# Umm Al Qaiwain General Investments Company P.S.C.

## A Public Shareholding Company

## Umm Al Quwain

## United Arab Emirates

## Condensed Interim Financial Information (Unaudited)

## And Review Report For The Nine Months

## Period Ended September 30, 2026

# Umm Al Qaiwain General Investments Company P.S.C.
## A Public Shareholding Company
## Umm Al Quwain
## United Arab Emirates

## Condensed Interim Financial Information (Unaudited)
## And Review Report For The Nine Months
## Period Ended September 30, 2026

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# REPORT ON REVIEW OF CONDENSED INTERIM FINANCIAL INFORMATION

**To the Board of Directors**
**Umm Al Qawain General Investments Company P.S.C.**
**A Public Shareholding Company**
**Umm Al Qawain- United Arab Emirates**

***Introduction***

We have reviewed the accompanying condensed interim statement of financial position of **Umm Al Qawain General Investments Company P.S.C. -** Public Shareholding Company as of September 30, 2026. the related condensed interim statements of profit or loss and comprehensive income, changes in equity and cash flows for the nine-months period then ended and a summary of significant accounting policies and selected explanatory notes. Management is responsible for the preparation and fair presentation of these condensed interim financial information in accordance with International Accounting Standard No. 34, "*Interim Financial Reporting*". Our responsibility is to express a conclusion on this condensed interim financial information 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 condensed interim financial information are not prepared, in all material respects, in accordance with International Accounting Standard No. 34 "*Interim Financial Reporting*".

For **TALAL ABU-GHAZALEH & CO. INTERNATIONAL**

**TALAT ZABEN**
**LICENSED AUDITOR NO. 68**
Ras Al Khaimah
October 31, 2026

# UMM AL QAIWAIN GENERAL INVESTMENTS COMPANY P.S.C.
## A PUBLIC SHAREHOLDING COMPANY
## UMM AL QUWAIN
## UNITED ARAB EMIRATES
## CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
## AS AT SEPTEMBER 30, 2026 (UNAUDITED)

**EXHIBIT A**

| | Note | September 30 2026 (Unaudited) AED | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|---|
| **ASSETS** | | | | |
| **Non-current assets** | | | | |
| Investment property | 4 | **213,426,340** | 213,426,340 | 213,426,340 |
| Investments at fair value through other comprehensive income (FVTOCI) | 5/a | **287,698,616** | 297,164,309 | 275,519,361 |
| **Total non-current assets** | | **501,124,956** | 510,590,649 | 488,945,701 |
| **Current assets** | | | | |
| Investments at fair value through profit or loss (FVTPL) | 5/b | **352,044,108** | 341,404,343 | 305,899,283 |
| Trade and other receivables | 7 | **154,016** | 423,847 | 172,510 |
| Cash and cash equivalents | 8 | **2,971,435** | 5,548,477 | 2,138,831 |
| **Total current assets** | | **355,169,559** | 347,376,667 | 308,210,624 |
| **TOTAL ASSETS** | | **856,294,515** | 857,967,316 | 797,156,325 |
| **EQUITY AND LIABILITIES** | | | | |
| **Equity** | | | | |
| Share capital | 9 | **363,000,000** | 363,000,000 | 363,000,000 |
| Legal reserve | 10 | **63,116,595** | 63,116,595 | 55,088,699 |
| Investments revaluation reserve-(FVTOCI) | 11 | **88,060,411** | 96,038,525 | 63,826,852 |
| Land revaluation reserve | 12 | **179,586,655** | 179,586,655 | 179,586,655 |
| Retained earnings | | **95,546,909** | 87,225,895 | 77,862,028 |
| **Total equity** | | **789,310,570** | 788,967,670 | 739,364,234 |
| **Non-current liabilities** | | | | |
| Employees' end of service benefits | | **791,166** | 622,145 | 616,773 |
| Deferred tax liabilities | 6/a | **5,760,058** | 6,130,581 | 5,974,933 |
| **Total non-current liabilities** | | **6,551,224** | 6,752,726 | 6,591,706 |
| **Current liabilities** | | | | |
| Trade and other payables | | **52,094,672** | 50,458,372 | 48,660,154 |
| Income tax payable | 6/b | **164,381** | 626,137 | 585,330 |
| Bank overdraft | 13 | **8,173,668** | 11,162,411 | 1,954,901 |
| **Total current liabilities** | | **60,432,721** | 62,246,920 | 51,200,385 |
| **Total liabilities** | | **66,983,945** | 68,999,646 | 57,792,091 |
| **TOTAL EQUITY AND LIABILITIES** | | **856,294,515** | 857,967,316 | 797,156,325 |

The condensed interim financial information was approved by the Board of Directors on October 31, 2026

**Salem Abdulla Salem Al Hosani**
**Chairman**

The accompanying notes are an integral part of this condensed interim financial statements (unaudited).

