RAK Properties P.J.S.C.
and its Subsidiaries

Interim Condensed Consolidated Financial Statements (Unaudited)
For the period ended 30 September 2026

RAK Properties P.J.S.C. and its Subsidiaries
Interim Condensed Consolidated Financial Statements (Unaudited)
For the period ended 30 September 2026

Table of Contents

	Page(s)
Report on review of interim condensed consolidated financial statements	1
Interim condensed consolidated statement of financial position	2
Interim condensed consolidated income statement	3
Interim condensed consolidated statement of comprehensive income	4
Interim condensed consolidated statement of changes in equity	5
Interim condensed consolidated statement of cash flows	6
Notes to the interim condensed consolidated financial statements	7 - 23

Grant Thornton Audit &
Accounting Limited
- SHJ BR

Floor 5
City Gate Tower
Al Ittihad St, Al Mamzar Sharjah

T +971 6 525 9691
F +971 6 525 9690
www.grantthornton.ae

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF RAK PROPERTIES P.J.S.C.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of RAK Properties P.J.S.C. (the "Company") and its subsidiaries (the "Group") as at 30 September 2026 and the related interim condensed consolidated income statement, and interim condensed consolidated statement of comprehensive income for the 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 explanatory notes. The Management of the Company 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 these 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 condensed consolidated financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

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

GRANT THORNTON UAE

P.O Box: 1968
Sharjah - U.A.E.
GRANT THORNTON
Audit and Accounting Limited (Sharjah Branch)

Dr. Osama El-Bakry
Registration No: 935
Sharjah, United Arab Emirates

5 November 2026

© 2026 Grant Thornton UAE. All rights reserved.
Grant Thornton UAE is the trading name for Grant Thornton Audit and Accounting Limited (incorporated in the British Virgin Islands and registered with the Dubai Financial Services Authority), its licensed branches in Abu Dhabi, Dubai, Sharjah, Abu Dhabi Global Market and its subsidiary Grant Thornton LLC.

"Grant Thornton" refers to the brand name under which the Grant Thornton member firms provide services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton International Limited (GTIL) and the member firms, including Grant Thornton UAE, are not a worldwide partnership. GTIL and each member firm are separate legal entities. Services are delivered by the member firms, GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate, one another and are not liable for one another's acts or omissions.

RAK Properties P.J.S.C. and its Subsidiaries

Interim condensed consolidated statement of financial position
As at 30 September 2026 (Unaudited)

	Notes	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
ASSETS			
Non-current assets			
Property and equipment	3	1,881,924	1,884,425
Investment properties	4	1,361,513	1,406,611
Trading properties under development	5	2,227,520	2,291,964
Investments at fair value through other comprehensive income	6	17,252	17,440
Investment in joint ventures	7	102,660	99,936
Trade and other receivables	8	381,691	687,654
Total non-current assets		5,972,560	6,388,030
Current assets			
Trading properties under development	5	497,892	245,714
Trading properties	9	30,811	33,829
Trade and other receivables	8	1,815,760	1,520,686
Bank balances and cash	10	588,778	517,909
Total current assets		2,933,241	2,318,138
TOTAL ASSETS		8,905,801	8,706,168
EQUITY AND LIABILITIES			
Equity			
Share capital	11	3,000,000	3,000,000
Share premium		114,120	114,120
Statutory reserve		1,068,522	1,068,522
Treasury shares	11	(3,848)	(3,208)
Other reserves	12	723,638	724,662
Retained earnings		1,150,269	1,037,874
Total equity		6,052,701	5,941,970
Non-current liabilities			
Employees' end-of-service benefits		10,978	10,239
Borrowings	13	467,968	569,003
Deferred government grants		324,582	333,694
Deferred tax liability		10,139	10,139
Trade payable, accruals and other liabilities	14	979,447	700,314
Total non-current liabilities		1,793,114	1,623,389
Current liabilities			
Borrowings	13	494,467	441,962
Provision for income tax		11,490	35,743
Trade payable, accruals and other liabilities	14	554,029	663,104
Total current liabilities		1,059,986	1,140,809
Total liabilities		2,853,100	2,764,198
TOTAL EQUITY AND LIABILITIES		8,905,801	8,706,168

Abdul Aziz Abdullah Al Zaabi
Chairman

Sameh Muhtadi
Chief Executive Officer

The accompanying notes 1 to 23 form an integral part of these interim condensed consolidated financial statements.

RAK Properties P.J.S.C. and its Subsidiaries

Interim condensed consolidated income statement
For the nine-month period ended 30 September 2026 (Unaudited)

	Notes	Three-month period ended		Nine-month period ended	
		30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)	**30 September 2026 AED '000 (Unaudited)**	30 September 2025 AED '000 (Unaudited)
Revenue	15	**276,579**	390,706	**809,718**	1,165,500
Cost of revenue	15	**(177,925)**	(254,695)	**(497,132)**	(715,160)
GROSS PROFIT		**98,654**	136,011	**312,586**	450,340
Share of profit from joint ventures		**4,156**	3,196	**12,723**	5,869
Gain on sale of investment properties	4	**2,978**	-	**5,745**	-
Selling, general and administrative expenses	16	**(61,557)**	(68,340)	**(206,006)**	(204,220)
Other income		**2,223**	3,437	**25,176**	26,468
OPERATING PROFIT		**46,454**	74,304	**150,224**	278,457
Finance costs		**(13,967)**	(17,444)	**(43,873)**	(54,451)
Finance income		**5,414**	4,571	**15,588**	13,690
NET PROFIT FOR THE PERIOD BEFORE TAX		**37,901**	61,431	**121,939**	237,696
Income tax expense	17	**(3,184)**	(5,211)	**(10,568)**	(20,877)
NET PROFIT AFTER TAX FOR THE PERIOD		**34,717**	56,220	**111,371**	216,819
Earnings per share for the period – basic and diluted (AED)	19	**0.012**	0.019	**0.037**	0.073

The accompanying notes 1 to 23 form an integral part of these interim condensed consolidated financial statements.

