

Alkffa Holding B.S.C. (c)

**Consolidated financial statements
for the year ended 31 December 2025**

Index	Page
1. Administration and contact details	2
2. Shari'a Supervisory Board report	3
3. Board of Directors' report	4-7
4. Independent auditors' report	8-9
5. Consolidated statement of financial position	10
6. Consolidated statement of comprehensive income	11
7. Consolidated statement of changes in shareholders' equity	12
8. Consolidated statement of cash flows	13
9. Notes to the consolidated financial statements	14-32

Alkffa Holding B.S.C. (c)**Administration and contact details as at 31 December 2025**

Commercial registration No.	39646-1 obtained on 2 December 1997
Shareholders	Group of Bahraini shareholders Group of GCC shareholders
Board of Directors	Ibrahim Cheaib Cheaib - Chairman Jamal Fahad Alnafisi – Vice Chairman & CEO Saleh Yousif Alothman Abdulrahman Hashim Yousif Fahad Faleh Mubarak Alshemali (Resigned during 2025) Abdullrahman Mohammed Alharees (Appointed during 2025)
Bankers	Bank of Bahrain and Kuwait Khaleeji Bank
Registered office	Office No. 31 Building No. 680 Road No. 2811 Al Seef 428 Kingdom of Bahrain
Auditors	Baker Tilly MKM Public Accountants Office 104, 5th Floor, Platinum Tower Al Seef Area P.O. Box 11674 Manama Kingdom of Bahrain

Date: 2/2/2026
**Sharia Supervisory Board Report on the activities of
 Alkffa Holding
 For the Financial Year Ended on 31 December 2025**

In The Name of Allah, the Most Beneficent, the Most Merciful, Prayers and Peace are upon the last messenger, our prophet Mohammed, his family and companions.

To the Shareholders of Alkffa Holding,

Acting as Sharia Supervisory Committee pursuant to the appointment resolution passed by the General Assembly of the Company, we are required to provide the following report:

The Sharia board of Alkffa Holding, has reviewed the Company principles, contracts or agreements related transactions, and applications submitted by the Company for the financial year ended on 31 December 2025, and upon comparing them with the fatwa and rulings issued during the financial year ended on 31 December 2025, we found them compatible with the above mentioned fatwa and rulings.

We performed our review so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance Alkffa Holding, has not violated Islamic Shari rules and principles.

The Sharia board believes that it has expressed its opinion in respect of the activities carried out by Alkffa Holding, and the management is responsible for ensuring that the Company conducts its business in accordance with Islamic Shari. However, our responsibility is limited to form an independent opinion based on our review of the activities and operations conducted by Alkffa Holding.

In our opinion:

The contracts, transactions and dealings entered into by the Company during the financial year ended on 31 December 2025 that we have reviewed are in compliance with the Islamic Shari rules and principles.

The calculation of Zakat is in compliance with Islamic Shari rules and principles.

The Sharia board has also discussed with the representative of the Company the financial statements for financial year ended on 31 December 2025, and the Sharia board is satisfied that these statements are in compliance with the Islamic Sharia.

This report has been prepared based on the information provided by the Company. The Sharia board is satisfied that the Company activities are in compliance with the Islamic Sharia.

Prayers and Peace are upon the last messenger, our prophet Mohammed, his family and companions.

Sheikh Dr. Khalid Shuja'a Al-Otaibi. Chairman

Sheikh Dr. Murad Bou Daia. Member

Sheikh Dr. DAWOOD BIN ESSA Executive Member





BOARD OF DIRECTORS' REPORT
For the year ended 31 December 2025

US dollars

In the name of Allah, the Beneficent, the Merciful, Prayers and Peace upon the Last Apostle and Messenger, Our Prophet Mohammed.

Dear Shareholders

The Directors have pleasure to submit their report, together with the consolidated financial statements of ALKFFA HOLDING B.S.C. (C) for the year ended 31 December 2025.

Overview

ALKFFA HOLDING B.S.C (C) (Previously known as Investors Bank B.S.C. (C)) (the "Company") was established in the Kingdom of Bahrain as an exempt company, on 2 December 1997. The legal status of the Company was changed to a closed Bahraini joint stock company on 3 July 2005. The Company was operating under an investment banking license (Wholesale Islamic Bank). In the Extraordinary General Assembly of shareholders held on 22 September 2016, it was resolved to surrender the banking license and to discontinue all the Company's banking operations. The banking license was cancelled effective 31 January 2017.

Currently, the company is operating as Holding Company under the regulation of Ministry of Industry, Commerce and Tourism, Bahrain.

During the year ended 31 December 2021 the Company incorporated a new fully owned subsidiary in the Kingdom of Bahrain under the name of (Alkffa Real Estate W.L.L.) with commercial registration number 143158 that is engaged in real estate activities.

Principal Activities

The principal activities of the Group include investment transactions, participating in equity investments in projects in conformity with the Islamic Sharia, in addition to real estate activities. The parent company is carrying on the activities of holding companies.

BOARD OF DIRECTORS' REPORT
For the year ended 31 December 2025 (continued)

Financial Position and Results

The detailed consolidated financial position of the Group at 31 December 2025 and the results for the year ended are set out in the accompanying consolidated financial statements.

Financial highlights	2025	2024
Total assets	50,401,899	53,432,093
Total equity	50,328,707	49,382,205
Net profit for the year	857,337	1,376,211

Movement in retained earnings	2025	2024
Balance at January 1	9,958,299	8,701,015
Net profit for the year	857,337	1,376,211
Transfer to statutory reserve	(85,734)	(137,621)
Reclassification	-	18,694
Balance at December 31	10,729,902	9,958,299

Dividends

The Board of Directors has not made any appropriations for dividends for the year ended 31 December 2025 (31 December 2024: nil).

