

**DAR AL MAJID REAL ESTATE COMPANY AND
ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS AND INDEPENDENT AUDITOR'S REVIEW REPORT**

**FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025
(UNAUDITED)**

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REVIEW REPORT
31 MARCH 2025

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Independent auditor's review report on the interim condensed consolidated financial statements To the Shareholders of Dar Al Majid Real Estate Company (A Saudi Closed Joint Stock Company)

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Dar Al Majid Real Estate Company ("the Company") and its subsidiaries (collectively referred to as "the Group") as at 31 March 2025, and the related interim condensed consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the three-month period then ended, and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34, "Interim Financial Reporting" ("IAS 34") as endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as endorsed in the Kingdom of Saudi Arabia. A review of interim financial statements 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 that are endorsed in the Kingdom of Saudi Arabia and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

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

for Ernst & Young Professional Services

Fahad M. Altoaimi
Certified Public Accountant
License No. (354)

Riyadh: 9 Thul-Qi'dah 1446H
(7 May 2025)




DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
AS AT 31 MARCH 2025

		31 March	31 December
		2025	2024
		ﷲ	ﷲ
	<i>Note</i>	<i>(Unaudited)</i>	<i>(Audited)</i>
ASSETS			
NON-CURRENT ASSETS			
Property and equipment	4	26,445,166	24,227,015
Right-of-use assets		2,617,909	-
Investment properties	5	399,122,392	161,652,792
Inventory properties under development	6	723,565,654	969,530,137
Finance lease contracts		6,593,546	-
Investments in equity instruments at fair value through other comprehensive income	8	180,108,924	164,504,498
Financial assets at fair value through profit or loss		259,126,788	204,859,391
TOTAL NON-CURRENT ASSETS		1,597,580,379	1,524,773,833
CURRENT ASSETS			
Inventory properties	6	709,024,363	723,915,374
Trade receivables		92,879,666	73,762,743
Contract assets	9	76,042,650	88,607,303
Prepayments and other current assets		178,328,241	115,409,401
Amounts due from related parties	10-1	25,093,064	20,278,005
Cash & cash equivalents and restricted cash	11	202,592,888	153,251,322
TOTAL CURRENT ASSETS		1,283,960,872	1,175,224,148
TOTAL ASSETS		2,881,541,251	2,699,997,981
EQUITY AND LIABILITIES			
EQUITY			
Share capital	12	300,000,000	300,000,000
Statutory reserve		44,598,701	44,598,701
Fair value reserve on investments at fair value through other comprehensive income		100,067,860	84,463,434
Retained earnings		549,139,382	447,231,690
Equity attributable to shareholders of the Parent Company		993,805,943	876,293,825
Non-controlling interests		42,928,195	36,391,862
TOTAL EQUITY		1,036,734,138	912,685,687
LIABILITIES			
NON-CURRENT LIABILITIES			
Loans and borrowings	13	796,281,598	984,016,412
Employees' defined benefit liabilities		6,349,592	6,355,884
Lease liability		8,141,914	-
Contract liabilities		75,602,304	41,769,009
TOTAL NON-CURRENT LIABILITIES		886,375,408	1,032,141,305
CURRENT LIABILITIES			
Loans and borrowings	13	420,734,815	165,000,000
Lease liability		2,788,186	-
Trade and other payables		254,111,712	266,288,265
Contract liabilities		83,928,968	129,907,985
Amounts due to related parties	10-2	178,667,878	178,083,810
Zakat payable	14	18,200,146	15,890,929
TOTAL CURRENT LIABILITIES		958,431,705	755,170,989
TOTAL LIABILITIES		1,844,807,113	1,787,312,294
TOTAL EQUITY AND LIABILITIES		2,881,541,251	2,699,997,981


Chief Executive Financial Officer
Mohammed Salah


Chief Executive Officer
Sulaiman Al-Ayed


Managing Director
Abdelsalam Almajid

The accompanying notes 1 to 22 form an integral part of these interim condensed consolidated financial statements.

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

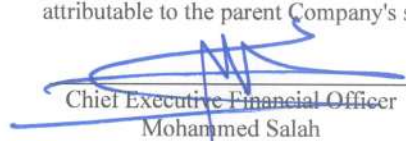
INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