# UMM AL QAIWAIN GENERAL INVESTMENTS COMPANY P.S.C.
## A PUBLIC SHAREHOLDING COMPANY
## UMM AL QUWAIN
## UNITED ARAB EMIRATES

## CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS
## FOR THE NINE -MONTHS PERIOD ENDED SEPTEMBER 30, 2026 (UNAUDITED)

**EXHIBIT B-1**

| | Note | Nine months period ended | | Three months period ended | |
|---|---|---|---|---|---|
| | | **September 30, 2026 (Unaudited)** | September 30, 2025 (Unaudited) | **September 30, 2026 (Unaudited)** | September 30, 2025 (Unaudited) |
| **Revenues** | | **AED** | AED | **AED** | AED |
| Profit from investment in shares | 15 | **36,126,445** | 34,860,978 | **1,170,263** | 7,580,150 |
| Change in fair value of investments at FVTPL | 5/a | **2,425,088** | 34,869,643 | **6,913,265** | 15,082,509 |
| **Total revenue** | | **38,551,533** | 69,730,621 | **8,083,528** | 22,662,659 |
| **Expenses** | | | | | |
| Finance costs | | **(288,985)** | (367,674) | **(47,976)** | (29,863) |
| Foreign exchange loss | | **(116,408)** | (192,609) | **-** | (135,607) |
| General and administrative expenses | 16 | **(3,721,419)** | (2,758,447) | **(1,078,250)** | (687,037) |
| **Total expenses** | | **(4,126,812)** | (3,318,730) | **(1,126,226)** | (852,507) |
| **Net profit before tax for the period** | | **34,424,721** | 66,411,891 | **6,957,302** | 21,810,152 |
| Corporate tax credit / (expense) | 6/b | **92,675** | (1,183,114) | **(115,712)** | (379,511) |
| **Net profit after tax for the period** | | **34,517,396** | 65,228,777 | **6,841,590** | 21,430,641 |
| **Basic earnings per share** | 18 | **0.095** | 0.180 | **0.019** | 0.059 |

The accompanying notes are an integral part of this condensed interim financial statements (unaudited).

# UMM AL QAIWAIN GENERAL INVESTMENTS COMPANY P.S.C.
## A PUBLIC SHAREHOLDING COMPANY
## UMM AL QUWAIN
## UNITED ARAB EMIRATES

## CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME
## FOR THE NINE -MONTHS PERIOD ENDED SEPTEMBER 30, 2026 (UNAUDITED)

**EXHIBIT B-2**

| | Note | Nine months period ended | | Three months period ended | |
|---|---|---|---|---|---|
| | | September 30, 2026 (Unaudited) | September 30, 2025 (Unaudited) | September 30, 2026 (Unaudited) | September 30, 2025 (Unaudited) |
| | | AED | AED | AED | AED |
| **Net profit after tax for the period** | | **34,517,396** | 65,228,777 | **6,841,590** | 21,430,641 |
| **Other comprehensive income for the period** | | | | | |
| Items that will not be reclassified subsequently to profit or loss | | | | | |
| Change in fair value of investments at FVTOCI | 5/a | **(8,091,581)** | 44,644,371 | **526,339** | 36,707,587 |
| Profit from sale of investments at FVTOCI | | **2,843,618** | 246,182 | **-** | 34,682 |
| Loss from the write-off of investments at FVTOCI | | **-** | (868,700) | **-** | - |
| The effect of deferred tax on OCI | | **113,467** | (804,291) | **(54,288)** | (4,392,774) |
| **Total (loss) / profit other comprehensive income for the period** | | **(5,134,496)** | 43,217,562 | **472,051** | 32,349,495 |
| **Total comprehensive income for the period** | | **29,382,900** | 108,446,339 | **7,313,641** | 53,780,136 |

The accompanying notes are an integral part of this condensed interim financial statements (unaudited).