Board of Directors

The following are the directors of the parent company as at 31 December 2025:

Name	Title	Independent/ Non-Independent
Ibrahim Cheaib Cheaib	Chairman	Independent
Jamal Fahad Alnafisi	Vice Chairman & CEO	Non-Independent
Saleh Yosif Alothman	Member	Independent
Abdulrahman Hashim Yousif	Member	Independent
Abdullrahman Mohammed Alharees	Member	Non-Independent

Board of directors' remuneration details

9

BOARD OF DIRECTORS' REPORT
For the year ended 31 December 2025 (continued)

Executive management remuneration details

				US dollars
Executive management	Total paid salaries and allowances	Total paid remuneration	Any other cash/ in kind remuneration for 2024	Aggregate Amount
Jamal Fahad Alnafisi (Chief Executive Officer)	-	102,000	-	102,000

Auditors

Baker Tilly MKM Public Accountants have expressed their willingness to continue in office and a resolution proposing their appointment, as auditors of the Group for the year ending 31 December 2026; will be submitted to the Annual General Meeting.

Thanks

We wish to express our gratitude and appreciation to His Majesty King Hamad bin Isa Al Khalifa, The King of the Kingdom of Bahrain and His Royal Highness Prince Salman bin Hamad Al Khalifa the Prime Minister, Deputy Supreme Commander and Crown Prince, the Ministry of Industry, Commerce and Tourism. Gratitude is also extended to the Sharia'a Supervisory Board for their support and valuable guidance, to our investors and to our members of staff, executives and employees.



Mr. Ibrahim Cheaib Cheaib
Chairman



Mr. Jamal Fahad Al Nafisi
Vice Chairman & CEO

2 February 2026

**Independent auditors' report to the shareholders of
Alkffa Holding B.S.C. (c)****Report on the Audit of the Consolidated Financial Statements****Opinion**

We have audited the consolidated financial statements of Alkffa Holding B.S.C. (c) ("the Group"), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of comprehensive income, consolidated statement of changes in shareholders' equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of material accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the consolidated financial statements section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Board of Directors' report, set on pages 4 to 7, but does not include the consolidated financial statements and our auditors' report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Board of Directors for the Consolidated Financial Statements

The Board of Directors is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS), and for such internal control as Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error. In preparing the consolidated financial statements, Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so. The Board of Directors is responsible for overseeing the Group's financial reporting process.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (ISAs) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with International Standards on Auditing (ISAs), we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

**Independent auditors' report to the shareholders of
Alkffa Holding B.S.C. (c) (continued)**

Report on the Audit of the Consolidated Financial Statements (continued)

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements, or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

- a) As required by the Commercial Companies Law of 2001 as amended, in case of the Company:
- (1) The Company has, maintained proper accounting record and the consolidated financial statements are in agreement therewith;
 - (2) The financial information contained in the Board of Directors' report is consistent with the consolidated financial statements;
 - (3) Nothing has come to our attention which causes us to believe that the Company has breached any of the applicable provisions of Bahrain Commercial Companies' law, or the items of its Articles of Association that would a material adverse effect on its businesses or its consolidated financial position at 31 December 2025; and
 - (4) Satisfactory explanations and information have been provided to us by the management in response to all our requests.
- b) As required by Article (8) of section (2) of chapter (1) of the Bahrain corporate governance code, in case of the Company:
- (1) Has appointed a corporate governance officer; and
 - (2) Has a board approved written guidance and procedures for corporate governance.


Manama, Kingdom of Bahrain
2 February 2026
Eyad Husain
Registration Number 98

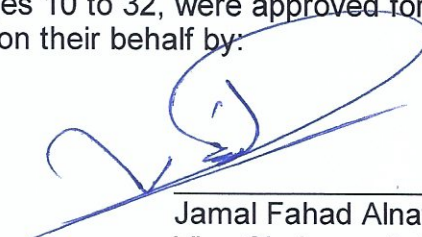


Alkffa Holding B.S.C. (c)
Consolidated statement of financial position as at 31 December 2025
(Expressed in US Dollars)

	Notes	31 December 2025	31 December 2024
ASSETS			
Non-current assets			
Fixed assets	7	171	1,131
Investment properties	8	15,689,654	15,578,249
Capital work-in-progress	9	206,090	-
Financial assets at FVTOCI	10	<u>3,384,968</u>	<u>3,295,803</u>
		<u>19,280,883</u>	<u>18,875,183</u>
Current asset			
Deposit with a financial institution	12	-	3,978,780
Financial assets at FVTPL	11	21,435,935	21,027,105
Rent and other receivables	13	883,250	506,540
Murabaha short-term deposits	14	-	8,247,038
Cash and cash equivalents	15	<u>8,801,831</u>	<u>797,447</u>
		<u>31,121,016</u>	<u>34,556,910</u>
Total assets		<u>50,401,899</u>	<u>53,432,093</u>
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	1	40,000,000	40,000,000
Statutory reserve	16	2,434,884	2,349,150
Fair value reserve		(2,836,079)	(2,925,244)
Retained earnings	17	<u>10,729,902</u>	<u>9,958,299</u>
		<u>50,328,707</u>	<u>49,382,205</u>
Current liabilities			
Due to a related party	22	-	3,978,780
Other payables	18	<u>73,192</u>	<u>71,108</u>
		<u>73,192</u>	<u>4,049,888</u>
Total equity and liabilities		<u>50,401,899</u>	<u>53,432,093</u>

These consolidated financial statements, set out on pages 10 to 32, were approved for issue by the Board of Directors on 2 February 2026 and signed on their behalf by:


Ibrahim Cheaib Cheaib
Chairman


Jamal Fahad Alnafisi
Vice Chairman & CEO

Alkffa Holding B.S.C. (c)

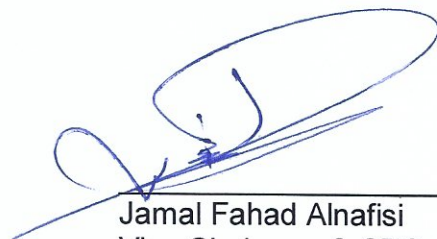
Consolidated statement of comprehensive income for the year ended 31 December 2025

(Expressed in US Dollars)