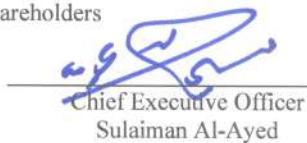
		<i>For the three-month period ended 31 March 2025 ﷲ</i>	<i>For the three-month period ended 31 March 2024 ﷲ</i>
	<i>Note</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>
Revenue from sale of property units	15-1	177,691,770	376,299,797
Revenues from sale of lands	15-1	72,305,870	-
Cost of sales of property units	15-2	(136,640,864)	(324,678,746)
Cost of sales of lands	15-2	(38,186,182)	-
PROFIT FROM SALE OF PROPERTY AND LANDS		75,170,594	51,621,051
Real estate development income	15-1	6,646,653	7,928,103
Real estate commission income	15-1	4,824,143	14,197,114
Operating cost – development and commission	15-2	(4,931,506)	(565,027)
PROFIT FROM REAL ESTATE DEVELOPMENT AND COMMISSION		6,539,290	21,560,190
Gains from valuation of investment properties	5	55,889,204	-
GAINS ON INVESTMENT PROPERTIES		55,889,204	-
Rental income	15-1	2,819,338	3,240,727
Depreciation of right-of-use assets	15-2	-	(95,861)
Cost of rent		(351,477)	(282,713)
RENTAL PROFIT		2,467,861	2,862,153
Maintenance income	15-1	4,137,000	4,137,000
Maintenance cost	15-2	(4,392,098)	(2,462,950)
MAINTENANCE (LOSS) PROFIT		(255,098)	1,674,050
GROSS PROFIT		139,811,851	77,717,444
General and administrative expenses		(12,908,395)	(13,731,715)
Selling and marketing expenses		(1,960,929)	(1,749,953)
OPERATING PROFIT		124,942,527	62,235,776
Finance costs		(4,728,707)	(583,752)
Share of results of an associate	7	-	2,121,364
Other (expense) income		(2,166,109)	4,550,925
PROFIT FOR THE PERIOD BEFORE ZAKAT		118,047,711	68,324,313
Zakat	14	(2,309,217)	(1,770,297)
NET PROFIT FOR THE PERIOD		115,738,494	66,554,016
Attributable to:			
Equity holders of the parent Company		101,907,692	48,439,789
Non-controlling interests		13,830,802	18,114,227
		115,738,494	66,554,016

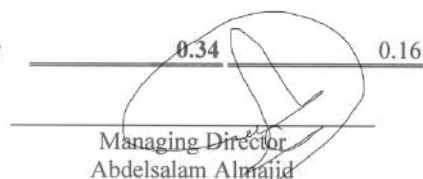
Earnings per share of net profit for the year attributable to the shareholders of the Parent Company (ﷲ)

Basic and diluted earnings per share from the net profit for the period attributable to the parent Company's shareholders

17 0.34 0.16


Chief Executive Financial Officer
Mohammed Salah


Chief Executive Officer
Sulaiman Al-Ayed


Managing Director
Abdelsalam Almajid

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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
 FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

		<i>For the three- month period ended 31 March 2025 ﷲ</i>	<i>For the three- month period ended 31 March 2024 ﷲ</i>
	<i>Note</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>
NET PROFIT FOR THE PERIOD		115,738,494	66,554,016
OTHER COMPREHENSIVE INCOME			
<i>Other comprehensive income that will not be reclassified to profit in subsequent periods</i>			
Unrealized profit from change in fair value on investment in equity instruments	8	15,604,426	-
Other comprehensive income for the period		15,604,426	-
Total comprehensive income for the period		131,342,920	66,554,016
Total comprehensive income attributable to:			
Shareholders of the Parent Company		117,512,118	48,439,789
Non-controlling interests		13,830,802	18,114,227
		131,342,920	66,554,016


 Chief Executive Financial Officer
 Mohammed Salah


 Chief Executive Officer
 Sulaiman Al-Ayed



 Managing Director
 Abdelsalam Almajid

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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

	Share capital	Statutory reserve	Fair value reserve on investments at fair value through other comprehensive income	Retained earnings	Total equity attributable to the Parent Company's shareholders	Non-controlling interests	Total equity
	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ
As at 31 December 2023 (Audited)	300,000,000	44,598,701	-	321,356,811	665,955,512	65,617,808	731,573,320
Net profit for the period	-	-	-	48,439,789	48,439,789	18,114,227	66,554,016
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	48,439,789	48,439,789	18,114,227	66,554,016
Dividends (Note 18)	-	-	-	-	-	(12,041,623)	(12,041,623)
As at 31 March 2024 (Unaudited)	300,000,000	44,598,701	-	369,796,600	714,395,301	71,690,412	786,085,713
As at 31 December 2024 (Audited)	300,000,000	44,598,701	84,463,434	447,231,690	876,293,825	36,391,862	912,685,687
Net profit for the period	-	-	-	101,907,692	101,907,692	13,830,802	115,738,494
Other comprehensive income	-	-	15,604,426	-	15,604,426	-	15,604,426
Total comprehensive income for the period	-	-	15,604,426	101,907,692	117,512,118	13,830,802	131,342,920
Dividends (Note 18)	-	-	-	-	-	(7,294,469)	(7,294,469)
As at 31 March 2025 (Unaudited)	300,000,000	44,598,701	100,067,860	549,139,382	993,805,943	42,928,195	1,036,734,138