RAK Properties P.J.S.C. and its Subsidiaries

Interim condensed consolidated statement of comprehensive income
For the nine-month period ended 30 September 2026 (Unaudited)

	Three-month period ended		Nine-month period ended	
	30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)	**30 September 2026 AED '000 (Unaudited)**	30 September 2025 AED '000 (Unaudited)
NET PROFIT AFTER TAX FOR THE PERIOD	**34,717**	56,220	**111,371**	216,819
Other comprehensive income	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**34,717**	56,220	**111,371**	216,819

The accompanying notes 1 to 23 form an integral part of these interim condensed consolidated financial statements.

RAK Properties P.J.S.C. and its Subsidiaries

Interim condensed consolidated statement of changes in equity
For the Nine-month period ended 30 September 2026 (Unaudited)

	Share capital AED '000	Share premium AED '000	Statutory reserve AED '000	Treasury shares AED '000	Other reserves AED '000	Retained earnings AED '000	Total equity AED '000
Balance at 1 January 2026 (*Audited*)	3,000,000	114,120	1,068,522	(3,208)	724,662	1,037,874	5,941,970
Net profit for the period	-	-	-	-	-	111,371	111,371
Other comprehensive income for the period	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	111,371	111,371
Treasury shares	-	-	-	(640)	-	-	(640)
Transfer from other reserves	-	-	-	-	(1,024)	1,024	-
Balance at 30 September 2026 *(Unaudited)*	**3,000,000**	**114,120**	**1,068,522**	**(3,848)**	**723,638**	**1,150,269**	**6,052,701**

	Share capital AED '000	Share premium AED '000	Statutory reserve AED '000	Treasury Shares AED '000	Other reserves AED '000	Retained earnings AED '000	Total equity AED '000
Balance at 1 January 2025 *(Audited)*	3,000,000	114,120	1,028,092	(22,615)	722,571	684,829	5,526,997
Net profit for the period	-	-	-	-	-	216,819	216,819
Other comprehensive income for the period	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	216,819	216,819
Board of Directors' remuneration	-	-	-	-	-	(8,000)	(8,000)
Treasury shares	-	-	-	22,275	-	-	22,275
Transfer to other reserves	-	-	-	-	2,831	(2,831)	-
Balance at 30 September 2025 *(Unaudited)*	3,000,000	114,120	1,028,092	(340)	725,402	890,817	5,758,091

The accompanying notes 1 to 23 form an integral part of these interim condensed consolidated financial statements.

RAK Properties P.J.S.C. and its Subsidiaries

Interim condensed consolidated statement of cash flows
For the nine-month period ended 30 September 2026 (Unaudited)

	Notes	Nine-month period ended 30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)
OPERATING ACTIVITIES			
Net profit before tax for the period		**121,939**	237,696
Adjustments for:			
Depreciation	3	**52,458**	52,658
Provision for employees' end-of-service benefits		**1,823**	2,576
Amortisation of government grants	15	**(9,112)**	(9,570)
Expected credit losses on trade and other receivables		**10**	-
Gain on sale of investment properties	4	**(5,745)**	-
Gain on disposal of property and equipment		**(16)**	-
Finance costs		**43,873**	54,451
Share of profit in joint ventures		**(12,723)**	(5,869)
Finance income		**(15,588)**	(13,690)
Cash from operations before working capital changes		**176,919**	318,252
Changes in working capital			
Trading properties		**3,017**	5,112
Trading properties under development		**(187,734)**	(78,462)
Trade and other receivables		**8,272**	(394,088)
Trade payable, accruals and other liabilities		**170,488**	320,344
Net cash flows from operations		**170,962**	171,158
Employees' end of service indemnity paid		**(1,084)**	(894)
Income tax paid		**(34,821)**	(20,887)
Net cash flows from operating activities		**135,057**	149,377
INVESTING ACTIVITIES			
Additions to property and equipment	3	**(43,765)**	(25,206)
Additions to investment properties		**(6,558)**	(31,896)
Interest received		**18,195**	18,760
Proceeds from sale of investment properties		**51,055**	-
Funds received from investment in joint ventures		**10,000**	-
Proceeds from disposal of investments		**188**	-
Proceeds from disposal of property and equipment		**171**	-
Net cash flows from /(used in) investing activities		**29,286**	(38,342)
FINANCING ACTIVITIES			
Dividend paid		**-**	(6)
Board of Directors' remuneration paid		**-**	(8,000)
Acquisition of treasury shares, net		**(640)**	65,400
Loans availed		**-**	24,550
Loans repaid		**(105,520)**	(124,668)
Interest paid		**(44,304)**	(55,397)
Net cash flows used in financing activities		**(150,464)**	(98,121)
Net change in cash and cash equivalents		**13,879**	12,914
Cash and cash equivalents at the beginning of the period		**235,503**	115,889
Cash and cash equivalents at the end of the period	10	**249,382**	128,803

The accompanying notes 1 to 23 form an integral part of these interim condensed consolidated financial statements.