	Notes	Year ended 31 December 2025	Year ended 31 December 2024
Rental income	19	273,191	360,950
Gain on disposal of financial assets at FVTOCI	10	-	450,011
Fair value gain on financial assets at FVTPL	11	408,830	523,028
Fair value gain on investment properties, net	8	111,405	-
Dividend income on financial assets at FVTOCI		96,583	57,950
Dividend income on financial assets at FVTPL		76,187	48,771
Commodity murabaha profit	14	428,872	477,458
Foreign exchange loss		<u>(337)</u>	<u>(1,681)</u>
Total income, net		<u>1,394,731</u>	<u>1,916,487</u>
Expenses			
Depreciation	7	(1,188)	(8,489)
Rent receivables provided for		(5,901)	
Staff costs	20	(196,448)	(171,983)
General and administrative expenses	21	<u>(333,857)</u>	<u>(359,804)</u>
Total expenses		<u>(537,394)</u>	<u>(540,276)</u>
Net profit for the year		<u>857,337</u>	<u>1,376,211</u>
Other comprehensive income:			
Fair value profit on financial assets at FVTOCI	10	<u>89,165</u>	<u>4,549</u>
Total comprehensive income for the year		<u>946,502</u>	<u>1,380,760</u>



Ibrahim Cheaib Cheaib
Chairman



Jamal Fahad Alnafisi
Vice Chairman & CEO

Alkffa Holding B.S.C. (c)
Consolidated statement of changes in shareholders' equity
For the year ended 31 December 2025
(Expressed in US Dollars)

	<u>Share capital</u>	<u>Statutory reserve</u>	<u>Fair value reserve</u>	<u>Retained earnings</u>	<u>Total</u>
At 31 December 2023	40,000,000	2,211,529	(2,911,099)	8,701,015	48,001,445
Total comprehensive income for the year	-	-	4,549	1,376,211	1,380,760
Reclassification of fair value reserve	-	-	(18,694)	18,694	-
Transfer to statutory reserve	-	137,621	-	(137,621)	-
At 31 December 2024	40,000,000	2,349,150	(2,925,244)	9,958,299	49,382,205
Total comprehensive income for the year	-	-	89,165	857,337	946,502
Transfer to statutory reserve	-	85,734	-	(85,734)	-
At 31 December 2025	<u>40,000,000</u>	<u>2,434,884</u>	<u>(2,836,079)</u>	<u>10,729,902</u>	<u>50,328,707</u>

Alkffa Holding B.S.C. (c)
Consolidated statement of cash flows for the year ended 31 December 2025
(Expressed in US Dollars)

		Year ended 31 December 2025	Year ended 31 December 2024
	Notes		
Operating activities			
Net profit for the year		857,337	1,376,211
Adjustments for:			
Depreciation	7	1,188	8,489
Rent receivables provided for		5,901	-
Gain on disposal of financial assets at FVTOCI	10	-	(450,011)
Fair value gain on financial assets at FVTPL	11	(408,830)	(523,028)
Fair value gain on investment properties, net	8	(111,405)	-
Commodity murabaha profit	14	(428,872)	(477,458)
Dividend income		(172,770)	(106,721)
Changes in operating assets and liabilities:			
Rent and other receivables		(382,611)	(206,340)
Due to a related party		(3,978,780)	3,978,780
Other payables		2,084	(5,134)
Net cash from operating activities		<u>(4,616,758)</u>	<u>3,594,788</u>
Investing activities			
Additions to fixed assets	7	(228)	-
Expenditure incurred on capital work-in-progress	9	(206,090)	-
Murabaha deposits made, net	14	8,247,038	(532,228)
Amounts received/(deposited) from a financial institution	12	3,978,780	(3,978,780)
Additions to financial assets at FVTPL	11	-	(514,212)
Proceeds from sale of financial assets at FVTOCI		-	523,923
Commodity murabaha revenue received	14	428,872	477,458
Dividend received		172,770	106,721
Net cash from investing activities		<u>12,621,142</u>	<u>(3,917,118)</u>
Net change in cash and cash equivalents		8,004,384	(322,330)
Cash and cash equivalents, beginning of the year		<u>797,447</u>	<u>1,119,777</u>
Cash and cash equivalents, end of the year	15	<u>8,801,831</u>	<u>797,447</u>

Alkffa Holding B.S.C. (c)**Notes to the consolidated financial statements for the year ended 31 December 2025
(Expressed in US Dollars)**

1 Group profile

Alkffa Holding B.S.C. (c) ("the Company") and its subsidiary comprise ("the Group"). The Company is a closed Bahrain Shareholding Company registered with the Ministry of Industry and Commerce in the Kingdom of Bahrain and operates under commercial registration number 39646-1 obtained on 2 December 1997.

The Company is principally engaged in activities of holding companies.

The registered office of the Company is in the Kingdom of Bahrain.

In accordance with the Memorandum and Articles of Association of the Company, the authorized share capital is USD100,000,000 and the paid-up share capital is USD40,000,000, comprising 121,212,121 shares of USD0.33 each.

The Company is owned by various Bahraini and GCC investors.

2 Structure of the group**Subsidiary**

The details of the Company's subsidiary as at 31 December 2025 and 31 December 2024 are as follows:

<u>Name of the subsidiary</u>	<u>Country of incorporation</u>	<u>Proportion of ownership interest</u>	<u>Principal activities</u>	<u>Type of ownership</u>
Alkffa Real Estate W.L.L.	Kingdom of Bahrain	100%	Real estate activities	Direct

3 Basis of consolidation

The consolidated financial statements of the Group comprise the financial statements of the Company and its subsidiary, after elimination of all inter-company transactions, balances and unrealized surpluses and deficits on transactions between the group companies. Subsidiaries are consolidated from the date on which control is transferred to the Group and are no longer consolidated from the date that control ceases. All inter-company transactions, balances and unrealized gains or losses on transactions between group companies are eliminated; unrealized losses are also eliminated unless the costs cannot be recovered. Accounting policies of subsidiary has been changed, where necessary, to ensure consistency with the policies adopted by the Group.

Entities controlled by the Group by virtue of more than fifty percent of the voting shares are considered as subsidiaries. Entities, over which the Group has significant influence and which are not subsidiaries, are considered either as associates or joint ventures.

