UNION COOP

INTERIM CONDENSED FINANCIAL STATEMENTS

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026 (UNAUDITED)

	Pages
Independent auditor’s report on review of interim condensed financial statements	**1**
Interim condensed statement of financial position	**2**
Interim condensed statement of profit or loss	**3**
Interim condensed statement of changes in equity	**4**
Interim condensed statement of cash flows	**5**
Notes to the interim condensed financial statements	**6 – 17**

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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM CONDENSED FINANCIAL STATEMENTS TO THE SHAREHOLDERS OF UNION COOP

Introduction

We have reviewed the accompanying interim condensed financial statements of Union Coop (the "Coop") as at 30 June 2026 which comprise the interim condensed statement of financial position as at 30 June 2026 and the related interim condensed statements of profit or loss for the three-month and six-month periods then ended, and the interim condensed statements of changes in equity and cash flows for the six-month period then ended and other explanatory notes.

Management is responsible for the preparation and fair presentation of these interim condensed financial statements in accordance with International Accounting Standard IAS 34 *Interim Financial Reporting* ("IAS 34") as modified by the UAE Ministry of Economy and Tourism ("MOET") clarification T.M/15/2026. Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements are not prepared, in all material respects, in accordance with IAS 34 as modified by the UAE Ministry of Economy and Tourism ("MOET") clarification T.M/15/2026.

Report on other Legal and Regulatory Requirements

The Coop has not complied with the clauses of the Cabinet Resolution No. (55) of 2024 Concerning the Executive Regulations of Federal Decree-Law No. (6) of 2022 and its Articles of Association, relating to the percentage of dividend declared as mentioned in note 17 to these interim condensed financial statements. Coop's management has obtained consent from the Department of Economy and Tourism on 26 February 2026 to declare the dividends using these percentages. Except for this matter, nothing else has come to our attention that causes us to believe that the Coop has contravened during the six-month period ended 30 June 2026 any of the applicable provisions of the Cabinet Resolution No. (55) of 2024 Concerning the Executive Regulations of Federal Decree-Law No. (6) of 2022 or its Articles of Association, which would materially affect the interim condensed financial statements as of and for the period ended 30 June 2026.

Ernst & Young Middle East (Dubai Branch)

Wardah Ebrahim
Registration No.: 1258

10 August 2026

Dubai, United Arab Emirates

INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026 (unaudited)

	Notes	*30 June 2026* *AED* *(unaudited)*	*31 December 2025* *AED* *(audited)*
ASSETS			
Property and equipment	4	**1,973,190,934**	1,979,869,662
Investment properties		**525,150,144**	534,725,750
Intangible assets		**4,164,709**	3,837,515
Right-of-use assets		**517,599,262**	525,037,803
Capital advances		**1,278,968**	7,387,375
Investment in an associate		**5,988,903**	5,611,385
Non-current assets		**3,027,372,920**	3,056,469,490
Inventories	5	**354,325,818**	340,305,911
Trade and other receivables	6	**89,497,486**	85,169,659
Bank balances and cash	7	**83,459,675**	155,613,586
Current assets		**527,282,979**	581,089,156
TOTAL ASSETS		**3,554,655,899**	3,637,558,646
EQUITY			
Share capital	8	**1,764,138,140**	1,764,138,140
Legal reserve		**882,069,070**	882,069,070
Defined benefit obligations reserve		**(258,361)**	(258,361)
Community responsibility reserve		**2,677,084**	667,273
Treasury stock		**(95,527,209)**	(95,527,209)
(Accumulated losses) / retained earnings		**(46,089,816)**	68,667,968
TOTAL EQUITY		**2,507,008,908**	2,619,756,881
LIABILITIES			
Employees' end of service benefits		**31,389,375**	30,653,525
Deferred tax liability	16	**6,981,156**	6,981,156
Lease liabilities		**536,564,837**	537,017,109
Non-current liabilities		**574,935,368**	574,651,790
Lease liabilities		**20,689,354**	21,026,416
Current tax liability	16	**48,260,011**	30,660,785
Trade and other payables	11	**403,762,258**	391,462,774
Current liabilities		**472,711,623**	443,149,975
Total liabilities		**1,047,646,991**	1,017,801,765
TOTAL EQUITY AND LIABILITIES		**3,554,655,899**	3,637,558,646

To the best of our knowledge, the interim condensed financial statements for the six-month period ended 30 June 2026 have been prepared, in all material respects, in accordance with IAS 34, as modified by the MOET clarification T.M/15/2026. The interim condensed financial statements were authorised for issue by the Coop's Board of Directors on 10 August 2026.

Chairman

Chief Executive Officer

Treasurer

The attached notes 1 to 18 form part of these interim condensed financial statements.