1 Corporate information

RAK Properties P.J.S.C. (the "Company") is a public joint stock company established under Emiree Decree No. 5 issued by the Ruler of the Emirate of Ras Al Khaimah on 16 February 2005 and commenced its operations on 2 June 2005. The Company is listed in the Abu Dhabi Securities Exchange, United Arab Emirates (UAE).

The registered office of the Company is P.O. Box 31113, Ras Al Khaimah, UAE.

The interim condensed consolidated financial statements as at and for the nine-month period ended 30 September 2026 comprises the Company and its Subsidiaries (collectively referred to as the "Group").

The principal activities of the Group are investment in and development of properties, property management, hotel operations, marina management, facility management and related services.

The interim condensed consolidated financial statements were authorised for issue on 5 November 2026 by the Board of Directors.

2 Basis of preparation

2.1 Statement of compliance

The interim condensed consolidated financial statements of the Group for the nine-month period ended 30 September 2026 have been prepared in accordance with International Accounting Standard 34: *Interim Financial Reporting.*

The interim condensed consolidated financial statements do not contain all information and disclosures required for full consolidated financial statements prepared in accordance with IFRS Accounting Standards as issued by International Accounting Standards Board (IASB) and should be read in conjunction with the consolidated financial statements for the year ended 31 December 2025. 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, except for the new standards and amendments adopted during the current period as explained in Note 2.3.

The interim condensed consolidated financial statements have been prepared in Arab Emirates Dirham (AED), which is the Company's functional currency, and all values are rounded to the nearest thousand except where otherwise indicated. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

The interim condensed consolidated financial statements have been prepared on a historical cost basis, except for investment properties and investments, which are measured at fair value.

The preparation of interim condensed consolidated financial statements on the basis described above requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis for management's judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Results for the nine-month period ended 30 September 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

2 Basis of preparation (continued)

2.1 Statement of compliance (continued)

The interim condensed consolidated financial statements comprise the financial statements of the Company and the entities controlled by the Company (its subsidiaries) as of 30 September 2026. Control is achieved where all the following criteria are met:

(a) the Company has power over an entity (i.e., existing rights that give it the current ability to direct the relevant activities of the investee);
(b) the Company has exposure, or rights, to variable returns from its involvement with the entity; and
(c) the Company has the ability to use its power over the entity to affect the amount of the Company's returns.

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the period are included in the interim condensed consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Subsidiaries

A subsidiary is fully consolidated from the date of acquisition or incorporation, being the date on which the Group obtains control, and continues to be consolidated until the date when such control ceases. The financial statements of the subsidiary are prepared for the same reporting period as the Company, using consistent accounting policies. All intra-group balances, transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Details of the Company's subsidiaries are as follows:

Subsidiaries	Country of incorporation	30 September 2026	31 December 2025
		Ownership %	
1. RAK Properties International Limited	UAE	**100%**	100%
2. Intercontinental RAK Mina Al Arab Resorts & Spa L.L.C	UAE	**100%**	100%
3. Anantara Mina Al Arab Ras Al Khaimah Resorts L.L.C	UAE	**100%**	100%
4. Lagoon Marina Ship Management & Operation L.L.C	UAE	**100%**	100%
5. RAK Properties Tanzania Limited	Tanzania	**100%**	100%
6. Dolphin Marina Limited	Tanzania	**100%**	100%
7. RAK Properties Gayreimenkul Pazarlama Anonim Sirketi	Türkiye	**100%**	100%
8. MINA Management Supervision Services for Owners Associations LLC OPC	UAE	**100%**	100%
9. Angel Beach LLC OPC*	UAE	**100%**	-

* Angel Beach LLC OPC *(tourism license TL-0398)* was incorporated and commenced operations on 16 February 2026 and is principally engaged in restaurant and beverage activities.

2 Basis of preparation (continued)

2.2 Significant accounting judgments, estimates and assumptions

The preparation of these interim condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures and the disclosure of contingent liabilities at the reporting date. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

Judgements

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

(i) Revenue from contracts with customers

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

Determining the timing of revenue recognition on the sale of property

The Group has evaluated the timing of revenue recognition on the sale of property based on a careful analysis of the rights and obligations under the terms of the contract. The Group has concluded that contracts relating to the sale of completed property are recognised at a point in time when control transfers.

For contracts relating to the sale of property under development, the Group recognises the revenue over a period of time as the Group's performance does not create an asset with alternative use. Furthermore, the Group has an enforceable right to payment for performance completed to date. It has considered the factors that indicate that it is restricted (contractually or practically) from readily directing the property under development for another use during its development. In addition, the Group is, at all times, entitled to an amount that at least compensates it for performances completed to date. In making this determination, the Group has carefully considered the contractual terms as well as local legislation.

The Group has determined that the input method is the best method for measuring progress for these contracts because there is a direct relationship between the costs incurred by the Group and the transfer of goods and services to the customer.