The Group does not consolidate its holdings in those entities from which it does not obtain any benefit from its activities and the investment is held only on behalf, and for the beneficial interest, of third parties.

4 Basis of preparation

Statement of compliance

The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards ("IFRS") as promulgated by the International Accounting Standards Board ("IASB"), interpretations issued by the International Financial Reporting Interpretations Committee ("IFRIC") and the requirements of the Bahrain Commercial Companies Law of 2001, as amended.

Basis of presentation

The functional currency of the Group is United States Dollars.

The consolidated financial statements have been prepared under the historical cost basis except for the measurement of financial assets and investment properties at fair value.

The preparation of consolidated financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires the Board of Directors to exercise judgment in the process of applying the Group's accounting policies.

Standards, interpretations and amendments to standards and interpretations effective for the first time during the year ended 31 December 2025

Newly effective standards, interpretations and amendments to standards and interpretations, have been adopted by the Group. The adoption of these standards, interpretations and amendments did not have any material effects on these consolidated financial statements.

Standards, interpretations and amendments to standards and interpretations but not yet effective as at 31 December 2025

The following issued but not yet effective standards, interpretations and amendments to standards and interpretations, have not been early adopted by the Group. There would have been no change in the operational results of the Group for the year ended 31 December 2025 had the Group early adopted any of the below standards, interpretations or amendments applicable to the Group. These standards, interpretations and amendments will be adopted by the Group at its accounting periods starting on or after the effective dates.

<u>Standards, interpretations and amendments</u>	<u>Effective date</u>
Amendments to the Classification and Measurement of Financial Instruments (IFRS 7 and IFRS 9)	1 January 2026
Power Purchase Agreements (Amendments to IFRS 7 and IFRS 9)	1 January 2026
IFRS 19 "Subsidiaries without Public Accountability: Disclosures"; updated standard	1 January 2027
IAS 21—Translation to a Hyperinflationary Presentation Currency	1 January 2027
IFRS 18 "Presentation and Disclosure in Financial Statements"; a new standard replacing IAS 1	1 January 2027

5 Material accounting policies

A summary of the material accounting policies adopted in the preparation of these consolidated financial statements is set out below. These policies have been consistently applied during all the years presented, unless stated otherwise.

Investment properties

Investment properties comprise freehold land and buildings that are held for long-term rental yields or capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value. Gains or losses arising from changes in the fair values are included in the statement of comprehensive income in the period in which they arise.

Investment properties are derecognized when they have been disposed of or permanently withdrawn from use and no future economic benefit is expected from their disposal. Any gains or losses on the retirement or disposal of investment properties are recognized in the statement of comprehensive income in the period of retirement or disposal.

Gains or losses on the disposal of investment properties are determined as the difference between the net disposal proceeds and the carrying value of the asset as at the disposal date.

Capital work-in-progress

Capital work-in-progress represents expenditure incurred on the construction or development of properties intended to be held as investment properties. Capital work-in-progress is not depreciated. Upon completion and when the property is ready for its intended use, the accumulated costs are reclassified to investment properties and subsequently measured in accordance with the Group's accounting policy for investment properties.

Fixed assets

Fixed assets are stated at historical cost less accumulated depreciation. Cost includes all costs directly attributable to bringing the asset to its working condition for its intended use. Depreciation is calculated on a straight-line method to write-off the cost of fixed assets to their estimated residual values over their expected useful lives which are between 3 to 5 years.

Repairs and renewals are charged to the statement of comprehensive income when the expenditure is incurred.

Gains and losses on disposal of fixed assets are determined by reference to their carrying amounts and are taken into account in determining net profit.

Financial assets

The Group classifies its financial assets into one of the categories presented below, depending on the purpose for which the asset was acquired:

- Financial assets at amortized cost;
- Financial assets at fair value through profit or loss ("FVTPL"); and
- Financial assets at fair value through other comprehensive income ("FVTOCI").

The Group's accounting policy for each category is as follows:

5 Material accounting policies (continued)

Financial assets (continued)

a) Financial assets at amortized cost

Financial assets that arise principally from the provision of goods and services to customers, or which are held within a business model whose objective is achieved by collecting contractual cash flows, and where the contractual cash flows represent solely payments of principal and interest are classified as amortized cost unless the asset is designated at fair value through profit or loss under fair value option.

These assets are initially recognized at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortized cost using the effective interest rate method, less provision for impairment.

Impairment provisions are recognized based on a forward looking expected credit loss model.

The Group's financial assets at amortized cost include fixed deposits, rent and other receivables and cash and cash equivalents.

b) Financial assets at fair value through profit or loss ("FVTPL")

Financial assets that are held within a business model whose sole objective is achieved by selling financial assets only, or all other financial assets those do not meet the criteria for being measured at amortized cost or FVTOCI are classified as fair value through profit or loss ("FVTPL") unless the investment is designated at fair value through other comprehensive income under other comprehensive income option.

Further, even if a financial instrument meets the requirements to be measured at amortized cost or FVTOCI, the financial assets could be elected to be measured at FVTPL if doing so eliminates or significantly reduces a measurement or recognition inconsistency ("accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases (Fair value option).

FVTPL financial assets are initially recognized at fair value only. The related transaction costs of the initial acquisition of the FVTPL financial assets are expensed in profit or loss. Subsequent to initial recognition, FVTPL financial assets are continued to be re-measured to their fair value. Any unrealized gains and losses arising from changes in the fair value of the FVTPL financial assets are recognized in the statement of profit or loss.

Dividend income from FVTPL financial assets is recognized in the statement of profit or loss when the Group's right to receive payments is established.

5 Material accounting policies (continued)

Financial assets (continued)

c) Financial assets at fair value through other comprehensive income ("FVTOCI")

Financial assets that are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets, and where the contractual cash flows represent solely payments of principal and interest are classified as fair value through other comprehensive income ("FVTOCI") unless the asset is designated at fair value through profit or loss under fair value option.