INTERIM CONDENSED STATEMENT OF PROFIT OR LOSS

For the six-month period ended 30 June 2026 (unaudited)

		For the six-month period ended 30 June		*For the three-month period ended 30 June*	
	Notes	***2026***	*2025*	***2026***	*2025*
		AED	*AED*	***AED***	*AED*
		(unaudited)	*(unaudited)*	***(unaudited)***	*(unaudited)*
Income from sales of goods	13	**1,140,684,116**	1,031,042,155	**529,077,192**	501,132,051
Income from other operating activities		**114,045,953**	118,480,942	**57,894,729**	61,734,733
Other income		**15,386,824**	4,486,037	**8,510,660**	2,377,651
Finance income		**2,300,074**	3,755,442	**689,550**	900,904
Total income from operating activities		**1,272,416,967**	1,157,764,576	**596,172,131**	566,145,339
Cost of goods		**(785,912,341)**	(677,752,166)	**(369,525,325)**	(333,912,382)
Staff costs		**(110,550,759)**	(110,607,917)	**(54,371,459)**	(58,164,554)
Depreciation and amortisation expenses		**(51,812,704)**	(46,616,944)	**(25,754,029)**	(23,864,530)
Utility expenses		**(35,681,030)**	(33,045,548)	**(19,955,765)**	(18,671,461)
Marketing expenses		**(16,431,217)**	(21,993,398)	**(7,321,161)**	(9,907,030)
Finance costs		**(11,340,719)**	(14,906,467)	**(5,681,051)**	(7,216,222)
Repair and maintenance expenses		**(9,785,312)**	(7,296,149)	**(5,286,668)**	(3,801,109)
Other expenses		**(55,853,551)**	(47,461,246)	**(27,015,188)**	(24,164,085)
Share of profit / (loss) of an associate		**377,518**	369,362	**-**	(29,597)
Profit before tax and community responsibility expenses		**195,426,852**	198,454,103	**81,261,485**	86,414,369
Community responsibility expenses		**(4,132,121)**	(6,444,550)	**(2,722,669)**	(3,818,563)
Profit before tax and after community responsibility expenses		**191,294,731**	192,009,553	**78,538,816**	82,595,806
Income tax expense	16	**(17,599,226)**	(18,435,627)	**(7,187,353)**	(8,379,685)
Profit for the period		**173,695,505**	173,573,926	**71,351,463**	74,216,121
Earnings per share – Basic (AED)	10	**0.10**	0.10	**0.04**	0.04
Earnings per share – Diluted (AED)	10	**0.10**	0.10	**0.04**	0.04

The attached notes 1 to 18 form part of these interim condensed financial statements.

INTERIM CONDENSED STATEMENT OF CHANGES IN EQUITY

For the six-month period ended 30 June 2026 (unaudited)

	Share capital **AED**	***Legal reserve*** **AED**	***Defined benefit obligations reserve*** **AED**	***Community responsibility reserve*** **AED**	***Retained earnings / (accumulated losses)*** **AED**	***Treasury stock*** **AED**	***Total*** **AED**
At 1 January 2025 (audited)	1,764,138,140	882,069,070	(190,962)	3,858,068	14,629,993	(95,527,209)	2,568,977,100
Profit for the period	-	-	-	-	173,573,926	-	173,573,926
Transactions with shareholders							
Dividends and return on members' dealings	-	-	-	-	(281,953,436)	-	(281,953,436)
Community responsibility allocation	-	-	-	6,141,932	(6,141,932)	-	-
Total transactions with shareholders	-	-	-	6,141,932	(288,095,368)	-	(281,953,436)
Other movements							
Utilization of community responsibility reserve	-	-	-	(6,444,550)	6,444,550	-	-
Total other movements	-	-	-	(6,444,550)	6,444,550	-	-
At 30 June 2025 (unaudited)	1,764,138,140	882,069,070	(190,962)	3,555,450	(93,446,899)	(95,527,209)	2,460,597,590
At 1 January 2026 (audited)	1,764,138,140	882,069,070	(258,361)	667,273	68,667,968	(95,527,209)	2,619,756,881
Profit for the period	-	-	-	-	173,695,505	-	173,695,505
Transactions with shareholders							
Dividends and return on members' dealings (note 17)	-	-	-	-	(281,193,478)	-	(281,193,478)
Community responsibility allocation	-	-	-	6,141,932	(6,141,932)	-	-
Directors remuneration (note 12)	-	-	-	-	(5,250,000)	-	(5,250,000)
Total transactions with shareholders	-	-	-	6,141,932	(292,585,410)	-	(286,443,478)
Other movements							
Utilization of community responsibility reserve	-	-	-	(4,132,121)	4,132,121	-	-
Total other movements	-	-	-	(4,132,121)	4,132,121	-	-
At 30 June 2026 (unaudited)	**1,764,138,140**	**882,069,070**	**(258,361)**	**2,677,084**	**(46,089,816)**	**(95,527,209)**	**2,507,008,908**

The attached notes 1 to 18 form part of these interim condensed financial statements.