# UMM AL QAIWAIN GENERAL INVESTMENTS COMPANY P.S.C.
## A PUBLIC SHAREHOLDING COMPANY
## UMM AL QUWAIN
## UNITED ARAB EMIRATES

## CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY
## FOR THE NINE -MONTHS PERIOD ENDED SEPTEMBER 30, 2026 (UNAUDITED)

**EXHIBIT C**

| | Share capital AED | Legal reserve AED | Investment revaluation reserve- (FVTOCI) AED | Land revaluation reserve AED | Retained earnings AED | Total AED |
|---|---|---|---|---|---|---|
| **Balance at December 31, 2024** | **363,000,000** | **55,088,699** | **(24,406,122)** | **179,586,655** | **80,679,548** | **653,948,780** |
| Net profit for the period | - | - | - | - | 65,228,777 | 65,228,777 |
| Other comprehensive income | - | - | 44,644,371 | - | (622,518) | 44,021,853 |
| The effect of deferred tax on OCI | - | - | (804,291) | - | - | (804,291) |
| **Total comperhensive income for the period** | **-** | **-** | **43,840,080** | **-** | **64,606,259** | **108,446,339** |
| Adjustments | - | - | - | - | 99,115 | 99,115 |
| Dividend distribution | - | - | - | - | (21,780,000) | (21,780,000) |
| Board of Directors' remuneration | - | - | - | - | (1,350,000) | (1,350,000) |
| Transfer to retained earnings from the write-off of investments at FVTOCI | - | - | 44,392,894 | - | (44,392,894) | - |
| **Balance as at September 30, 2025** | **363,000,000** | **55,088,699** | **63,826,852** | **179,586,655** | **77,862,028** | **739,364,234** |
| **Balance at December 31, 2025** | **363,000,000** | **63,116,595** | **96,038,525** | **179,586,655** | **87,225,895** | **788,967,670** |
| Net profit for the period | - | - | - | - | 34,517,396 | 34,517,396 |
| Other comprehensive income | - | - | (8,091,581) | - | 2,843,618 | (5,247,963) |
| The effect of deferred tax on OCI | - | - | 113,467 | - | - | 113,467 |
| **Total comperhensive income for the period** | **-** | **-** | **(7,978,114)** | **-** | **37,361,014** | **29,382,900** |
| Dividends distribution | - | - | - | - | (29,040,000) | (29,040,000) |
| **Balance as at September 30, 2026** | **363,000,000** | **63,116,595** | **88,060,411** | **179,586,655** | **95,546,909** | **789,310,570** |

The accompanying notes are an integral part of this condensed interim financial statements (unaudited).

# UMM AL QAIWAIN GENERAL INVESTMENTS COMPANY P.S.C.
## A PUBLIC SHAREHOLDING COMPANY
## UMM AL QUWAIN
## UNITED ARAB EMIRATES
## CONDENSED INTERIM STATEMENT OF CASH FLOWS
## FOR THE NINE -MONTHS PERIOD ENDED SEPTEMBER 30, 2026 (UNAUDITED)

**EXHIBIT D**

| | September 30 2026 (Unaudited) | September 30 2025 (Unaudited) |
|---|---|---|
| **Cash flows from operating activities** | **AED** | AED |
| Net profit before tax for the period | **34,424,721** | 66,411,891 |
| **Adjustments for:** | | |
| Adjustments | **-** | 99,115 |
| Employees' end of service benefits provision | **169,021** | 30,593 |
| Profit from investment in shares | **(36,126,445)** | (34,668,369) |
| Change in fair value of investments at FVTPL | **(2,425,088)** | (34,869,643) |
| Finance costs | **288,985** | 367,674 |
| **Operating (loss) before working capital adjustments** | **(3,668,806)** | (2,628,739) |
| Trade and other receivables | **269,831** | 2,597 |
| Trade and other payables | **(2,120,850)** | (1,430,137) |
| **Cash (used in) operating activities** | **(5,519,825)** | (4,056,279) |
| Finance costs | **(288,985)** | (367,674) |
| Net movement on investment in shares | **(6,840,565)** | 274,065 |
| Proceed from sale of investments and dividends received | **38,970,063** | 34,045,850 |
| Corporate tax expense paid during the year | **(626,137)** | - |
| **Net cash flows provided by operating activities** | **25,694,551** | 29,895,962 |
| | | |
| **Cash flows from financing activities** | | |
| Paid to shareholders | **(25,282,850)** | (20,190,614) |
| Bank overdraft | **(2,988,743)** | (7,425,400) |
| Board of Director's remuneration | **-** | (1,350,000) |
| **Net cash flows (used in) financing activities** | **(28,271,593)** | (28,966,014) |
| | | |
| **Net (decrease) / increase in cash and cash equivalents** | **(2,577,042)** | 929,948 |
| Cash and cash equivalents at the beginning of the period | **5,548,477** | 1,208,883 |
| **Cash and cash equivalents at the end of the period - Exhibit A & Note 8** | **2,971,435** | 2,138,831 |