Chief Executive Financial Officer
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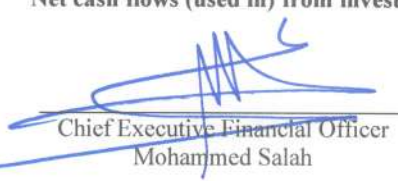

Managing Director
Abdelsalam Almajid

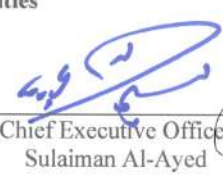
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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

		<i>For the three- month period ended 31 March 2025 ﷼ (Unaudited)</i>	<i>For the three- month period ended 31 March 2024 ﷼ (Unaudited)</i>
	<i>Note</i>		
OPERATING ACTIVITIES			
Profit for the period before zakat		118,047,711	68,324,313
<i>Adjustments to reconcile profit before zakat to net cash flows:</i>			
Depreciation on property and equipment	4	233,851	259,318
Depreciation on right of use asset		174,527	95,861
Loss from finance lease contracts		740,236	-
Gains from valuation of investment properties	5	(55,889,204)	-
Valuation loss from financial assets at FVTPL		2,214,387	1,140,624
Dividends		(175,000)	-
Share of results of an associate	7	-	(2,121,364)
Finance income		(146,562)	-
Finance cost		18,932,880	583,752
		<u>84,132,826</u>	<u>68,282,504</u>
<i>Working capital adjustments:</i>			
Inventory property under development – non-current		47,637,782	(335,345,909)
Inventory properties		14,891,011	274,932,551
Contract assets		12,564,653	13,861,938
Trade receivables		(19,116,923)	(28,574,577)
Prepayments and other current assets		(62,365,895)	15,283,126
Amounts due from related parties		(4,815,059)	(57,365)
Trade and other payables		10,480,120	(84,390,737)
Contract liabilities		(12,145,722)	91,028,601
		<u>71,262,793</u>	<u>15,020,132</u>
Finance cost paid		(44,538,694)	(17,620,943)
Employee defined benefit liabilities paid		(6,292)	(945,184)
Zakat paid		-	(162,536)
Net cash flows from (used in) operating activities		<u>26,717,807</u>	<u>(3,708,531)</u>
INVESTING ACTIVITIES			
Addition to property and equipment	4	(2,452,002)	(34,005)
Addition to investment properties	5	-	(178,370)
Purchase of financial assets at FVTPL		(59,806,784)	(472,000,000)
Proceeds from sales of financial assets at FVTPL		3,325,000	472,500,000
Dividends received		175,000	-
Net cash flows (used in) from investing activities		<u>(58,758,786)</u>	<u>287,625</u>


Chief Executive Financial Officer
Mohammed Salah


Chief Executive Officer
Sulaiman Al-Ayed


Managing Director
Abdelsalam Almajid

The accompanying notes 1 to 22 form an integral part of these interim condensed consolidated financial statements.

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

(Continued)

FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

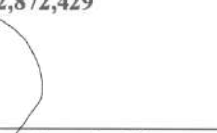
		<i>For the three- month period ended 31 March 2025 ﷲ (Unaudited)</i>	<i>For the three- month period ended 31 March 2024 ﷲ (Unaudited)</i>
	<i>Note</i>		
FINANCING ACTIVITIES			
Proceeds from loans and borrowings	13	499,027,640	960,779,914
Repayments of loans and borrowings	13	(431,027,639)	(846,969,501)
Amounts due to related parties		20,279,513	(56,934,006)
Payment of a lease liability		(750,000)	(400,000)
Dividends paid to non-controlling interests	18	(7,294,469)	(12,041,623)
Proceeds from finance lease contracts		1,147,500	-
Net cash flows from financing activities		81,382,545	44,434,784
Net increase in unrestricted cash and cash equivalents		49,341,566	41,013,878
Unrestricted cash and cash equivalent at beginning of the period		153,251,322	168,314,921
Restricted cash		(160,741,695)	-
Unrestricted cash and cash equivalent at end of the period		41,851,193	209,328,799

SIGNIFICANT NON-CASH TRANSACTIONS:

Finance and transaction costs capitalised	6	(16,746,305)	(8,534,499)
Investment properties transferred from inventory properties	5, 6	181,580,396	-
Recognition of the right to use and lease liabilities		2,792,436	-
Recognition of finance leases by crediting prepaid expenses and lease liabilities		12,872,429	-


 Chief Executive Financial Officer
 Mohammed Salah


 Chief Executive Officer
 Sulaiman Al-Ayed


 Managing Director
 Abdelsalam Almajid

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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES (A SAUDI CLOSED JOINT STOCK COMPANY)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

1. GROUP INFORMATION

Dar Al Majid Real Estate Company a Saudi Closed Joint Stock Company (referred to in the consolidated financial statements as the "Company" or the "Parent Company") under the companies' law in the Kingdom of Saudi Arabia under unified number 7001852156 and commercial register No. 1010417874 issued on 20 Shaaban 1435H (corresponding to 18 June 2014).