INTERIM CONDENSED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2026 (unaudited)

	Notes	*For the six-month period ended 30 June* 2026 AED *(unaudited)*	2025 AED *(unaudited)*
Cash flows from operating activities			
Profit before tax		**191,294,731**	192,009,553
Adjustments for:			
Depreciation of property and equipment		**25,230,397**	25,782,475
Depreciation of investment properties		**8,808,634**	7,391,603
Amortisation of intangible assets		**637,612**	413,594
Depreciation of right-of-use assets		**17,136,061**	13,029,272
Loss on sale of property and equipment and investment properties		**593,689**	440,651
Provision for defined benefit obligations		**2,378,595**	2,434,519
Provision / (reversal) for impairment of trade and other receivables		**610,515**	(510,188)
(Reversal) / provision for slow moving imported inventories - net		**(2,081,459)**	272,429
Finance income		**(2,300,074)**	(3,755,442)
Finance cost - lease liability		**11,329,338**	14,889,361
Share of profit of associate		**(377,518)**	(369,362)
		253,260,521	252,028,465
Working capital changes;			
Inventories	5	**(11,938,448)**	(45,563,220)
Trade and other receivables	6	**(4,938,342)**	(1,933,517)
Trade and other payables	11	**13,735,719**	22,961,461
		250,119,450	227,493,189
Payment of employees' end of service benefits		**(1,642,745)**	(5,005,611)
Net cash generated from operating activities		**248,476,705**	222,487,578
Cash flows from investing activities			
Acquisition of property and equipment		**(19,762,693)**	(23,108,278)
Acquisition of intangible assets		**(964,806)**	-
Proceeds from sale of property and equipment		**208,072**	380,118
Interest received		**2,300,074**	3,755,442
Addition in short-term deposits		**-**	(52,200,000)
Reduction / (additions) in capital advances		**6,108,407**	(2,174,196)
Net cash used in investing activities		**(12,110,946)**	(73,346,914)
Cash flows from financing activities			
Payment of dividends and return on members’ dealing	17	**(281,193,478)**	(281,953,436)
Directors’ remuneration paid		**(5,250,000)**	-
Payment of lease liabilities		**(10,746,854)**	(10,158,538)
Interest payment on lease liabilities		**(11,329,338)**	(14,889,361)
Net cash used in financing activities		**(308,519,670)**	(307,001,335)
Net decrease in cash and cash equivalents		**(72,153,911)**	(157,860,671)
Cash and cash equivalents at 1 January		**155,613,586**	123,691,354
Cash and cash equivalents at 30 June	7	**83,459,675**	(34,169,317)

The attached notes 1 to 18 form part of these interim condensed financial statements.

1 LEGAL STATUS AND ACTIVITIES

Union Coop ("the Coop" formerly the "Society") is registered as a Co-Operative Society in the Emirate of Dubai via a ministerial decree No. 31/2, dated 24 May 1982, issued by the Ministry of Social Affairs and is registered with the Federal Authority under No. 12 in the Co-operative management records. The registered office address of the Coop is P.O. Box 3861, Dubai, United Arab Emirates. The Coop changed its name from Union Co-operative Society to Union Coop on 1 August 2016. In August 2022 the Federal Decree- Law No. 6 of 2022 on cooperatives was released to govern the cooperatives in the United Arab Emirates, the law came into effect in December 2022 and was later repealed by the Cabinet Resolution No. (55) of 2024 Concerning the Executive Regulations of Federal Decree-Law No. (6) of 2022.

The principal activity of the Coop is establishing and managing hypermarkets in the United Arab Emirates ("UAE"). The purpose of incorporation of the Coop is to improve the social and economic affairs of its members and to serve the community by following the co-operative principles documented in the Coop's Memorandum of Association and the UAE Federal Law No. 6 of 2022 pertaining to co-operative societies.

On 18 July 2022, the Coop listed 100% ordinary shares on the Dubai Financial Market ("DFM" or the "Exchange"). The share capital of the Coop comprises of undividable shares of AED 1 each payable in full on application to be a member of the Coop. Each member is entitled to a share in the Coop's share capital up to a maximum of 10%. For each member one vote is allowed in the general assembly, regardless of the number of shares owned by a particular member.