Principal versus agent considerations – services to tenants

The Group arranges for certain services provided to tenants of investment property included in the contract the Group enters into as a lessor. The Group has determined that it controls the services before they are transferred to tenants, because it has the ability to direct the use of these services and obtain the benefits from them. In making this determination, the Group has considered that it is primarily responsible for fulfilling the promise to provide these specified services because it directly deals with tenants' complaints, and it is primarily responsible for the quality or suitability of the services. In addition, the Group has discretion in establishing the price that it charges to the tenants for the specified services.

Therefore, the Group has concluded that it is the principal in these contracts. In addition, the Group has concluded that it transfers control of these services over time, as services are rendered by the third-party service providers, because this is when tenants receive and, at the same time, consume the benefits from these services.

Consideration of material financing component in a contract

For contracts involving the sale of property, the Group is entitled to receive an initial deposit. The Group concluded that this is not considered a material financing component because it is for reasons other than the provision of financing to the Group. The initial deposits are used to protect the Group from the other party failing to adequately complete some or all of its obligations under the contract where customers do not have an established credit history.

2 Basis of preparation (continued)

2.2 Significant accounting judgments, estimates and assumptions (continued)

Judgements (continued)

(i) Revenue from contracts with customers (continued)

Cost to complete the projects

The Group estimates the cost to complete the projects in order to determine the cost attributable to revenue being recognised. These estimates include cost of design and consultancy, construction, potential claims by contractors as evaluated by the project consultant and the cost of meeting other contractual obligations to the customers.

(ii) Leases - Property lease classification – the Group as lessor

The Group has entered into commercial and residential property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains substantially all the risks and rewards incidental to ownership of this property and accounts for the contracts as operating leases.

(iii) Classification of properties

In the process of classifying properties, management has made various judgments. Judgment is needed to determine whether a property qualifies as an investment property, property and equipment and/or trading property. The Group develops criteria so that it can exercise that judgment consistently in accordance with the definitions of investment property, property and equipment and trading properties. In making its judgment, management considered the detailed criteria and related guidance for the classification of properties as set out in IAS 2, IAS 16 and IAS 40, in particular, the intended usage of property as determined by the management. Trading properties are grouped under current assets, as intention of the management is to sell it within one year from the end of the reporting date.

Key sources of estimation uncertainty

The key assumptions concerning future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the interim condensed consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

(i) Valuation of investment properties

The fair value of investment properties is determined by independent real estate valuation experts using recognised valuation methods. These methods comprise the sales comparable method and discounted cash flow method. The discounted cash flow method requires the use of estimates such as future cash flows from assets (comprising of selling and leasing rates, future revenue streams, construction costs and associated professional fees, and financing cost, etc.), targeted internal rate of return and developer's risk and targeted profit. These estimates are based on local market conditions existing at the end of the reporting period. Under the income capitalisation method, the income receivable under existing lease agreements and projected future rental streams are capitalised at appropriate rates to reflect the investment market conditions at the valuation dates. The Group's undiscounted future cash flows analysis and the assessment of expected remaining holding period and income projections on the existing operating assets requires management to make material estimates and judgements related to future rental yields and capitalisation rates.

2 Basis of preparation (continued)

2.2 Significant accounting judgments, estimates and assumptions (continued)

Key sources of estimation uncertainty (continued)

(ii) Estimation of net realisable value for trading properties and trading properties under development

The Group's management reviews the trading properties and trading properties under development to assess impairment, if there is an indication of impairment. In determining whether impairment losses should be recognised in the profit or loss, the management assesses the current selling prices of the property units and the anticipated costs for completion of such property units for properties which remain unsold at the reporting date. If the current selling prices are lower than the anticipated total cost at completion, an impairment provision is recognised for the identified loss event or condition to reduce the cost of development properties to its net realisable value.

(iii) Calculation of expected credit loss allowance

The Group assesses the impairment of its financial assets based on the ECL model. Under the expected credit loss model, the Group accounts for expected credit losses and changes in those expected credit losses at the end of each reporting period to reflect changes in credit risk since initial recognition of the financial assets. The Group measures the loss allowance at an amount equal to lifetime ECL for its financial instruments. When measuring ECL, the Group uses 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. Loss given default is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from collateral and integral credit enhancements. Probability of default constitutes a key input in measuring ECL. Probability of default is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.

(iv) Impairment of property and equipment and capital work in progress

The Group reviews its property and equipment and capital work in progress to assess impairment, if there is an indication of impairment. In determining whether impairment losses should be recognised in the profit or loss, the Group makes judgements as to whether there is any observable data indicating that there is a reduction in the carrying value of property and equipment or capital work in progress. Accordingly, provision for impairment is made where there is an identified loss event or condition which, based on previous experience, is evidence of a reduction in the carrying value of property and equipment or capital work in progress.

(v) Useful lives of property and equipment

The Group's management determines the estimated useful lives of its property and equipment for calculating depreciation. This estimate is determined after considering the expected usage of the asset or physical wear and tear. Management reviews the residual value and useful lives annually and future depreciation charge would be adjusted where the management believes the useful lives differ from previous estimates.