The Company commenced its real estate development and investment activities as a Limited Liability Company under the name of "Nasser and Abdul Salam Sons of Abdul Rahman Al Majid Real Estate Company" with a share capital of ~~SR~~ 100,000. On 7 Rabi' al-Thani 1442H (corresponding to 22 November 2020), the Company increased its share capital to ~~SR~~ 300,000,000 and was converted into a Closed Joint Stock Company. On 27 Thul-Qi'dah 1445H (corresponding to 4 June 2024), the Company's Board of Directors resolved to offer the Company for initial public offering (IPO). On 20 March 2025, the Capital Market Authority approved the initial public offering of 90 million shares, which representing 30% of the Company's total outstanding shares, which amount to 300 million shares.

On 3 June 2024, the General Assembly of the shareholders resolved to change the number of shares from 30 million shares to 300 million shares and to change the nominal value of the share from ~~SR~~ 10 to ~~SR~~ 1.

The Company and its subsidiaries are engaged in the general construction of residential buildings, construction of prefabricated buildings on sites, renovations of residential and non-residential buildings, purchase and sale of land and real estate, division and off-plan sales activities, management and rent of owned or leased real estate (residential and non-residential), management and operation of hotel apartments and real estate management activities for a commission.

(a) Consolidated Subsidiaries

These interim condensed consolidated financial statements include the financial statements of the Company and the following subsidiaries (collectively the "Group"):

Name	Country of Incorporation	% of shareholding	
		31 March 2025	31 December 2024
Mohammed and Khalid sons of Abdul Rahman Al Majid Real Estate Company	Saudi Arabia	100%	100%
Hossam and Majed sons of Abdul Rahman Al Majed Real Estate Company	Saudi Arabia	100%	100%
Fikra Estesmar for Real Estate Development Company	Saudi Arabia	100%	100%
Nibras Al Amaken for Real Estate Development Company	Saudi Arabia	100%	100%
Taj Al Hudo for Real Estate Development Company	Saudi Arabia	100%	100%
Al Raayea Real Estate Company	Saudi Arabia	100%	100%
Jadet Al Shatea Real Estate Company	Saudi Arabia	70%	70%
Jadet Al Rabea Real Estate Company *	Saudi Arabia	25%	25%
Al Majdiah Investment Fund	Saudi Arabia	100%	100%
Al Dar Investment Fund	Saudi Arabia	70%	70%
Al Narjis Investment Fund	Saudi Arabia	64%	64%
Burj Al Raayea Real Estate Company**	Saudi Arabia	50%	50%

* Dar Al Majid Real Estate Company have 25% ownership in Jadet Al Rabea Real Estate Company. The remaining shares are in name of other two individual shareholders, The Group manages and controls all the operations, funds and financial and strategy of the company, therefore, it has been consolidated in these interim condensed consolidated financial statements.

** During 2024, Al Raayea Real Estate Company owned 50% share in Burj Al Raayea Real Estate Company, a limited liability company that was established in 2024 under the Companies Law in the Kingdom of Saudi Arabia under Commercial Registration No. 1009072138 issued on 11 Muharram 1446H (corresponding to 17 July 2024).

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES (A SAUDI CLOSED JOINT STOCK COMPANY)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

2. BASIS OF PREPARATION

a) *Statement of compliance*

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting" ("IAS 34") as endorsed in the Kingdom of Saudi Arabia ("KSA") and other standards and pronouncements that are endorsed by the Saudi Organization for Chartered and Professional Accountants.

The material accounting policies adopted in the preparation of these interim condensed consolidated financial statements are consistent with those followed in the preparation of the annual consolidated financial statements for the year ended 31 December 2024, except for the new standards and amendments effective from 1 January 2025 as disclosed in note 3.

These interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements and should therefore be read in conjunction with the annual consolidated financial statements for the year ended 31 December 2024. In addition, results for the three-month period ended 31 March 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

b) *Basis of measurement*

These interim condensed consolidated financial statements have been prepared under the historical cost basis using the accrual basis of accounting, except for investment properties, financial assets at fair value through profit or loss, investment in equity instrument at fair value through other comprehensive income that have been measured at fair value, and end of service benefits that have been measured at Projected Unit Credit Method.

c) *Functional and presentation currency*

These interim condensed consolidated financial statements are presented in **ﷲ**, which represents the Company's functional and presentation currency. These interim condensed consolidated financial statements have been rounded off to the nearest **ﷲ**, unless otherwise stated.

d) *Critical accounting estimates and judgments*

In preparing these interim condensed consolidated financial statements, management has made judgements and estimates 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. The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those described in the Group's last annual consolidated financial statements for the year ended 31 December 2024.