FVTOCI financial assets are initially recognized at fair value plus transaction costs. Subsequently, these FVTOCI financial assets are carried at fair value only. Any unrealized gains and losses arising from changes in the fair value of the FVTOCI financial assets are taken to a fair value reserve in shareholders' equity. When FVTOCI financial assets are sold or assessed as impaired, the accumulated fair value adjustments are transferred to retained earnings.

Impairment losses (and reversal of impairment losses) on the FVTOCI financial assets are not reported separately from other changes in fair value.

Dividend income from FVTOCI financial assets is recognized in the statement of profit or loss when the Group's right to receive payments is established.

Financial liabilities

The Group classifies its financial liabilities as financial liabilities at amortized cost using the following accounting policy:

These financial liabilities are initially recognized at fair value, net of directly attributable transaction costs, and are subsequently re-measured at amortized cost using the effective interest method.

The Group's financial liabilities at amortized cost comprise due to a related party other payables.

Leases

Where leases have a lease term of 12 months or less and containing no purchase options, or where the underlying asset of the lease has a low value, the lease can be classified as operating lease and account for lease payments as an expense charged to the statement of comprehensive income on a straight-line basis over the lease term.

Provisions

The Group recognizes provisions when it has a present legal or constructive obligation to transfer economic benefits as a result of past events, and a reasonable estimate of the obligation can be made.

5 Material accounting policies (continued)

Foreign currency transactions

Foreign currency transactions are accounted for at the rates of exchange prevailing at the dates of the transactions. Gains and losses arising from the settlement of such transactions and from the translation, at the year-end rates, of monetary assets and liabilities denominated in foreign currencies, are recognized in the statement of comprehensive income.

Income

Rental income is recognized on accrual basis for the period it relates and other income is recognized on the accrual basis as occurred.

6 Critical accounting judgments and key sources of estimation uncertainty

Preparation of consolidated financial statements in accordance with IFRS requires the Group's Board of Directors to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenue and expenses during the reporting period. The determination of estimates requires judgments which are based on historical experience, current and expected economic conditions, and all other available information. Actual results could differ from those estimates.

Other than those listed below, the management has not made any judgments, estimates or assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the most advantageous market for the asset or liability, in the absence of a principal market.

The Group must be able to access the principal or the most advantageous market at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

To obtain a fair value, the Group shall use valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs significant to the fair value measurement as a whole.

6 Critical accounting judgments and key sources of estimation uncertainty (continued)**Fair value measurement (continued)**

Level 1	Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2	Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
Level 3	Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The financial assets and the investment properties of the Group that require fair value measurements as at 31 December 2025 and 31 December 2024 are disclosed in Note 24.

Investments classifications

The investments are classified by management based on the dividend yield, intention and purpose.

Power to exercise significant influence

Subsidiaries are fully consolidated from the date on which, control is achieved. The Group's management takes into consideration the following factors while determining, if the Group has control and power to exercise significant influence over its investee entities:

- control over the board of directors of the investee entity;
- rights to control the operational decision making process of the investee entity;
- the ability to exercise its power over the investee that will affect the investee entity's financial position and returns.

The Group's management reviews at each reporting date, the above facts and circumstances that may indicate any change due to one or more elements mentioned above and confirms its continued ability and power to exercise significant influence over the investee entities. Any change in the assumptions and circumstances will have an impact on the Group management's decision making process.

Alkffa Holding B.S.C. (c)
Notes to the consolidated financial statements for the year ended 31 December 2025
(Expressed in US Dollars)

7 Fixed assets

	<u>Furniture and equipment</u>	<u>Motor vehicles</u>	<u>Total</u>
<u>Cost</u>			
At 31 December 2023 and 2024	46,553	36,797	83,350
Additions	<u>228</u>	<u>-</u>	<u>228</u>
At 31 December 2025	<u>46,781</u>	<u>36,797</u>	<u>83,578</u>
<u>Accumulated depreciation</u>			
At 31 December 2023	44,906	28,824	73,730
Charge for the year	<u>1,130</u>	<u>7,359</u>	<u>8,489</u>
At 31 December 2024	46,036	36,183	82,219
Charge for the year	<u>574</u>	<u>614</u>	<u>1,188</u>
At 31 December 2025	<u>46,610</u>	<u>36,797</u>	<u>83,407</u>
<u>Net book amount</u>			
At 31 December 2025	<u>171</u>	<u>-</u>	<u>171</u>
At 31 December 2024	<u>517</u>	<u>614</u>	<u>1,131</u>

8 Investment properties

No movements in the investment properties during the year ended 31 December 2025 and year ended 31 December 2024

The carrying value of each investment property as at the reporting date is as follows:

	<u>31 December 2025</u>	<u>31 December 2024</u>
Burhama land	7,957,559	7,692,307
Hoorah building 91700	3,713,528	3,793,104
Hoorah building 92072	3,580,901	3,660,477
Muhrraq building 350	<u>437,666</u>	<u>432,361</u>
	<u>15,689,654</u>	<u>15,578,249</u>

Net fair value change recognized in the profit or loss during the year ended 31 December 2025 and 31 December 2024 is as follow:

8 Investment properties (continued)

	Year ended 31 December 2025	Year ended 31 December 2024
Burhama land	265,252	-
Hoorra building 91700	(79,576)	-
Hoorra building 92072	(79,576)	-
Muhrraq building 350	5,305	-
	<u>111,405</u>	<u>-</u>

Investment properties are measured at fair value using observable level 2 inputs obtained from an independent valuer (Note 24).

9 Capital work-in-progress

	31 December 2025	31 December 2024
Expenditure incurred during the year and as at 31 December	<u>206,090</u>	<u>-</u>

Capital work-in-progress represents expenditure incurred on a proposed construction of new facility located in Sanabis (Burhama), Kingdom of Bahrain.