(vi) Valuation of unquoted investments

Valuation of unquoted investments is normally based on one of the following:

- Recent arm's length market transactions;
- The expected cash flows discounted at current rates applicable for the items and with similar terms and risk characteristics; or
- Other valuation models

The determination of the cash flows and discount factors for unquoted equity investments requires significant estimation. The Group calibrates the valuation techniques periodically and tests them for validity using either prices from observable current market transactions in the same instrument or from other available observable market data.

2 Basis of preparation (continued)

2.3 New or revised standards and interpretations

New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the following new standards and interpretations effective as of 1 January 2026.

- Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 7 and 9)
- Annual improvements to IFRS Accounting Standards - Volume 11
- Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and 7)

These amendments did not have a significant impact on these interim condensed consolidated financial statements. and therefore, the disclosures have not been made.

Standards, amendments and interpretations to existing Standards that are not yet effective and have not been adopted early by the Group

Other standards, amendments and interpretations that are not yet effective and have not been early adopted by the Group include:

- IFRS 18 Presentation and Disclosures in Financial Statements
- IFRS 19 Subsidiaries without Public Accountability: Disclosures and amendments
- Sale or contribution of Assets between an Investor and its Associates or Joint Ventures (Amendments to IFRS 10 and IAS 28)
- IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures (effective upon adoption by applicable regulatory authority)
- IFRS 20 Regulatory Assets and Regulatory Liabilities

IFRS 18 introduces new presentation and disclosure requirements of additional totals in the statement of profit or loss, a new note which discloses management-defined performance measures and enhancements to the requirements for aggregation and disaggregation. Management is still in the process of assessing the impact of the new standard, particularly with respect to the structure of the Group's interim condensed consolidated financial statements. The remaining above standards, amendments and interpretations are not expected to have a significant impact on the interim condensed consolidated financial statements in the period of initial application and therefore no disclosures have been made.

3 Property and equipment

Additions, disposal and depreciation

During the nine-month period ended 30 September 2026, the Group has made additions amounting to AED 43,765 thousand mainly related to construction of hospitality properties (nine-month period ended 30 September 2025: AED 25,206 thousand mainly related to construction of hospitality properties).

Depreciation of property and equipment for the nine-month period ended 30 September 2026 amounted to AED 52,458 thousand (nine-month period ended 30 September 2025: AED 52,658 thousand).

Certain items of property and equipment are mortgaged against bank borrowings (Note 13).

4 Investment properties

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Plots of land	**714,854**	720,217
Properties	**628,457**	674,750
Investment properties under development	**18,202**	11,644
	1,361,513	1,406,611

Investment properties comprise parcels of land and number of residential and commercial properties that are leased to third parties. All investment properties are located in the UAE.

During the period, the Group disposed of investment properties with a carrying amount of AED 45,310 thousand (nine-month period ended 30 September 2025: AED Nil), resulting in a gain on disposal of AED 5,745 thousand (nine-month period ended 30 September 2025: AED Nil).

Fair value

The management does not consider the fair value of investment properties for the period ended 30 September 2026 to be significantly different from the fair value as at 31 December 2025. The fair valuation of investment properties was conducted by an independent external valuer as at 31 December 2025. The Group's management intends to appoint independent external valuer to determine the fair value as at 31 December 2026, unless there are indicators which suggest a significant change in the fair value before the reporting period.

Certain items of investment properties are mortgaged against bank borrowings (Note 13).

5 Trading properties under development

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Inside UAE	**2,711,597**	2,523,863
Outside UAE	**13,815**	13,815
	2,725,412	2,537,678
Less: Classified as current assets	**(497,892)**	(245,714)
Classified as non-current assets	**2,227,520**	2,291,964

Certain items of trading properties under development are mortgaged against bank borrowings (Note 13).

6 Investments

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Investments at fair value through other comprehensive income		
Investments within UAE		
Unquoted equity investments	**1,002**	1,190
Investments outside UAE		
Unquoted equity investments	**12,930**	12,930
Unquoted real estate funds	**3,320**	3,320
Total investments	**17,252**	17,440

The details of valuation techniques and assumptions applied for the measurement of fair value of financial instruments are mentioned in Note 2.2 and Note 21 of the interim condensed consolidated financial statements.

7 Investment in joint ventures

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Ellington Development FZ-LLC	**83,206**	83,119
Hive and Mina Real Estate Development LLC	**17,714**	16,817
One Facilities Management LLC	**1,740**	-
	102,660	99,936

Ellington Development FZ-LLC

The Group has entered into a joint venture agreement ("JVA") and a Development Management Agreement ("DMA"), collectively referred to as "the Agreements", with Ellington Properties Development LLC ("Ellington"). In accordance with the agreement control is shared equally between the Group and Ellington.

Hive and Mina Real Estate Development LLC

During the year ended 31 December 2025, the Group entered into a joint venture agreement with ADC1 SPV LTD ("ADC1") a wholly owned subsidiary of ARM Holdings L.L.C for the development of a project located on Hayat Island, Ras Al Khaimah. In accordance with the agreement control is shared equally between the Group and ADC1.

One Facilities Management LLC

During the year ended 31 December 2025, the Group entered into a joint venture agreement with I F M Facilities Management LLC to establish One Facilities Management LLC ("ONE FM", a company engaged in the provision of facilities management services. In accordance with the agreement control is shared equally between the Group and ONE FM.