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS

a) *New and amended standards adopted by the Group*

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of new standards, interpretations and amendments as of 1 January 2025. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

The following amendments apply, but do not have an impact on the interim condensed consolidated financial statements of the Group:

- Amendment to IAS 21 - Lack of exchangeability (effective from 1 January 2025).

There has been no material impact on the interim condensed consolidated financial statements of the Group upon adoption of the above amended standards.

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

4. PROPERTY AND EQUIPMENT

	<i>Land</i>		<i>Leasehold</i>	<i>Motor</i>	<i>Furniture</i>	<i>Computers,</i>	<i>Project</i>	
	<i>(Note 4.1)</i>	<i>Buildings</i>	<i>improvements</i>	<i>vehicles</i>	<i>and office</i>	<i>programs,</i>	<i>under</i>	<i>Total</i>
	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>equipment</i>	<i>and</i>	<i>construction</i>	<i>ﷲ</i>
						<i>electronic</i>		
						<i>devices</i>		
31 March 2025 (unaudited)								
<i>Cost</i>								
At the beginning of the period	18,411,250	3,588,750	1,725,875	921,963	1,089,457	2,316,519	-	28,053,814
Additions	-	-	-	-	2,617	81,717	2,367,668	2,452,002
At the end of the period	18,411,250	3,588,750	1,725,875	921,963	1,092,074	2,398,236	2,367,668	30,505,816
<i>Accumulated depreciation</i>								
At the beginning of the period	-	631,129	391,755	641,200	815,491	1,347,224	-	3,826,799
Charge for the period	-	22,430	43,147	24,563	22,265	121,446	-	233,851
At the end of the period	-	653,559	434,902	665,763	837,756	1,468,670	-	4,060,650
31 December 2024 (audited)								
<i>Cost</i>								
At the beginning of the year	18,411,250	3,588,750	1,655,875	921,963	1,089,457	1,924,857	-	27,592,152
Additions	-	-	70,000	-	-	399,448	-	469,448
Disposal	-	-	-	-	-	(7,786)	-	(7,786)
At the end of the year	18,411,250	3,588,750	1,725,875	921,963	1,089,457	2,316,519	-	28,053,814
<i>Accumulated depreciation</i>								
At the beginning of the year	-	451,691	226,169	522,469	705,603	895,049	-	2,800,981
Charge for the year	-	179,438	165,586	118,731	109,888	456,711	-	1,030,354
Disposal	-	-	-	-	-	(4,536)	-	(4,536)
At the end of the year	-	631,129	391,755	641,200	815,491	1,347,224	-	3,826,799
<i>Net book value</i>								
As at 31 December 2024 (audited)	18,411,250	2,957,621	1,334,120	280,763	273,966	969,295	-	24,227,015
As at 31 March 2025 (unaudited)	18,411,250	2,935,191	1,290,973	256,200	254,318	929,566	2,367,668	26,445,166

- 4.1 The legal possession of land title deed is in the name of two shareholders, due to the inability to transfer the ownership of the property to Dar Al-Majid Real Estate Company (the "Parent Company") due to the suspension issued by the authorities for transferring the title deeds to the new owners relating to Al-Qirawan district. The shareholders have confirmed that this land is registered in their name for statutory purpose only and they confirmed the ownership of the land belongs to the Group.

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5. INVESTMENT PROPERTIES

	31 March 2025	31 December 2024
	ﷲ	ﷲ
	(Unaudited)	(Audited)
Lands	6,214,360	6,214,360
Buildings	392,908,032	155,438,432
	399,122,392	161,652,792

5.1 Movement in investment properties

31 March 2025 (unaudited)	Lands	Buildings	Total
	ﷲ	ﷲ	ﷲ
At 1 January 2025	6,214,360	155,438,432	161,652,792
Transferred from inventory properties (note 6)	-	181,580,396	181,580,396
Remeasurement adjustment	-	55,889,204	55,889,204
At 31 March 2025	6,214,360	392,908,032	399,122,392

31 December 2024 (audited)	Lands	Buildings	Total
	ﷲ	ﷲ	ﷲ
At 1 January 2024	25,029,719	139,908,936	164,938,655
Capital expense on owned properties	31,597	14,827,050	14,858,647
Remeasurement adjustment	(846,956)	702,446	(144,510)
Transferred to inventory properties (note 6)	(18,000,000)	-	(18,000,000)
At 31 December 2024	6,214,360	155,438,432	161,652,792

Based on the management's assessment and considering the changes in the market for the period ended 31 March 2025, the fair values of investment properties as at 31 March 2025 are not significantly different from that of 31 December 2024 for the existed properties at that date. The Group also transferred inventory properties amounting to ﷲ181.6 million during the three-month period ended 31 March 2025 to investment properties. These properties were valued at fair value using the market comparable approach and the income capitalization method, resulting in a remeasurement adjustment gain of ﷲ55.9 million. The Group signed a 10-year lease with an external lessee for one of the two projects transferred from the inventory properties at a rental value of ﷲ15 million with an annual incremental increase. Under market comparable approach, a property's fair value is estimated based on the market comparison between the property being valued and similar ones located in the same area and newly sold, and the value index of the property being value is derived from applying appropriate comparison units and making adjustments to the sale prices of similar properties based on comparative elements.