The accompanying notes are an integral part of this condensed interim financial statements (unaudited).

## NOTES TO CONDENSED INTERIM FINANCIAL INFORMATION
## FOR THE NINE -MONTHS PERIOD ENDED SEPTEMBER 30, 2026 (UNAUDITED)

### 1. GENERAL INFORMATION:

**Umm Al Qaiwain General Investments Company** (Formerly Umm Al Qaiwain Cement Industries Company), a Public Shareholding Company was incorporated by Amiri Decree number 2/82 on February 11, 1982 (hereinafter referred to as "the Company").

The Company had obtained approval from the Securities and Commodities Authority to change the commercial activities and trade name to become Umm Al Qaiwain General Investments Company P.S.C. and obtained a commercial license from the Department of Economic Development – Umm Al Quwain on April 24, 2016.

The Company's business activity is development, establishment and management of real estate enterprises, funds and stocks investments (stocks and bonds), investment, establishment and institution in commercial enterprises, entertainment, agriculture, tourism, industrial, infrastructure, educational services, health, energy and ownership and investment of classes and units in the buildings of the investment areas.

The Company is domiciled at Umm Al Quwain, United Arab Emirates.

The registered address of the Company is Umm Al Quwain – UAE. P.O. Box 816.

In January 2025, the Company's Management established a new entity in the Dubai Free Zone (Dubai Silicon Oasis) under License No. 55931, named Mastery Services - FZCO. The licensed activities of the company include investment in commercial enterprises and management. In January 2026 the management canceled this license.

### 2. BASIS OF PREPARATION AND ACCOUNTING POLICIES:

**Basic of Preparation**

The accompanying condensed interim financial statements are prepared in accordance with IAS 34- "Interim Financial Reporting". These condensed interim financial statements should be read in conjunction with the financial statements of the Company's for the year ended December 31, 2025.

The condensed interim financial statements do not contain all information and disclosures required for full annual financial statements prepared in accordance with International Financial Reporting Standards. In addition, results for nine-months period ended September 30, 2026 are not necessarily indicative of the results that may be expected for the financial year ending December 31, 2026.

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

The significant professional judgments used by management in applying the Company's accounting policies and other major sources of estimation uncertainty are the same as those applied in the financial statements for the year ending on December 31, 2025.

## 2. BASIS OF PREPARATION AND ACCOUNTING POLICIES: (Continued...)

**Going Concern**

In light of prevailing economic conditions, the Company's Management with available information about future risk and uncertainties has performed an assessment whether the Company is going concern. Based on the assessment, the Company's Management have concluded that at present the Company has sufficient resources to continue in operational existence and going concern assumptions remains largely unaffected from December 31, 2025. As a result, these interim condensed financial statements have been prepared on a going concern basis.

## 3. SIGNIFICANT ACCOUNTING POLICIES

This interim condensed financial information has been prepared in accordance with the accounting policies and methods of computation adopted in the audited financial statements for the year ended December 31, 2025.

### 3-1 Critical judgments and estimates

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

In preparing this interim condensed financial information, the significant judgments made by management in applying the Company's accounting policies and the key sources of estimation uncertainty were the same as those applied to the annual audited financial statements as at and for the year ended December 31, 2025.

Based on the management's assessment, it believes that the Company has the required liquidity and plans to settle its current liabilities. Also, the management is continuously revising their assumptions, estimates and judgments and monitoring the liquidity position according to emerging events.