10 Financial assets at FVTOCI

The movement in the financial assets at FVTOCI is as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
At 1 January	3,295,803	3,365,166
Disposals	-	(73,912)
Fair value gain	<u>89,165</u>	<u>4,549</u>
At 31 December	<u>3,384,968</u>	<u>3,295,803</u>

10 Financial assets at FVTOCI (continued)

The details of financial assets at FVTOCI as at 31 December are as follows:

	31 December 2025	31 December 2024
Gulf Kuwaiti Holding Company, Bahrain	2,166,681	2,166,681
Takaful International, Bahrain	1,012,192	927,199
Gulf Kuwaiti Holding Company, Bahrain (Managed portfolio)	95,673	95,673
First Takaful Insurance Co., Kuwait	45,966	34,632
Bahrain Family Leisure Co., Bahrain	64,456	71,618
	<u>3,384,968</u>	<u>3,295,803</u>

Financial assets at FVTOCI represent quoted and unquoted shares.

11 Financial assets at FVTPL

The movement in the financial assets at FVTPL is as follows:

	Year ended 31 December 2025	Year ended 31 December 2024
At 1 January	21,027,105	19,989,865
Additions during the year	-	514,212
Fair value gain	408,830	523,028
At 31 December	<u>21,435,935</u>	<u>21,027,105</u>

The details of financial assets at FVTPL as at 31 December is as follows:

	31 December 2025	31 December 2024
International Holding Group, Kuwait	14,198,209	14,177,247
Grand Real Estate Projects Co., Kuwait	4,032,353	4,026,400
Raz Pre-IPO Fund, KSA	2,230,510	1,967,520
Mobile Telecommunications Company, Kuwait	556,551	502,191
Al Salam Bank, Bahrain	381,383	322,909
Khaleeji Bank, Bahrain	24,935	24,628
GFH Financial Group, Bahrain	11,994	6,210
	<u>21,435,935</u>	<u>21,027,105</u>

Financial assets at FVTPL include quoted and unquoted shares.

12 Deposit with a financial institution

This represented a short-term Murabaha deposit a maturity of less than 12 months, registered under the name of the Holding Company for the benefit of Gulf Kuwaiti Holding Company.

On 20 June 2024, the Group received an amount of BD1,500,0000 (equivalent to USD3,978,780) as result of the financial insinuation case raised with Bahrain Chamber for Dispute Resolution (Note 23). This amount is for the benefit of Gulf Kuwaiti Holding Company as the previous agreement with Gulf Kuwaiti Holding Company.

During 2024, The Group has deposited this amount on a short-term Murabaha deposit based on the request of Gulf Kuwaiti Holding Company, and any earned profit is credited to Gulf Kuwaiti Holding Company account.

During 2025, the Group received that amount back from the financial institution and transferred it to Gulf Kuwaiti Holding Company.

13 Rent and other receivables

	31 December 2025	31 December 2024
Rent receivables	16,598	30,487
Amounts due from related parties (Note 22)	837,094	462,014
Prepayments and other receivables	29,558	14,039
	<u>883,250</u>	<u>506,540</u>

Rent receivables are generally on 30 to 60 days credit payment terms.

Unimpaired rent receivables are expected, on the basis of past experience, to be fully recoverable. It is not the practice of the Group to obtain collateral over rent receivables and the vast majorities therefore are unsecured.

The Group's rent receivables are mainly denominated in Bahrain Dinars.

14 Murabaha short-term deposits

Murabaha short-term deposits have maturities of less than 12 months and earn market profit rates.

Mudarabah short-term deposits with original maturities of three months or less are classified as cash and cash equivalents (Note 15).

Profit income on murabaha short-term deposits for the year ended 31 December 2025 amounted to USD428,872 (2024: USD477,458).

15 Cash and cash equivalents

	31 December 2025	31 December 2024
Cash on hand	2,653	2,653
Current account balances with banks	427,776	794,794
Murabaha short-term deposits	8,371,402	-
	<u>8,801,831</u>	<u>797,447</u>

The current account balances are non-profit earning.

16 Statutory reserve

In accordance with the provisions of the Bahrain Commercial Companies Law of 2001, as amended, an amount equivalent to 10% of the Group's net profit before appropriations is required to be transferred to a non-distributable reserve account until such time as a minimum of 50% of the share capital is set aside. During the year ended 31 December 2025, an amount of USD85,734 has been transferred to the statutory reserve (2024: USD137,621).

17 Retained earnings

Retained earnings are the cumulative net profits of the Group that have been retained within the business after dividends have been distributed to shareholders, and after the transfer of statutory reserve.

18 Other payables

	31 December 2025	31 December 2024
Provision for leave salary	17,445	13,707
Accruals and other payables	55,747	57,401
	<u>73,192</u>	<u>71,108</u>

19 Rental income

	Year ended 31 December 2025	Year ended 31 December 2024
Hoorra building 92072	139,517	177,149
Hoorra building 91700	114,894	170,432
Muhrraq building 350	18,780	13,369
	<u>273,191</u>	<u>360,950</u>

20 Staff costs

	Year ended 31 December 2025	Year ended 31 December 2024
Salaries and related benefits – CEO	100,000	75,000
Salaries and related benefits – Staff	96,448	96,983
	<u>196,448</u>	<u>171,983</u>

21 General and administrative expenses

	Year ended 31 December 2025	Year ended 31 December 2024
Electricity and municipality charges	79,754	95,832
Maintenance expenses	56,397	34,862
Professional fees	53,116	53,116
Rental expenses	33,740	33,740
Consultancy and legal expenses	19,256	47,745
BOD meetings expenses and attendance fees	10,000	15,245
Brokerage fees	9,549	8,476
Office service and cleaning expenses	16,970	16,970
Properties management expenses	9,081	12,064
Insurance expenses	4,385	4,403
Shari'a Board fees	3,246	3,248
Communication expenses	2,801	2,765
Sundry expenses	35,562	31,338
	<u>333,857</u>	<u>359,804</u>

22 Balances and transactions with related parties

Related parties comprise shareholders, directors of the Group, Shari'a Supervisory Board members, entities owned or controlled, jointly controlled or significantly influenced and companies affiliated by virtue of shareholding in common.

Transactions with related parties are undertaken on terms agreed between the parties which may not necessarily be on arms-length bases.