The valuations were performed by OPM by Olat Real Estate, an independent valuer with a recognised and relevant professional qualification and recent experience of the location and category of the investment property being valued and accredited from Saudi Authority for Accredited Valuers ("TAQEEM") under membership number 1210000397. The valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. The valuation model is consistent with the principles in IFRS 13.

6. INVENTORY PROPERTIES

	31 March 2025	31 December 2024
	ﷲ	ﷲ
	(Unaudited)	(Audited)
At the beginning of the period/year	1,693,445,511	1,494,586,457
Development costs incurred	78,805,643	1,153,366,461
Borrowing cost capitalized	16,746,305	30,245,333
Transferred to investment properties (note 5)	(181,580,396)	18,000,000
Disposals (recognized in cost of sales)	(174,827,046)	(1,002,752,740)
At the end of the period/ year	1,432,590,017	1,693,445,511

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6. INVENTORY PROPERTIES (continued)

	31 March 2025 SAR (Unaudited)	31 December 2024 SAR (Audited)
Inventory properties expected to be completed and sold within the next 12 months	709,024,363	723,915,374
Inventory properties under development not expected to be completed and sold within the next 12 months	723,565,654	969,530,137
	<u>1,432,590,017</u>	<u>1,693,445,511</u>

7. INVESTMENT IN AN ASSOCIATE

The Group has a share in First Avenue Real Estate Development Company which is involved in real estate development activities in Saudi Arabia. The Group's share in First Avenue Development Company was accounted for using the equity method in the consolidated financial statements.

7-1 Effective 1 September 2021, the Group obtained 15% equity of First Avenue Real Estate Development Company for a total consideration SAR 60.75 million. On 22 November 2022, the Group entered into an agreement with the Investee to buy an additional 484,795 shares at a price of SAR 65 per share and total value of SAR 31.5 million in exchange for 2,442,578 units in Al Shorfa Investment Fund at a price of SAR 12.9 per unit shares and a total value of SAR 31.5 million resulting in the Group's total shareholdings of 17.57% as at year end.

7-2 On 7 June 2023, the Associate's Board members in the extraordinary meeting approved to issue 1 share for each 2 shares as a transfer at SAR 74,948,967 from share premium to share capital. Out of this, the amount of SAR 18,135,427 was given against the employee share incentive program. Therefore, the Group's total shareholdings decreased from 17.57 % to 15.79% as result of forfeiture of the respective shares towards employees of the associate resulting in a decrease in the ownership percentage in investment and recorded losses of SAR 3,167,828

7-3 On 27 August 2024, the Group sold a portion of its shares in First Avenue Real Estate Development Company, at a number of 10,911,411 shares, to Makkah Construction and Development Company. Consequently, the Group's ownership percentage of the shares decreased from 15.79% to 10% as a result of the sale of the shares. The sale of the shares resulted in a profit of SAR 12,299,199.

7-4 On 14 August 2024, First Avenue Real Estate Development Company announced in its prospectus the offering of 16.42 million new shares in the Parallel Market "Nomu". The offered shares represented 8.01% of the investee company's share capital after the offering, bringing the total share capital to SAR 205,000,000 million. On 5 September 2024, the Saudi Capital Market Authority announced the issuance of its board resolution approving the offering and listing of the investee company's shares on the Nomu - Parallel Market. The offering period for the investee company's shares commenced on 10 September 2024, and lasted for five business days, and concluded on 16 September 2024. The investee company's shares were subsequently listed on 16 October 2024. As a result, the Group's ownership percentage in the shares decreased from 10% to 9.2% following the offering. Consequently, the Group lost its significant influence over the investee company, leading to the reclassification of the investment to investment in equity instruments at fair value through other comprehensive income (Note 8). The Group ownership in the investee company before the offering and share reduction was 10%.

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8. INVESTMENTS IN EQUITY INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

The Group holds a 9.2% share in First Avenue Real Estate Development Company, which is engaged in real estate development activities in the Kingdom of Saudi Arabia. As outlined in (note 7), the Group accounted for its share in First Avenue Real Estate Development using the equity method in the consolidated financial statements. However, following the listing of the investee company in the Nomu Parallel Market and the decrease in the Group's ownership percentage, the Group lost its significant influence over the investee company. Consequently, the Group reclassified the investment to investment in equity instruments at fair value through other comprehensive income, which the Group has chosen to treat as irrevocable and to recognize changes in fair value through other comprehensive income, considering it a strategic investment.