## 4. INVESTMENT PROPERTY:

Investment property shown in **Exhibit A** amounting to **AED 213,426,340** for the period ended September 30, 2026 (AED 213,426,340 for the year 2025) represents a land with an area of 10,671,317 square feet. This land was evaluated based on evaluations from independent evaluators.

## 5. INVESTMENT IN SECURITIES:

### a) INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (FVTOCI):

| | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| Quoted | **285,253,292** | 295,066,370 | 272,706,325 |
| Unquoted | **2,445,324** | 2,097,939 | 2,813,036 |
| **Total - Exhibit A** | **287,698,616** | 297,164,309 | 275,519,361 |

Investments are distributed according to their geographical location as follows:

| **Quoted** | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| In UAE | **259,425,141** | 266,033,513 | 237,465,285 |
| In GCC countries | **25,828,151** | 29,032,857 | 35,241,040 |
| **Total** | **285,253,292** | 295,066,370 | 272,706,325 |

| **Unquoted** | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| In GCC countries | **2,445,324** | 2,097,939 | 2,813,036 |
| **Total** | **2,445,324** | 2,097,939 | 2,813,036 |

The movement in investments during the period was as follows:

| | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| Beginning balance | **297,164,309** | 233,980,272 | 233,980,272 |
| Net movement during the period | **(1,374,112)** | (13,624,790) | (3,105,282) |
| Change in fair value | **(8,091,581)** | 76,808,827 | 44,644,371 |
| **Ending balance** | **287,698,616** | 297,164,309 | 275,519,361 |

- The investments above include shares of AED **139,510,086** that are pledged as securities against bank facilities granted to the Company.

## 5. INVESTMENT IN SECURITIES: (Continued...)

### b) INVESTMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS (FVTPL):

All investments through profits or losses are listed, distributed according to their geographical location as follows:

| | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| In UAE | **315,987,028** | 301,728,596 | 266,553,335 |
| In GCC countries | **36,057,080** | 39,675,747 | 39,345,948 |
| **Total - Exhibit A** | **352,044,108** | 341,404,343 | 305,899,283 |

The movement in these investments during the period was as follows:

| | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| Beginning balance | **341,404,343** | 268,198,423 | 268,198,423 |
| Net movement during the period | **8,214,677** | 20,904,736 | 2,831,217 |
| Change in fair value | **2,425,088** | 52,301,184 | 34,869,643 |
| **Ending balance** | **352,044,108** | 341,404,343 | 305,899,283 |

## 6. CORPORATE TAX:

Deferred tax assets and liabilities as of September 30, 2026 and 2025 are as follows:

| | **September 30, 2026 (Unaudited) AED** | September 30, 2025 (Unaudited) AED |
|---|---|---|
| **Deferred tax assets** | | |
| 9% of the allowance for expenses | - | - |
| **Total - Exhibit A** | - | - |
| **Deferred tax liabilities** | | |
| 9% of the difference in revaluing investments at FVTPL | **1,060,078** | 1,142,637 |
| 9% of the difference in revaluing investments at FVTOCI | **4,699,980** | 4,832,296 |
| **Total - Exhibit A** | **5,760,058** | 5,974,933 |

## 6. CORPORATE TAX: (Continued...)

- Deferred tax assets represent the provisions for expenses that are expected to be deductible for tax purposes in the future upon their realizations. These expenses are excluded from the taxable income calculation.

- Deferred tax liabilities represent the tax effect arising from the revaluation of financial assets at fair value and are expected to become payable for tax purposes upon the realization of the related unrealized gains.

- The differences between International Financial Reporting Standards (IFRS) and the Statutory Taxation Regulations the United Arab Emirates gives rise to temporary differences between carrying amount of assets and liabilities for financial reporting purposes and their tax bases.