2 BASIS OF PREPARATION

Statement of compliance
These interim condensed financial statements for the six month period ended 30 June 2026 have been prepared in accordance with International Accounting Standard 34 as modified by the MOET clarification T.M/15/2026 dated 10 March 2026 and the requirements of Cabinet Resolution No. (55) of 2024 Concerning the Executive Regulations of Federal Decree-Law No. (6) of 2022. These rules, regulations and clarification require the adoption of all IFRS Accounting Standards as issued by IASB, except for:

- the recognition of return on members' dealings within the statement of changes in equity instead of statement of profit or loss via clarification # T.M/15/2026, dated 10 March 2026.

The above framework for basis of preparation of the interim financial statements of the Coop is hereinafter referred to as 'International Accounting Standard 34 as modified by the UAE Ministry of Economy and Tourism ("MOET") clarification T.M/15/2026'.

Basis of accounting
These interim condensed financial statements have been prepared on the historical cost basis. The accounting policies used in the preparation of these interim condensed financial statements are consistent with those used in the audited financial statements for the year ended 31 December 2025 except for the adoption of new standards and interpretations as of 1 January 2026. These new standards and interpretations did not have any major impact on the accounting policies, financial position or performance of the Coop. The Coop did not early adopt any standard, interpretation or amendment that was issued but is not yet effective. Several other amendments and interpretations apply for the first time in 2026, but do not have any material impact on the interim condensed financial statements of the Coop.

These interim condensed financial statements do not contain all information and disclosures required for full financial statements prepared in accordance with International Financial Reporting Standards (IFRS) as modified by the MOET clarification T.M/15/2026 and should be read in conjunction with the Coop's last annual financial statements for the year ended 31 December 2025. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Coop's financial position and performance since the last annual financial statements.

2 BASIS OF PREPARATION (continued)

Functional and presentation currency
These financial statements are presented in United Arab Emirates Dirham ("AED"), which is the Coop's functional currency.

Use of estimates and judgements
In preparing these interim condensed financial statements, significant judgments made by the management in applying the Coop's accounting policies and the key sources of estimation were the same as those that were applied to the financial statements as at and for the year ended 31 December 2025.

Financial risk management
The Coop's activities potentially expose it to a variety of financial risks as follows:

- Market risk (including currency risk, price risk, cash flow);
- Credit risk; and
- Liquidity risk

The interim condensed financial statements do not include all financial risk management information and disclosures required in the annual financial statement, and should be read in conjunction with the Coop's annual financial statements as at 31 December 2025. The Coop's financial risk management objectives and policies are consistent with those disclosed in the financial statements as at and for the year ended 31 December 2025.

Geopolitical situation
An escalation of geopolitical tensions has been observed in certain regions of the Middle East. Government and regulatory authorities have publicly affirmed the resilience of the economy and the continuity of business operations. Management has assessed the potential impact of these developments on the Coop's operations, financial performance, liquidity, and cash flows and concluded that there has been no significant adverse impact on the business as of the reporting date. Accordingly, no adjustments have been made to these interim condensed financial statements. Management continues to closely monitor developments and assess their potential impact on the Coop's operations and financial position, and will take appropriate actions and make any necessary adjustments to future financial reporting should circumstances materially change.

Seasonality of operations
The Coop does not experience material seasonality in operations and revenue and profits are expected to be consistent throughout the period.

3 OPERATING SEGMENTS

A. Basis for segmentation

IFRS 8 requires operating segments to be identified on the basis of internal reports about components of the Coop that are regularly reviewed by the Board of Directors in order to allocate resources to the segment and to assess its performance.

Information reported to the Coop's Board of Directors for the purposes of resource allocation and assessment of segment performance is specifically focused on the type of business activities undertaken as a Coop. For operating purposes, the Coop is organised into three major business segments:

(i) Retail: business from operations in relation to the sale of goods at hypermarkets;
(ii) E-commerce: business from the online shopping platforms of the Coop; and
(iii) Real estate: rental business from shopping centres.

3 OPERATING SEGMENTS (continued)

The following table presents information regarding the Coop's operating segments for the six-months periods ended 30 June 2026 and 30 June 2025 (The disclosures in the tables below have been prepared using the same accounting policies as those applied to prepare the financial statements):

B. Segment details

For the six-month period ended 30 June 2026 (unaudited):	***Retail AED' 000***	***E-commerce AED' 000***	***Real estate AED' 000***	***Total AED' 000***
Income from sales of goods	1,025,889	114,795	-	1,140,684
Income from other operating activities	14,349	1,264	98,433	114,046
Other income	13,908	64	1,415	15,387
Finance income	2,132	-	168	2,300
Cost of goods	(697,808)	(88,104)	-	(785,912)
Staff costs	(97,782)	(4,038)	(8,731)	(110,551)
Depreciation and amortisation expenses	(37,626)	(18)	(14,169)	(51,813)
Utility expenses	(26,040)	-	(9,641)	(35,681)
Marketing expenses	(14,598)	(1,831)	(2)	(16,431)
Finance costs	(8,514)	-	(2,827)	(11,341)
Repair and maintenance expenses	(6,631)	-	(3,154)	(9,785)
Other expenses	(36,290)	(10,964)	(8,600)	(55,854)
Share of profit from associate	378	-	-	378
Profit before tax, directors' remuneration and community responsibility expenses	**131,367**	**11,168**	**52,892**	**195,427**

