850 million of legacy debt.

14 TRADE AND OTHER PAYABLES

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Financial liabilities :		
Trade payables	191,738	208,730
Retention payables	3,652	2,080
Accruals and deposits payables	120,047	117,077
Other payables and accruals (note 14.1)	41,789	30,218
Total	357,226	358,105
Non financial liabilities:		
Advances received from customers (note a)	134,228	16,893
VAT Payables and other accruals	39,301	35,093
	173,529	51,986
Total	530,755	410,091

a Advance received from customers

Advance received from customers includes advances amounting to AED 115.5 million attributable to the sale of a plot located in Motor City.

14.1 Other payables and accruals

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Other payables and accruals includes:		
Provision for staff related payables	32,285	22,163
Provisions and accruals against contracting business	6,323	3,248
Provisions and accruals for payment to contractors cost	3,181	4,807
	41,789	30,218

15 FINANCIAL INSTRUMENTS

Financial assets of the Group include non-current receivables, investments at fair value through profit or loss, trade and other receivables and cash at banks. Financial liabilities of the Group include trade and other payables, lease liabilities, short-term bank borrowings and long-term bank loans. The table below sets out the Group's classification of each class of financial assets and financial liabilities and their fair values for the current and the comparative periods:

	At fair value through profit or loss AED'000	At amortised cost AED'000	Total amount AED'000
September 30,2025 (unaudited)			
Financial assets			
Non-current receivables	-	79,590	79,590
Investments at fair value through profit or loss	965	-	965
Trade and other receivables	-	733,281	733,281
Cash at banks	-	452,074	452,074
Total	965	1,264,945	1,265,910
Financial liabilities			
Trade and other payables	-	357,226	357,226
Lease liabilities	-	17,777	17,777
Bank overdrafts	-	27,539	27,539
Bank loans	-	302,194	302,194
Total	-	704,736	704,736

	At fair value through profit or loss AED'000	At amortised cost AED'000	Total amount AED'000
December 31,2024 (audited)			
Financial assets			
Non-current receivables	-	28,347	28,347
Investments at fair value through profit or loss	965	-	965
Trade and other receivables	-	687,937	687,937
Cash at banks	-	179,887	179,887
Total	965	896,171	897,136
Financial liabilities			
Trade and other payables	-	358,105	358,105
Lease liabilities	-	14,739	14,739
Bank overdrafts	-	26,101	26,101
Bank loans	-	575,032	575,032
Total	-	973,977	973,977

15 FINANCIAL INSTRUMENTS (CONTINUED)

Fair value hierarchy

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- **Level 1:** Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- **Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- **Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Group holds investments at fair value through profit or loss.

There have been no reclassifications made during the current period or in the previous year/period.

	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
September 30,2025 (unaudited)				
Investments at fair value through profit or loss	-	-	965	965
December 31,2024 (audited)				
Investments at fair value through profit or loss	-	-	965	965

16 SEGMENT REPORTING

Business segments

The Group's activities include four main business segments, namely, real estate property management, contracting activities, sales of goods, housekeeping services and investing activities. The details of segment revenue, segment result, segment assets and segment liabilities are as follows:

	Real estate and others	Contracting	Goods and services	Housekeeping	Investments	Total
	AED'000	AED'000	AED'000	AED'000	AED'000	AED'000
Nine-month period ended September 30,2025 (unaudited)						
Segment revenue	63,065	50,340	359,092	40,368	-	512,865
Direct cost	(34,559)	(47,567)	(301,768)	(31,479)	-	(415,373)
Gross profit	28,506	2,773	57,324	8,889	-	97,492
Administrative and general expenses	(71,998)	(2,158)	(27,743)	(4,698)	(1,438)	(108,035)
Other operating income	15,379	28	10,362	1334	-	27,103
Gain on sale of investment property held for sale	152,040	-	-	-	-	152,040
Operating profit/(loss)	123,927	643	39,943	5,525	(1,438)	168,600
Share of losses from an associate, net	-	-	-	-	(4,928)	(4,928)
Other income	8,840	1,719	2,278	-	-	12,837
Finance income	932	-	65	-	-	997
Finance cost	(14,637)	-	(9,093)	(240)	-	(23,970)
Corporate tax expense	(11,009)	(197)	(2,788)	(442)	129	(14,307)
(Loss)/profit for the period	108,053	2,165	30,405	4,843	(6,237)	139,229
Capital expenditure	15,189	629	19,194	353	-	35,365
Depreciation of property, plant and equipment	6,751	198	7,625	93	-	14,667
Depreciation of right of use assets	929	-	738	1,416	-	3,083
As at September 30, 2025 (unaudited)						
Segment assets	3,438,642	52,671	929,495	26479	512	4,447,799
Investment in an associate	-	-	-	-	4,261	4,261
Total assets	3,438,642	52,671	929,495	26,479	4,773	4,452,060
Segment liabilities	600,483	42,193	428,850	21,580	28,936	1,122,042
Nine-month period ended September 30,2024 (unaudited)						
Segment revenue	36,690	21,124	331,272	-	-	389,086
Direct cost	(16,345)	(22,094)	(275,307)	-	-	(313,746)
Gross profit	20,345	(970)	55,965	-	-	75,340
Administrative and general expenses	(55,148)	(1,003)	(31,353)	-	-	(87,504)
Other operating income	16,266	4,689	10,354	-	-	31,309
Gain on sale of investment properties	51,897	-	-	-	-	51,897
Operating profit	33,360	2,716	34,966	-	-	71,042
Share of loss from associates	-	-	-	-	(7,661)	(7,661)
Other income	3,714	-	-	-	14,395	18,109
Finance income	213	-	-	-	-	213
Finance cost	(11,253)	-	(10,709)	-	-	(21,962)
Corporate tax	(3,858)	(17)	(2,724)	-	-	(6,599)
profit for the period	22,176	2,699	21,533	-	6,734	53,142
Capital expenditure	1,421	1,969	6,166	-	-	9,556
Depreciation of property, plant and equipment	442	2,884	2,812	-	-	6,138
Depreciation of right of use assets	929	133	583	-	-	1,645
As at December 31,2024 (audited)				-		
Segment assets	3,337,288	36,885	1,031,906	-	375	4,406,454
Investment in an associate	-	-	-	-	9,143	9,143
Total assets	3,337,288	36,885	1,031,906	-	9,518	4,415,597
Segment liabilities	344,667	36,112	248,701	-	595,328	1,224,808

16 SEGMENT REPORTING (CONTINUED)

Business segments (continued)