**Income tax credit**

The main components of the corporate tax expense provisions in the statement of profit or loss are as follows:

| | Nine months period ended | | Three months period ended | |
|---|---|---|---|---|
| | **September 30, 2026 (Unaudited) AED** | September 30, 2025 (Unaudited) AED | **September 30, 2026 (Unaudited) AED** | September 30, 2025 (Unaudited) AED |
| Current income tax charges | **(164,381)** | 585,330 | **19,329** | 569,178 |
| Deferred income tax Credit / (charge) | **257,056** | 597,784 | **(135,041)** | (189,667) |
| **Total - Exhibit B** | **92,675** | 1,183,114 | **(115,712)** | 379,511 |

## 7. TRADE AND OTHER RECEIVABLES:

This item consists of the following:

| | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| Cash balance with brokers | **31,900** | 340,607 | 83,582 |
| Prepaid expenses | **111,526** | 72,650 | 71,577 |
| Due from employees | - | - | 6,761 |
| Bank guarantees | **1,590** | 1,590 | 1,590 |
| Others | **9,000** | 9,000 | 9,000 |
| **Total - Exhibit A** | **154,016** | 423,847 | 172,510 |

## 8. CASH AND CASH EQUIVALENTS:

This item consists of the following:

| | **September 30 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30 2025 (Unaudited) AED |
|---|---|---|---|
| Petty cash | **11,605** | 15,159 | 20,538 |
| Cash at banks- UAE | **603,200** | 103,270 | 596,480 |
| Cash at banks- Kuwait | **2,356,630** | 5,430,048 | 1,521,813 |
| **Total - Exhibits (A & D)** | **2,971,435** | 5,548,477 | 2,138,831 |

## 9. SHARE CAPITAL:

The Company's Share Capital as shown in **Exhibit A** amounting to **AED 363,000,000** consists of fully paid-up **363,000,000** shares of one Dirham par value for each share.

## 10. LEGAL RESERVE:

As mentioned in the Company Law of United Arab Emirates, 10% of the profit for the year is to be transferred to legal reserve. The shareholders may resolve to discontinue such annual transfers when the reserve equals one half of the share capital. The reserve is not available for distribution.

## 11. INVESTMENT REVALUATION RESERVE – (FVTOCI):

The investment revaluation reserve - (FVTOVI) i.e. fair value through other comprehensive income represents the accumulated gains or losses resulting from the revaluation of financial assets at fair value through other comprehensive income.

## 12. LANDS REVALUATION RESERVE:

The lands revaluation reserve represents the increase or decrease in the value of lands in previous years resulting from the revaluation of the lands at fair value by independent evaluator at the end of previous financial years.

## 13. BANK OVERDRAFT:

The bank overdraft represents the withdrawn overdraft balances from bank facilities granted to the Company from local banks in UAE against guarantees of securities of AED **139,510,086.**

## 14. DIVIDENDS:

The General Assembly, held on April 15, 2026, decided to distribute cash dividends to shareholders at 8% of the paid-up capital amounting to AED 29,040,000 (AED 21,780,000 at a value of 6 fils per share for the fiscal year 2024). It also approved Board of Directors' remuneration in the amount of AED 1,350,000 (AED 1,350,000 for 2024).

## 15. PROFIT FROM INVESTMENT IN SHARES:

This item consists of the following:

| | Nine months period ended | | Three months period ended | |
|---|---|---|---|---|
| | September 30, 2026 (Unaudited) AED | September 30, 2025 (Unaudited) AED | September 30, 2026 (Unaudited) AED | September 30, 2025 (Unaudited) AED |
| Dividend income | **35,735,669** | 27,354,463 | **1,170,263** | 1,391,011 |
| Profits from sale of shares | **390,776** | 7,506,515 | **-** | 6,189,139 |
| **Total - Exhibit B** | **36,126,445** | 34,860,978 | **1,170,263** | 7,580,150 |

## 16. GENERALAND ADMINSTRATIVE EXPENSES:

This item consists of the following:

| | Nine months period ended | | Three months period ended | |
|---|---|---|---|---|
| | September 30, 2026 (Unaudited) AED | September 30, 2025 (Unaudited) AED | September 30, 2026 (Unaudited) AED | September 30, 2025 (Unaudited) AED |
| Salaries, wages and bonuses | **953,792** | 1,051,109 | **295,437** | 296,125 |
| Investment management expenses | **719,000** | 706,250 | **241,200** | 236,000 |
| Donation | **575,000** | - | **225,000** | - |
| Government fees and professional fees | **373,143** | 217,928 | **79,500** | 32,020 |
| Leave salary expenses | **159,024** | 131,205 | **38,225** | 5,201 |
| Insurance expense | **134,327** | 116,242 | **-** | 3,387 |
| Membership licenses and subscriptions | **128,437** | 126,025 | **128,437** | - |
| End of service expenses | **127,683** | 31,392 | **9,070** | 6,171 |
| Rent | **105,499** | 89,517 | **35,600** | 29,762 |
| Telephone, internet and fax expenses | **35,347** | 28,231 | **13,357** | 9,015 |
| Water and electricity | **15,464** | 19,318 | **11,038** | 13,701 |
| Advertising | **12,464** | 53,606 | **-** | - |
| Miscellaneous expenses | **382,239** | 187,624 | **1,386** | 55,655 |
| **Total - Exhibit B** | **3,721,419** | 2,758,447 | **1,078,250** | 687,037 |