As at 30 June 2026 (unaudited):	***Retail AED' 000***	***E-commerce AED' 000***	***Real estate AED' 000***	***Total AED' 000***
Segment assets	2,903,090	190	651,376	**3,554,656**
Equity accounted investees	5,989	-	-	**5,989**
Capital expenditure	19,763	-	-	**19,763**
Segment liabilities	712,035	-	335,612	**1,047,647**

For the six-months period ended 30 June 2025 (unaudited)	*Retail AED' 000*	*E-commerce AED' 000*	*Real estate AED' 000*	*Total AED' 000*
Income from sales of goods	950,248	80,794	-	1,031,042
Income from other operating activities	24,774	5,796	87,911	118,481
Other income	4,150	47	289	4,486
Finance income	3,513	-	242	3,755
Cost of goods	(610,746)	(67,006)	-	(677,752)
Staff costs	(98,774)	(3,031)	(8,803)	(110,608)
Depreciation and amortisation expenses	(35,669)	(61)	(10,887)	(46,617)
Utility expenses	(24,318)	-	(8,728)	(33,046)
Marketing expenses	(20,635)	(1,354)	(4)	(21,993)
Finance costs	(12,413)	-	(2,493)	(14,906)
Repair and maintenance expenses	(5,260)	(38)	(1,998)	(7,296)
Other expenses	(33,671)	(7,690)	(6,100)	(47,461)
Share of profit of associate	369	-	-	369
Profit before tax, directors' remuneration and community responsibility expenses	141,568	7,457	49,429	198,454

3 OPERATING SEGMENTS (continued)

B. Segment details (continued)

As at 30 June 2025 (unaudited):	*Retail AED' 000*	*E-commerce AED' 000*	*Real estate AED' 000*	*Total AED' 000*
Segment assets	3,071,385	82	598,030	3,669,497
Equity accounted investees	6,040	-	-	6,040
Capital expenditure	23,108	-	21,536	44,644
Segment liabilities	1,062,747	-	146,152	1,208,899

There were no inter-segment sales during the period. All revenue is earned in the United Arab Emirates. Allocation of expenses is determined by management for resource allocation purposes. The accounting policies of the reportable segments are the same as the Coop's accounting policies used in the audited financial statements for the year ended 31 December 2025.

For the purposes of monitoring segment performance and allocating resources between segments, all assets and liabilities are common within the operating segments and mainly relate to retail segment with exception to investment properties that relate to real estate segment.

4 PROPERTY AND EQUIPMENT

	Land	*Buildings*	*Fit-Out*	*Computer hardware*	*Motor vehicles*	*Furniture and fixtures*	*Equipment and tools*	*Capital work-in-progress*	*Total*
	AED	***AED***	***AED***	***AED***	***AED***	***AED***	***AED***	***AED***	***AED***
Cost									
At 1 January 2025 (audited)	1,262,291,019	1,147,719,981	-	35,026,940	16,912,021	43,325,599	221,101,112	50,690,710	2,777,067,382
Additions	-	8,782,396	5,982,780	1,335,435	-	6,229,826	11,592,498	30,231,363	64,154,298
Transfers from capital work in progress	-	46,937,430	13,283,772	112,623	-	-	221,139	(60,554,964)	-
Transfers to intangible assets	-	-	-	-	-	-	-	(755,000)	(755,000)
Transfer to investment properties	-	(107,078,193)	-	-	-	-	-	-	(107,078,193)
Disposals	(63,975,904)	(29,410)	-	(1,085,071)	(512,900)	(2,691,621)	(8,544,945)	-	(76,839,851)
Write off	-	-	-	-	-	-	-	(11,139,592)	(11,139,592)
At 1 January 2026 (audited)	**1,198,315,115**	**1,096,332,204**	**19,266,552**	**35,389,927**	**16,399,121**	**46,863,804**	**224,369,804**	**8,472,517**	**2,645,409,044**
Additions during the period	-	-	3,996,741	275,205	45,300	3,580,917	3,446,070	8,418,460	19,762,693
Transfer from Right of use asset	-	-	-	-	-	-	-	260,000	260,000
Disposals during the period	-	(251,944)	-	(1,343,079)	(172,000)	(32,592)	(1,222,626)	-	(3,022,241)
Adjustment during the period	-	(902,652)	-	-	-	-	-	-	(902,652)
At 30 June 2026 (unaudited)	**1,198,315,115**	**1,095,177,608**	**23,263,293**	**34,322,053**	**16,272,421**	**50,412,129**	**226,593,248**	**17,150,977**	**2,661,506,844**