8 Trade and other receivables

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Trade receivables	**804,395**	616,577
Contract assets	**1,045,860**	1,214,856
Trade receivables and contract assets, gross	**1,850,255**	1,831,433
Less: Allowance for expected credit losses	**(36,122)**	(36,112)
Trade receivables and contract assets, net	**1,814,133**	1,795,321
Other receivables (refer (ii))	**46,975**	35,763
	1,861,108	1,831,084
Capitalised cost to obtain contract (refer (i))	**228,692**	250,186
Advances to suppliers and contractors	**84,853**	100,663
VAT receivables	**5,971**	11,095
Prepayments	**16,827**	15,312
	2,197,451	2,208,340
Less: Non-current portion of trade and other receivables	**(381,691)**	(687,654)
	1,815,760	1,520,686

(i) Costs incurred to obtain contracts with customers are amortised over the period of satisfying performance obligations, where applicable.

(ii) Other receivables include amount due from a related party of AED 6,168 thousand (2025: 10,313 thousand) (Note 18).

9 Trading properties

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Trading properties - Inside UAE	**27,378**	18,877
Trading properties - Outside UAE	**1,788**	12,370
	29,166	31,247
Inventories – hospitality and facility management	**1,645**	2,582
	30,811	33,829

10 Bank balances and cash

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Cash in hand	**530**	260
Bank balances:		
- Current accounts	**70,383**	98,764
- Call accounts	**12,142**	13,162
- Current accounts – unclaimed dividends	**5,723**	5,723
- Term deposits	**500,000**	400,000
Balance at the end of the period/year	**588,778**	517,909

Current accounts - unclaimed dividends will be utilised only for the payment of dividend and cannot be used for any other purposes.

The effective average interest rate on deposits is 3.4% to 4.45% per annum (2025: 4.3% to 5.1% per annum). Term deposits amounting to AED 500,000 thousand (2025: AED 400,000 thousand) are under lien against bank overdraft (Note 13). The majority of bank balances and cash are maintained in UAE.

For the purpose of interim condensed consolidated statement of cash flows, cash and cash equivalents comprises of the following amounts:

	30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)
Bank balances and cash	**588,778**	516,305
Less: Current accounts – unclaimed dividends	**(5,723)**	(5,723)
Less: Bank overdraft	**(333,673)**	(381,779)
Cash and cash equivalents	**249,382**	128,803

11 Share capital and treasury shares

Share capital

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Authorised, issued and fully paid-up		
3,000,000,000 shares of par value of AED 1 each	**3,000,000**	3,000,000

Dividends

No dividend was approved in Annual General Meeting held on 15 March 2026 for the year ended 31 December 2025 (For the year ended 31 December 2024, no dividend was approved in Annual General Meeting held on 11 March 2025).

Treasury shares

The Company entered into an agreement with a licensed liquidity provider on Abu Dhabi Stock Exchange (ADX), to place buy and sell orders of the Company's shares with the objective to reduce the spread between bid/ask price in trading as well as providing liquidity for the Company's shares. The Company's shares would be held under the legal name of liquidity provider on behalf of the Company. The liquidity provider operates within the pre-determined parameters approved by the Company. The Company monitors the transactions undertaken by the liquidity provider on a daily basis. As at 30 September 2026, 3,617 thousand treasury shares with a market value of AED 3,798 thousand were held (31 December 2025: 2,582 thousand treasury shares with a market value of AED 3,486 thousand / 30 September 2025: 606 thousand treasury shares with a market value of AED 896 thousand).

12 Other reserves

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
General reserve	**656,708**	656,708
Development reserve	**303,675**	303,675
Fair value reserve	**(243,963)**	(243,963)
FF&E reserve	**7,218**	8,242
	723,638	724,662

13 Borrowings

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Term loans	**628,762**	708,103
Short term borrowing	**-**	26,179
Bank overdrafts	**333,673**	276,683
Total borrowings	**962,435**	1,010,965
Less: Current portion	**(494,467)**	(441,962)
Non-current portion	**467,968**	569,003

The Group has obtained overdraft facilities of AED 900,000 thousand (31 December 2025: AED 700,000 thousand) from local commercial banks. Interest on bank overdrafts, which are secured by term deposits, at agreed fixed margin. Further, for unsecured bank overdrafts, interest is computed at a fixed margin plus 1 to 3 months EIBOR per annum.

13 Borrowings (continued)

The overdraft facilities of the Group are secured by:

- Lien over fixed deposit for AED 500,000 thousand (Note 10);
- To route funds 1.5 times of the net clean limit utilised under the overdraft.

The details of the long-term bank loans, including terms of repayment, and interest rate are set out in the consolidated financial statements of the Group for the year ended 31 December 2025.

The bank borrowing agreements ("Agreements") contain certain restrictive covenants including maintaining Debt to EBITDA ratio. The Group complied with the annual bank covenants as at 31 December 2025.

Term loans are secured against the following:

- Legal mortgage of land and buildings of specific properties included in property and equipment, investment properties, trading properties under development and trading properties.
- Assignment of insurance over the mortgaged properties in favour of the bank.
- Assignment of guarantees from the main contractor/construction contracts under the project duly assigned in favour of the bank.
- Assignment of revenues from the hospitality projects financed by the banks.
- Assignment of revenues from sale of apartments and rental revenues from the apartments financed by the bank.
- Pledge of project account opened with the bank for receiving the project receipts from buyers.