A summary of related parties' balances as at 31 December 2025 and related parties' transactions for the year ended 31 December 2025 is as follows:

	31 December 2025		
	<u>Shareholders</u>	<u>Other related parties</u>	<u>Total</u>
<u>Assets</u>			
<i>Investments</i>			
International Holding Group	14,198,209	-	14,198,209
Grand Real Estate Projects Co.	-	4,032,353	4,032,353
Gulf Kuwaiti Holding Company	2,166,681	-	2,166,681
Gulf Kuwaiti Holding Company (Managed portfolio)	95,673	-	95,673

22 Balances and transactions with related parties (continued)

	Year ended 31 December 2025		
	Shareholders	Other related parties	Total
Other receivables (Note 13)			
Gulf Kuwaiti Holding Company	744,899	-	744,899
Grand Real Estate Projects Co. (Net of provision USD7.64 million)	-	1,409	1,409
International Holding Group	3,250	-	3,250
Grand Kuwait Real Estate		87,536	87,536
Liabilities			
Other payables			
BOD meetings attendance fees	-	15,500	15,500
Accrued Shari'a supervisory board fees	-	1,625	1,625
Statement Profit or loss items			
Income, gains and losses			
Fair value loss on investment in International Holding Group measured at FVTPL	20,962	-	20,962
Fair value loss on investment in Grand Real Estate Projects Co. measured at FVTPL	-	5,953	5,953
Expenses			
Salaries and related benefits – CEO	-	100,000	100,000
BOD meetings attendance fees	-	10,000	10,000
Shari'a supervisory fees	-	3,246	3,246

A summary of related parties' balances as at 31 December 2024 and related parties' transactions for the year ended 31 December 2024 is as follows:

	31 December 2024		
	Shareholders	Other related parties	Total
Assets			
Investments			
International Holding Group	14,177,247	-	14,177,247
Grand Real Estate Projects Co.	-	4,026,400	4,026,400
Gulf Kuwaiti Holding Company	2,166,681	-	2,166,681
Gulf Kuwaiti Holding Company (Managed portfolio)	95,673	-	95,673
Other receivables (Note 13)			
Gulf Kuwaiti Holding Company	457,360	-	457,360
Grand Real Estate Projects Co. (Net of provision USD7.64 million)	-	1,409	1,409
International Holding Group	3,245	-	3,245

22 Balances and transactions with related parties (continued)

	Year ended 31 December 2024		
	Shareholders	Other related parties	Total
<u>Liabilities</u>			
<i>Due to a related party</i>			
Gulf Kuwaiti Holding Company, Bahrain	3,978,780	-	3,978,780
<i>Other payables</i>			
BOD meetings attendance fees	-	13,000	13,000
Accrued Shari'a supervisory board fees	-	1,622	1,622
<i>Income, gains and losses</i>			
Fair value loss on investment in International Holding Group measured at FVTPL	(41,523)	-	(41,523)
Fair value loss on investment in Grand Real Estate Projects Co. measured at FVTPL	-	(11,792)	(11,792)
<i>Expenses</i>			
Salaries and related benefits – CEO	-	75,000	75,000
BOD meetings attendance fees	-	10,000	10,000
Shari'a supervisory fees	-	3,248	3,248

A summary of off-balance sheet balances as at 31 December 2025 and 31 December 2024 is as follows:

<u>Off-balance sheet items</u>	31 December 2025	31 December 2024
Investments in International Holding Group on behalf of Gulf Kuwaiti Holding Company (a)	9,184,121	9,170,562
Gulf Kuwaiti Holding Company shares managed by group on behalf of Gulf Kuwaiti Holding Company, International Holding Group and Investors Holding (b)	4,687,963	4,687,963

Off-balance sheet investment accounts comprise amounts received from related parties through transactions entered on their behalf.

22 Balances and transactions with related parties (continued)

a) On the instructions of an off-balance sheet investment account holder, a related party, the Group has entered into a deferred payment purchase agreement with a financial institution to acquire shares of International Holding Group. The Group then entered into a deferred payment sale agreement with the off-balance sheet investment account holder for the sales of these shares. However, due to a legal dispute (Note 23), with the financial institution, the Group could not affect the transfer of International Holding Group shares to the off-balance sheet investment account holder (Note 23). The Group board of directors has resolved to write down the value of these shares to zero in the later part of 2013 due to the uncertain result from the legal case. In 2023, the court issued its final verdict enabling the Group to receive 12,886,979 shares of International Holding Group (Previously Known as "International Investment Group")

On 21 June 2023, the Group has raised a case with Bahrain Chamber for Dispute Resolution appealed claiming further compensation. On 3 January 2024, Bahrain Chamber for Dispute Resolution has issued its final verdict in favor the Group, enabling them to receive 12,806,435 shares of International Holding Group (Previously known as "International Investment Group") being bonus shares for years 2005, 2006, and 2007.

As result, the Group is due to receive 12,886,979 shares of International Holding Group (Previously Known as "International Investment Group"), along with the 12,806,435 bonus shares during 2025 for the benefit of its related party with value USD9,184,121.

b) Gulf Kuwaiti Holding Company shares managed by the Group on behalf of Gulf Kuwaiti Holding Company, International Holding Group, and Investors Holding.

23 Legal cases

On 7 March 2004, the Group entered into a sale and purchase agreement with a financial institution to purchase shares of a related party for a total consideration of USD5,811,957 including six-month deferred payment costs of USD141,755. Concurrently, the Group entered into an agreement with a related party to sell the same shares for a total consideration of USD5,821,958 including deferred payment costs of USD151,755, payable on 30 September 2004.

In accordance with the terms of the sale and purchase agreement, the Group pledged certain equity investments along with subsequent dividend shares received with a carrying value as at 31 December 2021 amounted to USD1,548,544 and dividend receivables up to 2006 totaling USD887,733 respectively.

At the date of signature of both agreements, the net remaining amounts due to the financial institution and due from the related party amounted to USD3,670,202 and USD3,680,203 respectively (excluding deferred payment costs). No further settlements were made and the agreement was terminated by the financial institution, which in return, retained the Group pledged shares. The Group Board of Directors considered that the agreement was wrongfully terminated and the pledged shares are unlawfully retained. The Group has filed a legal case before the courts of Bahrain against the financial institution for repossession of the pledged shares, which are currently under the custody of the court with the related dividend.