4 PROPERTY AND EQUIPMENT (continued)

	Land	*Buildings*	*Fit-Out*	*Computer hardware*	*Motor vehicles*	*Furniture and fixtures*	*Equipment and tools*	*Capital work-in-progress*	*Total*
	AED	*AED*	*AED*	*AED*	*AED*	*AED*	*AED*	*AED*	*AED*
Accumulated depreciation and impairment losses									
At 1 January 2025 (audited)	181,647,386	289,147,256	-	28,157,030	14,063,478	33,577,035	153,352,785	-	699,944,970
Charge for the period	-	23,936,524	1,096,774	2,755,294	944,702	5,809,554	15,725,099	-	50,267,947
(Reversal of) / impairment during the year	(84,003,858)	23,540,572	-	-	-	-	-	-	(60,463,286)
Impairment write off	-	(12,449,156)	-	-	-	-	-	-	(12,449,156)
Disposals	-	(29,409)	-	(1,053,581)	(414,227)	(2,468,857)	(7,795,019)	-	(11,761,093)
At 1 January 2026 (audited)	**97,643,528**	**324,145,787**	**1,096,774**	**29,858,743**	**14,593,953**	**36,917,732**	**161,282,865**	**-**	**665,539,382**
Charge for the period	-	11,762,225	1,128,549	1,187,924	466,396	2,882,865	7,802,438	-	**25,230,397**
Disposals	-	(27,561)	-	(1,340,812)	(172,000)	(29,905)	(883,591)	-	**(2,453,869)**
At 30 June 2026 (unaudited)	**97,643,528**	**335,880,451**	**2,225,323**	**29,705,855**	**14,888,349**	**39,770,692**	**168,201,712**	**-**	**688,315,910**
Net carrying amount									
At 31 December 2025 (audited)	1,100,671,587	772,186,417	18,169,778	5,531,184	1,805,168	9,946,072	63,086,939	8,472,517	1,979,869,662
At 30 June 2026 (unaudited)	**1,100,671,587**	**759,297,157**	**21,037,970**	**4,616,198**	**1,384,072**	**10,641,437**	**58,391,536**	**17,150,977**	**1,973,190,934**

a) Certain buildings of the Coop are constructed on plots of land granted by H.H. Ruler of Dubai. These plots of land are recorded in the Coop's books at nominal value of AED 1.

5 INVENTORIES

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
Goods for resale	**346,883,835**	330,705,180
Imported goods for sale	**2,615,921**	6,815,133
Less: provision for slow moving items	**(1,406,162)**	(3,487,621)
	348,093,594	334,032,692
Consumables	**6,232,224**	5,738,618
Goods in transit	**-**	534,601
	354,325,818	340,305,911

The movement in the provision for slow moving imported inventories is as follows:

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
At the beginning of period / year	**3,487,621**	3,805,682
Reversal for the period / year	**(2,081,459)**	(318,061)
At the end of the period/year	**1,406,162**	3,487,621

The Coop has the right to return or substitute the expired or slow moving goods purchased from local suppliers, therefore the local inventory is not subject to losses as per the agreements with the suppliers. However, imported goods are subject to inventory losses and accordingly are measured at lower of cost or net realizable value.

6 TRADE AND OTHER RECEIVABLES

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
Trade receivables	**24,945,227**	19,466,435
Rent receivables	**25,930,437**	24,340,458
Due from a related party	**12,980,764**	14,499,877
Prepaid expenses	**15,559,904**	9,392,392
Advance to suppliers	**11,545,445**	14,604,441
Deposits	**10,935,649**	11,677,436
Credit card sales receivable	**8,813,812**	10,759,736
Accrued income on short-term deposits	**78,287**	537,346
Other receivables	**15,026,929**	15,599,991
	125,816,454	120,878,112
Less: provision for impairment loss	**(36,318,968)**	(35,708,453)
	89,497,486	85,169,659

6 TRADE AND OTHER RECEIVABLES (continued)

Movements on the provision for impairment loss on trade and rent receivables are as follows:

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
At 1 January	**35,708,453**	40,862,211
Charge / (reversal) during the period / year	**610,515**	(954,872)
Write-off during the period / year	**-**	(4,198,886)
At period end	**36,318,968**	35,708,453

7 BANK BALANCES AND CASH

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
Cash at banks	**51,303,412**	33,492,373
Cash on hand	**2,156,263**	1,895,263
Short term deposits with less than 3 months maturity	**30,000,000**	120,225,950
Total bank balances and cash	**83,459,675**	155,613,586

Cash and cash equivalents for the purpose of interim condensed statement of cash flows are as below;

	30 June 2026 AED (unaudited)	*30 June 2025 AED (unaudited)*
Total bank balances and cash	**83,459,675**	118,014,498
Deposits with maturity more than three months	**-**	(52,200,000)
Bank overdraft	**-**	(99,983,815)
Cash and cash equivalents	**83,459,675**	(34,169,317)

8 SHARE CAPITAL

	30 June 2026 (unaudited)	*31 December 2025 (audited)*
Number of shares	**1,764,138,140**	1,764,138,140
Ordinary shares in AED	**1,764,138,140**	1,764,138,140

There has been no movement in the number and value of shares in both reporting periods.