The details of equity instruments at fair value through other comprehensive income are as follows:

<u>Company</u>	<u>Country of incorporation</u>	<u>% of shareholding</u>	
		<u>31 March 2025</u> (Unaudited)	<u>31 December 2024</u> (Audited)
First Avenue Real Estate Development Company	Saudi Arabia	9,2 %	9,2 %

The movement in investments in equity instruments at fair value through other comprehensive is as follows:

	<u>31 March 2025</u> (Unaudited) ﷲ	<u>31 December 2024</u> (Audited) ﷲ
At the beginning of the period/year	164,504,498	-
Transferred from investment in associate (note 7)	-	80,041,064
Unrealized profit of fair value changes	15,604,426	84,463,434
At the end of the period/ year	<u>180,108,924</u>	<u>164,504,498</u>

The movement in fair value reserve is as follows:

	<u>31 March 2025</u> (Unaudited) ﷲ	<u>31 December 2024</u> (Audited) ﷲ
At the beginning of the period/year	84,463,434	-
Unrealized profit of fair value changes	15,604,426	84,463,434
At the end of the period/ year	<u>100,067,860</u>	<u>84,463,434</u>

9- Contract Assets

	<u>31 March 2025</u> (Unaudited) ﷲ	<u>31 December 2024</u> (Audited) ﷲ
Contract assets - Real estate development	49,608,994	66,674,567
Contract assets - off-plan sales (notes 9-1, 9-2)	26,433,656	21,932,736
	<u>76,042,650</u>	<u>88,607,303</u>

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9. Contract Assets (continued)

9-1 The contract assets of off-plan sale contracts represent the total amounts expected to be collected from off-plan sale customers with whom contracts have been signed to sell properties units off-plan, for the executed contract works. These are measured based on the incurred costs plus recognized profits, minus any progress billings collected and recognized losses.

9-2 Contract Assets - off-plan sales

	<i>31 March 2025</i> <i>(Unaudited)</i> ﷲ	<i>31 December</i> <i>2024(Audited)</i> ﷲ
Value of Project Contracts	289,172,000	101,860,000
Less: Value of un-executed works	(143,091,442)	(58,227,163)
Value of executed works	146,080,558	43,632,837
Less: Progress billings and advances	(119,646,902)	(21,700,101)
	26,433,656	21,932,736

Following is the movement in the contract assets of off-plan sales during the period / year:

	<i>31 March 2025</i> <i>(Unaudited)</i> ﷲ	<i>31 December</i> <i>2024(Audited)</i> ﷲ
At the beginning of the period / year	21,932,736	-
Value of executed works during the period / year	102,447,721	43,632,837
Less: Progress billings and advances	(97,946,801)	(21,700,101)
At the end of the period/ year	26,433,656	21,932,736

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10. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

Related parties represent the shareholders, key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management.

10.1 Amounts due from related parties

<i>Name of related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Amount of transaction</i>		<i>Balance</i>	
			<i>31 March 2025 (Unaudited) ﷲ</i>	<i>31 March 2024 (Unaudited) ﷲ</i>	<i>31 March 2025 (Unaudited) ﷲ</i>	<i>31 December 2024 (Audited) ﷲ</i>
Shareholders (note 10.1.1)	IPO recoverable debts	IPO expenses	3,386,289	1,815,797	20,017,545	16,631,256
First Avenue Real Estate Development Company	Affiliate	Collections received	-	(3,857,100)		
		Revenue from services rendered	1,428,770	2,073,668	5,075,519	3,646,749
					25,093,064	20,278,005

10.1.1 This amount represents the IPO cost which is agreed to be reimbursed by the shareholders upon successful completion of listing process in the Capital Market.

10.1.2 The above balances are unsecured, interest free and have no fixed Date repayment. The management estimates the allowance on due from related party balance at the reporting date at an amount equal to lifetime ECL. No receivable balance from related parties at the reporting date are past due, taking into account the historical default experience and the future prospects of the industries in which the related parties operate, the management considers that related party balances are not impaired. There has been no change in estimation techniques or significant assumptions made during the current reporting period in assessing the allowances for balances due from related parties.