## 17. GEOGRAPHICAL SEGMENTS:

The Company's geographical segments are based on the location of the Company's assets. The two geographical segments in which the Company operates comprise of UAE and GCC.

### a) Assets Distribution:

The following table shows the distribution of the Company's segment assets by geographical market:

| | **September 30, 2026 (Unaudited) AED** | December 31 2025 ( Audited) AED | September 30, 2025 (Unaudited) AED |
|---|---|---|---|
| In UAE | **789,607,329** | 781,730,724 | 718,150,905 |
| In GCC countries | **66,687,186** | 76,236,592 | 79,005,420 |
| **Total** | **856,294,515** | 857,967,316 | 797,156,325 |

## 17. GEOGRAPHICAL SEGMENTS: (Continued...)

### b) Financial assets at fair value distribution:

The following table shows information about financial assets, geographical distribution, and the nature of the activities invested in:

| | September 30, 2026 | | December 31, 2025 | | September 30, 2025 | | Total | | |
|---|---|---|---|---|---|---|---|---|---|
| **Investments at FVTOCI** | **UAE** | **GCC** | UAE | GCC | UAE | GCC | **September 30, 2026** | December 31, 2025 | September 30, 2025 |
| Banking sector | **252,300,000** | **888,261** | 260,130,000 | 870,496 | 227,940,000 | 852,731 | **253,188,261** | 261,000,496 | 228,792,731 |
| Finance and investment sector | - | **13,648,736** | - | 12,666,206 | 3,160,000 | 12,947,371 | **13,648,736** | 12,666,206 | 16,107,371 |
| Real estate sector | - | **3,508,681** | - | 7,256,893 | - | 11,262,060 | **3,508,681** | 7,256,893 | 11,262,060 |
| Industrial sector | **517,029** | **3,748,247** | 299,732 | 4,685,291 | 296,478 | 7,165,765 | **4,265,276** | 4,985,024 | 7,462,244 |
| Telecommunications sector | - | **6,479,550** | - | 5,651,910 | - | 5,608,350 | **6,479,550** | 5,651,910 | 5,608,350 |
| Insurance sector | **6,608,111** | - | 5,603,780 | - | 6,068,807 | - | **6,608,111** | 5,603,780 | 6,068,807 |
| Transportation sector | - | - | - | - | - | 217,800 | - | - | 217,800 |
| **Sub-total** | **259,425,141** | **28,273,475** | 266,033,513 | 31,130,796 | 237,465,285 | 38,054,077 | **287,698,616** | 297,164,309 | 275,519,361 |