At that time, a cheque amounted USD3,680,203, representing amount due to the Group on the deferred sale of shares was drawn by the related party and deposited at the court.

23 Legal cases (continued)

During the year ended 31 December 2020, the Group reached a settlement agreement with the related party, Gulf Kuwaiti Holding Company (previously known "Gulf Monetary Group (GMG)"), in which the deferred payment sales receivables of USD3,680,203 would be exchanged for 11,152,130 shares in GMG with a fair value of USD2,899,554.

On 16 January 2023, a final verdict by the Court was passed in favor the Group and the affected accounts were adjusted during the year ended 31 December 2022.

In accordance to the Court's verdict, the Group is due to receive 12,886,979 shares of International Holding Group (Previously Known as "International Investment Group") and amount of BD1,200,228 being the shares cash dividend for the years 2005, 2006 and 2007.

Also, the court ruled that the Group will receive amount of US\$3,998,710 or its equivalent in Bahraini dinars, being an excess amount paid to the financial institution (Bahrain Islamic Bank shares value and the amount of cheque deposited in the court). In addition, the Group will also receive US\$4,358,968 or its equivalent in Bahraini dinars being a compensation for the damages incurred as result of drop in value of International Holding Group shares.

The shares of Bahrain Islamic Bank have been retained by the financial institution, and were considered as a part of the settlement of the amount due to the financial institution as a result of the Court's final verdict.

The amount due from the Group to the financial insinuation of USD3,670,202 has been offset against the related balances.

As the Group had an agreement with a related party, Gulf Kuwaiti Holding Company (previously known as "Gulf Monetary Group") for the sale and purchase of the same shares the Group reached an agreement with Gulf Kuwaiti Holding Company to pay a net amount of USD4,778,418, being compensation for the loss of Bahrain Islamic Bank shares, while other amounts will be transferred to Gulf Kuwaiti Holding Company.

Accordingly, the Group has realized a gain of USD3,565,542 during the year ended 31 December 2022 all associated accounts have been adjusted.

On 21 June 2023, the Group has raised a case with Bahrain Chamber for Dispute Resolution appealed claiming further compensation. On 3 January 2024, Bahrain Chamber for Dispute Resolution has issued an initial verdict in their favor, however, the financial institution has appealed against that verdict.

On 3 January 2024, a final verdict issued by Bahrain Chamber for Dispute Resolution in favor of the Group. In accordance to the above verdict, the Group will receive 12,806,435 shares of International Holding Group (Previously known as "International Investment Group") being bonus shares for years 2005, 2006, and 2007 along with BD1,500,000 as compensation for missing the opportunity cost of selling that above shares, and a legal profit of 2% from the date of filing case until the final payment.

On 20 June 2024, the Group received an amount of BD1,500,000 (equivalent to USD3,978,780) as result of the financial insinuation case raised with Bahrain Chamber for Dispute Resolution and on 8 December 2024, the Group also received BD23,333 being legal profit. Further, the Group is due to receive 12,886,979 shares of International Holding Group (Previously Known as "International Investment Group"), along with the 12,806,435 bonus shares during 2026.

24 Financial assets and liabilities and risk management

Financial assets and liabilities carried on the consolidated statement of financial position include cash and cash equivalents, rent and other receivables, financial assets at FVTPL, financial assets at FVTOCI, deposit with a financial institution, due to a related party, and other payables. The particular recognition method adopted is disclosed in the individual policy statements associated with each item.

The risk associated with financial assets and liabilities and the Group's approaches to managing such risks are described below:

Credit risk is the risk that one party will fail to discharge an obligation and cause the other party to incur a financial loss. Cash is placed with national banks with a good credit rating. Concentrations of credit risk with respect to rent and other receivables are limited due to the large number of tenants. Thus, credit risk is considered minimal by the Board of Directors.

Interest rate risk is the risk that the value of financial assets and liabilities will fluctuate due to changes in market interest rates. The Group's short-term deposits and borrowings earn/bear the market rate of interest. The Group's other assets and liabilities are not sensitive to interest rate risk.

Currency rate risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Group's foreign currency transactions are in Kuwaiti Dinar and Bahraini Dinar. For Kuwaiti Dinar, the Group limits its currency rate risk by proactively monitoring the key factors that affect the foreign currency fluctuations. The Bahraini Dinar pegged to the US Dollar. Thus, the currency rate risk is considered to be minimal.

Liquidity risk is the risk that an enterprise will encounter difficulty in raising funds to meet commitments associated with financial assets and liabilities. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. Liquidity risk is managed by monitoring on a regular basis to help ensure that sufficient funds are available to meet all liabilities as they fall due.

Fair value is the amount for which an asset could be exchanged, or a liability settled between knowledgeable, willing parties in an arm's length transaction. The fair values of the Group's financial assets and liabilities are not materially different from their carrying amounts at the year-end.

The fair value of quoted shares has been obtained from primary and secondary markets (Level 1).

The fair value of investment properties has been determined using the market comparison approach (Level 2). Under the market comparison approach, a property's fair value is estimated based on comparable transactions. The market comparable approach is based upon the principle of substitution under which a potential buyer will not pay more for the property than it will cost to buy a comparable substitute property. In theory, the best comparable sale would be an exact duplicate of the subject property and would indicate, by the known selling price of the duplicate, the price for which the subject property could be sold.

24 Financial assets and liabilities and risk management (continued)

Capital management

The primary objective of the Group's capital management is to ensure that it maintains a healthy capital in order to support its business and maximize shareholders' value.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies and processes during the years ended 31 December 2025 and 31 December 2024.

The Group monitors capital on the basis of debt to equity ratio. This ratio is calculated as debt divided by equity. As the Group has no debt, the debt to equity ratio has not been calculated.

25 VAT applicability

As at 31 December 2025, the Group is exempted from registering for VAT with the National Bureau for Revenue due to its nature of activities.

26 Subsequent events

There were no events subsequent and occurring before the date of the audit report that are expected to have a significant impact on these consolidated financial statements.