9 LEGAL RESERVE

In accordance with the article 52 of the Cabinet Resolution of 2024 Concerning the Executive Regulations of Federal Decree-Law of 2022 Concerning Cooperative Associations, 10% of the profit for the year is transferred to a legal reserve, which is not distributable. Transfers to this reserve are required to be made until such time as it equals at least 50% of the paid-up share capital. Transfers to the legal reserve have not been made during the period ended 30 June 2026 as a result of reaching the 50% capital rule in prior years.

10 EARNINGS PER SHARE

	Six-months period ended 30 June (unaudited)		*Three-months period ended 30 June (unaudited)*	
	2026	*2025*	***2026***	*2025*
Profit for the period (AED)	**173,695,505**	173,573,926	**71,351,463**	74,216,121
Number of shares	**1,764,138,140**	1,764,138,140	**1,764,138,140**	1,764,138,140
Earnings per share - Basic (AED)	**0.10**	0.10	**0.04**	0.04

Earnings per share is calculated by dividing the profit for the period attributable to the shareholders of the Coop, by the weighted average number of shares outstanding during the period excluding treasury shares. The Coop has not issued any instruments which would have a dilutive impact on earnings per share when exercised.

11 TRADE AND OTHER PAYABLES

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
Trade payables	**316,044,085**	260,895,730
Unearned rental income	**27,909,891**	29,742,242
Provision for staff expenses	**9,290,793**	28,883,815
Accruals	**17,411,235**	18,057,209
Retentions payable	**2,136,160**	2,435,424
Due to a related party *(refer to note 12)*	**372,404**	734,424
Other payables	**30,597,690**	50,713,930
	403,762,258	391,462,774

12 RELATED PARTY TRANSACTIONS AND BALANCES

The Coop, in the normal course of business, carries out transactions with other business entities that fall within the definition of a related party as per IAS 24. Related parties comprise the Coop's directors, associates and other businesses over which the members have the ability to control or exercise significant influence over their financial and operating decisions and key management personnel.

(a) Related party transactions

During the year, the following significant transactions were carried out with related parties at mutually agreed terms and conditions:

	For six-months period ended 30 June		***For three-months period ended 30 June***	
	2026 AED (unaudited)	*2025 AED (unaudited)*	***2026 AED (unaudited)***	*2025 AED (unaudited)*
Consumer Co-operative Union (associate)				
Purchases of goods	**5,016,387**	7,181,728	**1,211,242**	3,361,100
Payments	**5,097,775**	4,844,653	**1,632,822**	1,048,836
Umm Al Quwain Co-operative Society (affiliate)				
Sale of goods, net	**3,231,596**	2,747,370	**1,400,114**	695,551
Expense allocation	**508,297**	488,257	**210,422**	196,608

12 RELATED PARTY TRANSACTIONS AND BALANCES (continued)

(b) Key management remuneration excluding Board of Directors

	For six-months period ended 30 June		***For three-months period ended 30 June***	
	2026	*2025*	***2026***	*2025*
	AED	*AED*	***AED***	*AED*
	(unaudited)	*(unaudited)*	***(unaudited)***	*(unaudited)*
Salaries and short-term benefits	**5,729,501**	6,758,042	**2,827,396**	3,311,623
Provision for end of service benefits	**131,944**	242,464	**65,972**	63,000
Contribution paid to social security scheme	**187,500**	206,250	**93,750**	93,750

(c) Remuneration to the Board of Directors

During the General Assembly meeting held on 7 April 2026, the shareholders approved directors' remuneration amounting to AED 5,250,000 in respect of services rendered during the year ended 31 December 2025. The approved remuneration was paid in full during the six-month period ended 30 June 2026.

