



Directors' Report For the Period Ended 31 March 2026

The Board of Directors is pleased to present their report and the condensed consolidated interim financial statements Al Khaleej Investment PSC and its subsidiaries (collectively, the 'Group') for the three months ended 31 March 2026.

Principal Activities of the Group

The principal activities of the Group include investment, development, establishment, and management of real estate enterprises; private fund investment; building maintenance; and commercial enterprise investment and management.

Financial Review

The tables below summarize the results for the three-month period ended 31 March 2026, compared to the same period in 2025, presented in AED '000s.

Financial Results Summary	3M- 2026	3M-2025
Revenue	1,215	3,099
Gross Profit	1,042	2,723
Net Gain from Investments (FVTPL)	(2,422)	(2,027)
Net (Loss) / Profit Before Tax	(7,618)	(1,875)
Net (Loss) / Profit for the Period	(7,618)	(1,875)
Basic Earnings per Share (AED)	(0.0726)	(0.0179)

Financial Position Summary	3M- 2026
Total Assets	302,330
Total Liabilities	24,329
Total Equity	278,001

Statement of Cash Flows Summary	3M- 2026
Net Cash generated from Operating Activities	(7,099)
Net Cash used in Investing Activities	25,564
Net Cash from Financing Activities	(16,179)

Role of the Directors

The Directors continue to serve as the Group's principal decision-making body. They are responsible for setting strategy, overseeing performance, guiding management, and ensuring sustainable shareholder value. Their oversight encompasses corporate governance, risk management, and strategic development of both financial and real estate portfolios.

Al Khaleej Investment PSC and its subsidiaries

Directors' Report *(continued)*

For the Period Ended 31 March 2026

Events After the Period End

During the period, regional geopolitical developments in the Middle East have introduced a degree of uncertainty to the operating environment. The Group continues to monitor the situation closely and remains cautious, aware, and vigilant. As at the date of this report, no material impact on operations, liquidity, or financial position has been observed; however, the situation remains fluid and will be assessed on an ongoing basis.

Statement of Directors' Responsibilities

The Board of Directors affirm that the condensed consolidated interim financial statements for the three-months ended 31 March 2026, have been prepared in accordance with applicable financial reporting standards and statutory requirements. The Directors ensure that accurate and sufficient accounting records have been maintained, enabling the financial position and performance to be fairly presented.

The accounting policies and practices adopted are consistent with those used in the latest audited financial statements for the year ended 31 December 2025, unless specified otherwise. The financial statements accurately reflect the transactions carried out during the period and fairly present the Group's financial condition and operational results.

These condensed consolidated interim financial statements have been prepared on a going concern basis and were approved by the Board of Directors and signed on behalf of the Group by its authorized representative.

H.E. Khalifa Alkhoori

Chairman

14-May-2026