14 Trade payables, accruals and other liabilities

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Trade payables	**224,358**	207,095
Contract liabilities	**688,962**	443,171
Other payables and accruals	**233,970**	271,028
Advance connection charges	**171,299**	175,769
Project contract accruals	**209,164**	260,632
Unclaimed dividends	**5,723**	5,723
	1,533,476	1,363,418
Less: Current portion	**(554,029)**	(663,104)
Non-current portion	**979,447**	700,314

Contract liabilities include amount due to a related party AED 1,200 thousand (2025: 2,196 thousand) (Note 18).

15 Revenue and cost of revenue

	Three-month period ended		Nine-month period ended	
	30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)	**30 September 2026 AED '000 (Unaudited)**	30 September 2025 AED '000 (Unaudited)
Type of revenue with customers				
Sale of properties	**239,537**	334,215	**658,470**	962,837
Hotel operations	**28,608**	37,634	**119,387**	146,705
Property leasing and others	**8,434**	18,857	**31,861**	55,958
Total revenue	**276,579**	390,706	**809,718**	1,165,500
Cost of revenue				
Cost of sale of properties	**165,720**	225,149	**445,574**	630,549
Hotel operations	**14,523**	18,011	**50,392**	60,748
Property leasing and others	**861**	14,638	**10,278**	33,433
Amortisation of government grants	**(3,179)**	(3,103)	**(9,112)**	(9,570)
	177,925	254,695	**497,132**	715,160

The Group earned majority of its revenue from contracts within the UAE.

Below is the split of revenue recognised over a period of time and at a point in time:

	Three-month period ended		Nine-month period ended	
	30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)	**30 September 2026 AED '000 (Unaudited)**	30 September 2025 AED '000 (Unaudited)
Recognised over time	**250,600**	368,805	**743,570**	1,075,820
Recognised at a point in time	**20,274**	13,112	**46,525**	63,427
Total revenue from contracts with customers	**270,874**	381,917	**790,095**	1,139,247
Leasing income – recognised over term of lease	**5,705**	8,789	**19,623**	26,253
Total revenue	**276,579**	390,706	**809,718**	1,165,500

16 Selling, general and administrative expenses

	Three-month period ended		Nine-month period ended	
	30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)	**30 September 2026 AED '000 (Unaudited)**	30 September 2025 AED '000 (Unaudited)
Staff costs	**22,313**	18,886	**69,596**	55,635
Depreciation	**17,339**	17,563	**52,458**	52,658
Sales and marketing expenses	**2,138**	12,907	**31,091**	42,187
Other expenses	**19,767**	18,984	**52,861**	53,740
	61,557	68,340	**206,006**	204,220

17 Income tax

The Group has calculated their income tax liability in accordance with Federal Decree-Law No 47 of 2022 on the Taxation of Corporations and Businesses, Corporate Tax Law ("CT Law").

(a) The income tax expense recognised in the interim condensed consolidated income statement comprises the following:

	Three-month period ended		Nine-month period ended	
	30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)	**30 September 2026 AED '000 (Unaudited)**	30 September 2025 AED '000 (Unaudited)
Income tax				
Current income tax expense	**3,184**	5,211	**10,568**	20,877
Deferred tax	**-**	-	**-**	-
Total income tax expense	**3,184**	5,211	**10,568**	20,877

(b) Reconciliation of income tax expense:

	Three-month period ended		Nine-month period ended	
	30 September 2026 AED'000 (Unaudited)	30 September 2025 AED'000 (Unaudited)	**30 September 2026 AED'000 (Unaudited)**	30 September 2025 AED'000 (Unaudited)
Net profit for the period before tax	**37,901**	61,431	**121,939**	237,696
Tax at the tax rate of 9%	**3,411**	5,529	**10,974**	21,393
Tax effects of				
Share of profit from a joint venture	**(374)**	(287)	**(1,145)**	(528)
Expenses not deductible for tax purposes - net	**155**	(23)	**764**	37
Taxable income not exceeding threshold	**(8)**	(8)	**(25)**	(25)
Total income tax expense	**3,184**	5,211	**10,568**	20,877

18 Related party disclosures

The Group, in the ordinary course of business, enters into transactions, at agreed terms and conditions, with other business enterprises or individuals that fall within the definition of related parties contained in IAS 24, "Related Party Disclosures". These transactions are carried out on arm's length basis.

The following are the significant related party transactions during the period:

	Three-month period ended		Nine-month period ended	
	30 September 2026 AED '000 (Unaudited)	30 September 2025 AED '000 (Unaudited)	**30 September 2026 AED '000 (Unaudited)**	30 September 2025 AED '000 (Unaudited)
Key management personnel of the Group				
Sitting fee paid to Directors	**116**	116	**343**	313
Sale of properties	**-**	-	**-**	1,203
Commission paid	**-**	4,440	**-**	4,458
Compensation of key management personnel:				
Salaries and benefits	**3,823**	4,146	**18,671**	15,606
End of service benefits	**128**	162	**380**	427

Compensation of key management personnel consist of amounts paid to the Executive Officers of the Group.

The Board of Directors remuneration amounting to AED 8,000 thousand for the year ended 31 December 2025 was approved by the Shareholders in the Annual General Meeting on 15 March 2026.