(d) Related party balances

	30 June 2026	*31 December 2025*
	AED	*AED*
	(unaudited)	*(audited)*
Due from a related party – affiliate		
Umm Al Quwain Co-operative	**12,980,764**	14,499,877
Due to a related party – associate		
Consumer Co-operative Union	**372,404**	734,424

13 REVENUE FROM SALE OF GOODS

	For six-months period ended 30 June		***For three-months period ended 30 June***	
	2026	*2025*	***2026***	*2025*
	AED	*AED*	***AED***	*AED*
	(unaudited)	*(unaudited)*	***(unaudited)***	*(unaudited)*
Sale of goods – Retail	**1,108,470,358**	1,031,742,179	**506,840,181**	497,061,702
Discounts – Retail	**(83,577,322)**	(81,493,942)	**(34,596,168)**	(37,287,198)
	1,024,893,036	950,248,237	**472,244,013**	459,774,504
Sale of goods - E-commerce	**125,490,456**	88,736,583	**61,667,043**	45,262,099
Discounts - E-commerce	**(9,699,376)**	(7,942,665)	**(4,833,864)**	(3,904,552)
	115,791,080	80,793,918	**56,833,179**	41,357,547
Total sales of goods*	**1,140,684,116**	1,031,042,155	**529,077,192**	501,132,051

*This income relates to sales of goods to customers in the supermarkets and through e-commerce. Products sold are transferred at a point in time. All of the sales were made within the United Arab Emirates.

14 COMMITMENTS AND CONTINGENCIES

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
Capital commitments	**4,949,316**	7,493,412
Letters of guarantee	**2,034,958**	2,034,958

15 FINANCIAL INSTRUMENTS BY CATEGORY

	30 June 2026 AED (unaudited)	*31 December 2025 AED (audited)*
Financial assets		
Trade receivables and other receivables - excluding prepayments and advances to suppliers	**98,711,105**	96,881,279
Bank balances	**81,303,412**	153,718,323
	180,014,517	250,599,602
Financial liabilities		
Trade and other payables (excluding VAT and unearned income)	**373,550,159**	358,712,012
	373,550,159	358,712,012

16 CORPORATE TAX

On 9 December 2022, the UAE Ministry of Finance released Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses ("UAE CT Law" or the "Law") to enact a Federal corporate tax ("CT") regime in the UAE. Current taxes shall be accounted for as appropriate in the financial statements for the period beginning on 1 January 2024.

The taxable income of the entities that are in scope for UAE CT purposes will be subject to the rate of 9% corporate tax. The income tax expense recognised in each interim period is based on the best estimate of the weighted-average annual income tax rate expected for the full year applied to the pre-tax income of the interim period.

The major components of income tax expense for the periods ended 30 June 2026 and 30 June 2025 are:

	For six-months period ended 30 June		***For three-months period ended 30 June***	
	2026 AED (unaudited)	*2025 AED (unaudited)*	***2026 AED (unaudited)***	*2025 AED (unaudited)*
Statement of profit or loss				
Current tax charge	**17,599,226**	18,435,627	**7,187,353**	8,379,685

16. CORPORATE TAX (continued)

Reconciliation of tax expense and the accounting profit is as below:

	For six-months period ended 30 June		For three-months period ended 30 June	
	2026 AED (unaudited)	2025 AED (unaudited)	**2026 AED (unaudited)**	2025 AED (unaudited)
Accounting profit before tax	**191,294,731**	192,009,553	**78,538,816**	82,595,809
At United Arab Emirates' statutory income tax rate	**17,216,526**	17,280,860	**7,068,494**	7,079,159
Adjustments for amounts which are non-deductible / (taxable)				
Non deductible expenses	**392,549**	588,480	**144,456**	521,277
Effect of standard exemption	**(33,750)**	(33,750)	**-**	-
Others	**23,901**	600,037	**(25,597)**	779,249
Income tax charge for the period	**17,599,226**	18,435,627	**7,187,353**	8,379,685
Effective tax rate	**9.20%**	9.60%	**9.11%**	10.15%

	30 June 2026 AED (unaudited)	31 December 2025 AED (audited)
Current and deferred tax position		
Current tax payable	**48,260,011**	30,660,785
Deferred tax liability - net	**6,981,156**	6,981,156

	30 June 2026 AED (unaudited)	31 December 2025 AED (audited)
Movement - current tax liability		
At 1 January (audited)	**30,660,785**	31,048,400
Paid during the period / year	**-**	(30,436,205)
Current tax charge for the period / year	**17,599,226**	30,048,590
	48,260,011	30,660,785

17 DIVIDENDS AND RETURNS ON MEMBERS' DEALINGS

During the General Assembly meeting held on 7 April 2026, the Shareholders have approved the following dividend declaration of AED 281,193,478;

- Cash dividend totalling to AED 244,379,817 being 14% of existing share capital; and
- Returns on members' dealings with a total value of AED 36,813,661 being 5% return on members' purchases during the year ended 31 December 2025.

The dividend and returns on members' dealings were paid during the period ended 30 June 2026.

18 SUBSEQUENT EVENTS

No subsequent events are known that might have a material influence on the assets, liabilities, interim financial position and interim profit or loss of the Coop.