| | September 30, 2026 | | December 31, 2025 | | September 30, 2025 | | Total | | |
|---|---|---|---|---|---|---|---|---|---|
| **Investments at FVTPL** | **UAE** | **GCC** | **UAE** | **GCC** | **UAE** | **GCC** | **September 30, 2026** | December 31, 2025 | September 30, 2025 |
| Banking sector | **33,970,000** | **22,506,254** | 29,505,000 | 22,841,874 | 27,523,500 | 23,356,146 | **56,476,254** | 52,346,874 | 50,879,646 |
| Finance and investment sector | **101,040,000** | **6,783,289** | 96,330,000 | 7,800,689 | 67,283,360 | 6,409,319 | **107,823,289** | 104,130,689 | 73,692,679 |
| Real estate sector | **14,907,120** | **3,467,067** | 12,831,700 | 5,345,759 | 9,970,200 | 5,627,477 | **18,374,187** | 18,177,459 | 15,597,677 |
| Industrial sector | **12,242,800** | **2,690,630** | 12,910,144 | 3,073,229 | 12,100,000 | 3,299,606 | **14,933,430** | 15,983,373 | 15,399,606 |
| Services sector | **6,226,100** | **609,840** | 5,251,580 | 614,196 | 6,225,980 | 653,400 | **6,835,940** | 5,865,776 | 6,879,380 |
| Insurance sector | **142,561,008** | - | 139,920,172 | - | 138,530,295 | - | **142,561,008** | 139,920,172 | 138,530,295 |
| Basic materials sector | **5,040,000** | - | 4,980,000 | - | 4,920,000 | - | **5,040,000** | 4,980,000 | 4,920,000 |
| **Sub-total** | **315,987,028** | **36,057,080** | 301,728,596 | 39,675,747 | 266,553,335 | 39,345,948 | **352,044,108** | 341,404,343 | 305,899,283 |
| **Total** | **575,412,169** | **64,330,555** | 567,762,109 | 70,806,543 | 504,018,619 | 77,400,025 | **639,742,724** | 638,568,652 | 581,418,644 |

## 18. EARNINGS PER SHARE:

Details as follows:

| | Nine months period ended | | Three months period ended | |
|---|---|---|---|---|
| | September 30 2026 (Unaudited) AED | September 30 2025 (Unaudited) AED | September 30 2026 (Unaudited) AED | September 30 2025 (Unaudited) AED |
| Profit for the period | 34,517,396 | 65,228,777 | 6,841,590 | 21,430,641 |
| Average number of ordinary shares | 363,000,000 | 363,000,000 | 363,000,000 | 363,000,000 |
| **Basic earnings per share** | 0.095 | 0.180 | 0.019 | 0.059 |

## 19. FAIR VALUE MEASUREMENT:

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 Company is going concern without any attention or requirement to materially curtail the scale of its operation or to undertake a transaction on adverse terms.

Assets and liabilities measured at fair value in the statement of financial position are grouped at three levels of the fair value hierarchy. This Company is determined at the lowest level of significant inputs used in the measurement of fair value, as follows:

Level one: Prices offered (unadjusted) in active markets for identical assets or liabilities.

Level two: Inputs other than quoted prices within Level one that can be observable for assets or liabilities either directly (ie as prices) or indirectly (ie derived from prices).

Level three: Inputs of assets or liabilities that are not based on observable market data (unobservable inputs).

## 19. FAIR VALUE MEASUREMENT: (Continued...)

| As at September 30, 2026 | Level one | Level two | Total |
|---|---|---|---|
| Quoted equity investments- FVTPL | 352,044,108 | - | 352,044,108 |
| Quoted equity investments - FVTOCI | 285,253,292 | - | 285,253,292 |
| Unquoted equity investments - FVTOCI | - | 2,445,324 | 2,445,324 |
| **Total** | **637,297,400** | **2,445,324** | **639,742,724** |

| As at December 31, 2025 | Level one | Level two | Total |
|---|---|---|---|
| Quoted equity investments - FVTPL | 341,404,343 | - | 341,404,343 |
| Quoted equity investments - FVTOCI | 295,066,370 | - | 295,066,370 |
| Unquoted equity investments - FVTOCI | - | 2,097,939 | 2,097,939 |
| **Total** | **636,470,713** | **2,097,939** | **638,568,652** |

| As at September 30, 2025 | Level one | Level two | Total |
|---|---|---|---|
| Quoted equity investments- FVTPL | 305,899,283 | - | 305,899,283 |
| Quoted equity investments- FVTOCI | 272,706,325 | - | 272,706,325 |
| Unquoted equity investments- FVTOCI | - | 2,813,036 | 2,813,036 |
| **Total** | **578,605,608** | **2,813,036** | **581,418,644** |

## 20. SUBSEQUENT EVENT DISCLOSURE:

Subsequent to the reporting date, geopolitical developments in the Middle East have contributed to increased market volatility. As at the date of approval of these financial statements, no material impact has been identified. The Company continues to monitor the situation and will assess any potential implications as they arise.

## 21. GENERAL:

a) Prior period figures have been reclassified wherever necessary for the purpose of comparison.

b) The figures in this condensed interim financial information are rounded to the nearest Dirham of United Arab Emirates.

c) These financial statements have been translated from issued Arabic financial statements to English.