Balances with related parties included in the interim condensed consolidated financial statements are as follows:

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Due from a related party – other receivables (Note 8)	**6,168**	10,313
Due to a related party – contract liabilities (Note 14)	**1,200**	2,196

Outstanding balances arise in the normal course of business, are unsecured, interest-free and settlement occurs generally in cash.

19 Basic and diluted earnings per share

	Three-month period ended		Nine-month period ended	
	30 September 2026 (Unaudited)	30 September 2025 (Unaudited)	**30 September 2026 (Unaudited)**	30 September 2025 (Unaudited)
Basic earnings per share				
Net profit for the period (AED'000)	**34,717**	56,220	**111,371**	216,819
Issued ordinary shares at 1 July / 1 January (in thousands)	**3,000,000**	3,000,000	**3,000,000**	3,000,000
Treasury shares held on behalf of the Company	**(2,726)**	(1,368)	**(2,582)**	(17,917)
Issued ordinary shares outstanding at 1 July/1 January (in thousands)	**2,997,274**	2,998,632	**2,997,418**	2,982,083
Treasury shares movement - net (in thousands)	**(441)**	327	**(660)**	8,445
Weighted average number of shares outstanding at 30 September (in thousands)	**2,996,833**	2,998,959	**2,996,758**	2,990,528
Basic and diluted earnings per share (AED)	**0.012**	0.019	**0.037**	0.073

There were no potentially dilutive shares as at 30 September 2026 and 30 September 2025.

20 Contingent liabilities and commitments

Contingent liabilities and commitments relating to the property development are as follows:

	30 September 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Commitments		
Approved and contracted	**1,344,564**	1,044,963
Contingent liabilities		
Letter of credit	**10,542**	-

The above commitments represent the value of contracts entered into by the Group including contracts entered for construction of properties, net of invoices received, and accruals made at that date.

21 Fair values of financial instruments

Fair value is 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. As such, differences can arise between book values and the fair value estimates. Underlying the definition of fair value is the presumption that the Group is a going concern without any intention or requirement to materially curtail the scale of its operation or to undertake a transaction on adverse terms.

21 Fair values of financial instruments (continued)

Fair value of financial instruments carried at amortised cost

Management considers that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the condensed consolidated financial statements approximate their fair values.

Valuation techniques and assumptions applied for the purposes of measuring fair value

The fair values of financial and non-financial assets and financial liabilities are determined using similar valuation techniques and assumptions as used in the audited annual consolidated financial statements for the year ended 31 December 2025.

Fair value measurements recognised in the interim condensed consolidated statement of financial position

The following table provides an analysis of financial and non-financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- 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 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: 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).

	Level 1	**Level 2**	**Level 3**	**Total**
	AED '000	**AED '000**	**AED '000**	**AED '000**
30 September 2026 (Unaudited)				
Fair value through OCI – unquoted equities and funds	-	-	**17,252**	**17,252**
Investment properties	-	-	**1,361,513**	**1,361,513**
	-	-	**1,378,765**	**1,378,765**

	Level 1	Level 2	Level 3	Total
	AED '000	AED '000	AED '000	AED '000
31 December 2025 (Audited)				
Fair value through OCI – unquoted equities and funds	-	-	17,440	17,440
Investment properties	-	-	1,406,611	1,406,611
	-	-	1,424,051	1,424,051

During the current and previous periods, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into or out of Level 3 fair value measurements.

22 Segment reporting

Management has determined the operating segments based on segments identified for the purpose of allocating resources and assessing performance. The Group is organised into three major operating segments: property sales, hospitality operations, property leasing and others. Information regarding the operations of each separate segment is included below:

	Sales of properties AED '000	Hospitality operations AED '000	Property leasing and others AED '000	Total AED '000
Nine-month period ended 30 September 2026 (Unaudited)				
Revenue	**658,470**	**119,387**	**31,861**	**809,718**
Segment gross profit	**222,008**	**68,995**	**21,583**	**312,586**
As at 30 September 2026 (Unaudited)				
Total assets	**4,934,995**	**1,509,123**	**2,461,683**	**8,905,801**
Total liabilities	**1,473,545**	**512,014**	**867,541**	**2,853,100**
Capital expenditure	**-**	**28,547**	**13,825**	**42,372**

	Sales of properties AED '000	Hospitality operations AED '000	Property leasing and others AED '000	Total AED '000
Nine-month period ended 30 September 2025 (Unaudited)				
Revenue	962,837	146,705	55,958	1,165,500
Segment gross profit	341,858	85,957	22,525	450,340
As at 31 December 2025 (Audited)				
Total assets	4,761,878	1,538,075	2,406,215	8,706,168
Total liabilities	1,293,492	558,182	912,524	2,764,198
Capital expenditure	-	31,524	73,234	104,758

23 Significant events during the period

Geopolitical Tensions

During the period, geopolitical tensions in the Middle East have continued to evolve, including ongoing regional conflicts and heightened political uncertainty. These developments have increased volatility in global and regional financial markets and may, over time, affect economic conditions in the region. The Group continues to monitor developments in the region and will assess the potential impact, if any.

Financial Borrowings

On 13 April 2026, the Group entered into a term financing arrangement with financial institutions to secure additional borrowing facility with a total limit of AED 2,000,000 thousand. The facility is intended to be utilised for the settlement of the existing term loans obtained in the previous year for the construction of hotel properties. As of 30 September 2026, the Group has not availed of this facility.