	Real estate and others	Contracting	Goods and services	Housekeeping	Investments	Total
	AED'000	AED'000	AED'000	AED'000	AED'000	AED'000
Three-month period ended September 30, 2025 (unaudited)						
Segment revenue	25,656	20,672	110,503	40,368	-	197,199
Direct cost	(25,083)	(21,176)	(97,641)	(31,479)	-	(175,379)
Gross profit/(loss)	573	(504)	12,862	8,889	-	21,820
Administrative and general expenses	(24,893)	(1,313)	(8,654)	(4,698)	(956)	(40,514)
Other operating income	3,225	2	3,657	1,334	-	8,218
Gain on sale of investment property held for sale	152,040	-	-	-	-	152,040
Operating profit/(loss) for the period	130,945	(1,815)	7,865	5,525	(956)	141,564
Share of losses from an associate, net	-	-	-	0	701	701
Other income	-	1,719	2,278	0	-	3,997
Finance income	788	-	(353)	0	-	435
Finance cost	(5,754)	-	(3,696)	(240)	-	(9,690)
Corporate tax expense	(10,449)	(156)	(1,381)	(442)	87	(12,341)
Profit/(loss) for the period	115,530	(252)	4,713	4,843	(168)	124,666
Capital expenditure	8,008	24	8,665	353	-	17,050
Depreciation of property, plant and equipment	4,382	79	2,639	93	-	7,193
Depreciation of right of use assets	310	-	254	1,416	-	1,980
Three-month period ended September 30,2024 (unaudited)						
Segment revenue	11,974	5,201	106,126	-	-	123,301
Direct cost	(3,754)	(6,298)	(90,555)	-	-	(100,607)
Gross profit	8,220	(1,097)	15,571	-	-	22,694
Administrative and general expenses	(25,380)	234	(11,041)	-	-	(36,187)
Other operating income	14,252	2,133	5,022	-	-	21,407
Gain on sale of investment properties	20,696	-	-	-	-	20,696
Operating profit/(loss) for the period	17,788	1,270	9,552	-	-	28,610
Share of loss from associates	-	-	-	-	(1,847)	(1,847)
Other income	-	-	-	-	512	512
Finance income	63	-	-	-	-	63
Finance cost	(3,537)	-	(3,392)	-	-	(6,929)
Corporate tax	(1,341)	3	(700)	-	-	(2,038)
Profit/(loss) for the period	12,973	1,273	5,460	-	(1,335)	18,371
Capital expenditure	180	441	2,780	-	-	3,401
Depreciation of property, plant and equipment	139	982	456	-	-	1,577
Depreciation of right of use assets	310	44	209	-	-	563

17 CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

	Unaudited September 30,2025 AED'000	Audited December 31,2024 AED'000
Company and its subsidiaries		
Commitments:		
Capital commitments	9,775	1,865
Contingent liabilities:		
Letters of guarantee	34,009	36,930

18 CORPORATE TAX

The Group has adopted an realized basis of taxation for the purpose of determining the taxable profit. The applicable tax rate as per the Corporate Tax Law is 9%. Reconciliation of tax expense and the accounting profit multiplied by applicable tax rate is as follows:

	2025 AED'000
For the period from January 1,2025 to September 30,2025	
Current corporate tax:	
Current corporate tax charge	14,436
Deferred tax	
Relating to origination and reversal of temporary differences	(129)
Corporate tax expense reported in the consolidated statement of profit or loss	14,307
Relating to origination and reversal of temporary differences through OCI	-
Corporate tax expense reported in the consolidated statement of profit or loss and other comprehensive income	14,307

Reconciliation of effective tax rate:	2025 AED'000
Accounting profit before corporate tax	153,536
Adjustments in respect of Taxable Income subject to 0% (1)	(750)
Unrealized losses (4)	1,438
Effect of the disallowed interest cost portion	(958)
Share of loss from associate, net	4,928
Non-deductible expenses for tax purposes (2)	2,209
Taxable profit	160,403
At the effective corporate tax rate of 9.4%	14,436

(1) Basic exemption is annual exemptions for tax entity/group in the aggregated FS.
(2) Identified non-deductible cost.
(3) Effective tax rate is 9.4% on the Taxable profits after offsetting losses in related entities.
(4) During the period, the Group has recorded a deferred tax asset arising on account of unrealized foreign exchange loss of AED 1.4 million.

19 SHARE CAPITAL REDUCTION

On April 22,2025, the Company's General Assembly approved a capital restructuring plan, authorizing the Board of Directors to proceed with the necessary actions in accordance with applicable laws and subject to approval by the relevant authorities. On August 7,2025, Securities & Commodities Authority ("SCA") approved the share capital reduction whereby the issued share capital of the Company was reduced to 2,857,926,134.

20 COMPARATIVES

Reclassifications

Certain comparative figures have been reclassified or regrouped, wherever necessary, to conform to the presentation adopted in these interim condensed consolidated financial statements. Such reclassifications do not affect the previously reported profit, net assets, or equity of the Group.

21 SUBSEQUENT EVENTS

No significant adjusting or non-adjusting events occurred between the reporting date and the authorization date of the consolidated financial statements which require adjustment of or disclosure in these consolidated financial statements.