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10. BALANCES AND TRANSACTIONS WITH RELATED PARTIES (Continued)

10.2 Amount due to related parties

<i>Name of related parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Amount of transaction</i>		<i>Balance</i>	
			<i>31 March 2025 (Unaudited)</i>	<i>31 March 2024 (Unaudited)</i>	<i>31 March 2025 (Unaudited)</i>	<i>31 December 2024 (Audited)</i>
			<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>
Related party to a subsidiary	Partner in a subsidiary	Repayment	3,379,381	35,597,196	83,926,991	80,547,810
Related party to a subsidiary	Partner in a subsidiary	Repayment	-	-	37,849,262	37,849,262
Emmar Opportunities Real Estate	SPV of subsidiary	Finance charges	(762,565)	(3,616,239)	8,670,861	9,433,426
Jadwa Investment Company	Fund manager of subsidiary investment funds	Management fees	(2,019,734)	(75,000)		
		performance fees	-	(1,383,052)		
		Repayment	-	27,466,053	1,501,802	3,521,536
Albilad Investment Company	Custodian of subsidiary	Finance charges	(12,814)	(126,042)	57,244	70,058
		Project financing of subsidiary				
Related party to a subsidiary	Partner in a subsidiary		-	-	23,330,859	23,330,859
		Project financing of subsidiary				
Related party to a subsidiary	Partner in a subsidiary		-	-	23,330,859	23,330,859
					178,667,878	178,083,810

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11. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

	31 March 2025 (Unaudited) ﷲ	31 December 2024 (Audited) ﷲ
Cash and cash equivalents - unrestricted		
Cash at banks	41,741,717	81,770,399
Short term deposits	-	40,000,000
Cash in hands	109,476	7,713
	41,851,193	121,778,112
Restricted cash		
Cash in bank (note 11.1)	160,741,695	31,473,210
Total cash and cash equivalents and restricted cash	202,592,888	153,251,322

11.1 Cash at banks includes restricted account balances amounting to ﷲ 160,7 million as of 31 March 2025 (31 December 2024: ﷲ 31.4 million), related to amounts received from customers for the sale of off-plan residential units. The Company is required to obtain approval from “Wafi”, Ministry of Municipal Rural Affairs and Housing’s off-plan sales and leasing Committee, before withdrawing any amounts to finance the ongoing projects.

12. SHARE CAPITAL

The Group’s authorised, issued and fully paid share capital at 31 March 2025 and 31 December 2024 amounted to ﷲ 300 million, consisting of 300 million shares of ﷲ 1 each.

Name of the shareholder	No. of shares		% of		TOTAL	
	31 March 2025	31 December 2024	31 March 2025	31 December 2024	31 March 2025 ﷲ	31 December 2024 ﷲ
Dar Almajid Holding Company	173,250,000	173,250,000	57,75%	57,75%	173,250,000	173,250,000
AWJ Real Estate Development Company	22,500,000	22,500,000	7,5%	7,5%	22,500,000	22,500,000
Modern Rufaid Investment Company	22,500,000	22,500,000	7,5%	7,5%	22,500,000	22,500,000
Almajid Aloula Real Estate Company	14,850,000	14,850,000	4,95%	4,95%	14,850,000	14,850,000
Khalid Abdulrahman Naser Almajid	11,880,000	11,880,000	3,96%	3,96%	11,880,000	11,880,000
Mohammed Abdulrahman Naser Almajid	11,880,000	11,880,000	3,96%	3,96%	11,880,000	11,880,000
Hussam Abdulrahman Nasser Al Majed	8,910,000	8,910,000	2,97%	2,97%	8,910,000	8,910,000
Abdussalam Abdul Rahman Nasser Al Majed	8,910,000	8,910,000	2,97%	2,97%	8,910,000	8,910,000
Majid Abdulrahman Naser Almajid	8,910,000	8,910,000	2,97%	2,97%	8,910,000	8,910,000
Naser Abdulrahman Naser Almajid	8,910,000	8,910,000	2,97%	2,97%	8,910,000	8,910,000
Abdullah Abdulrahman Naser Almajid	4,500,000	4,500,000	1,5%	1,5%	4,500,000	4,500,000
Nader Hassan Atallah Alomari	3,000,000	3,000,000	1%	1%	3,000,000	3,000,000
	300,000,000	300,000,000	100%	100%	300,000,000	300,000,000

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13. LOANS AND BORROWINGS

	<i>Effective Interest rate (EIR)</i>	<i>Maturity</i>	<i>31 March 2025 ﷲ (Unaudited)</i>	<i>31 December 2024 ﷲ (Audited)</i>
Al Rajhi Bank - Murabaha	SAIBOR + 1.35%	2025-2027	324,388,265	256,388,264
Arab National Bank - Tawaruq	SAIBOR+2.4%	2027	397,357,896	397,357,896
Banque Saudi Fransi– Tawaruq	SIBOR+1.5%	2026	209,737,252	209,737,252
Masar Al Nomou Finance Company	5.5%	2026	173,150,000	173,150,000
Riyad Bank - Murabaha	SAIBOR+1.5%	2025-2029	112,383,000	112,383,000
			<u>1,217,016,413</u>	<u>1,149,016,412</u>
<i>Current</i>			<u>420,734,815</u>	<u>165,000,000</u>
<i>Non-current</i>			<u>796,281,598</u>	<u>984,016,412</u>

Set out below is the movement of interest-bearing loans and borrowings:

	<i>31 March 2025 ﷲ (Unaudited)</i>	<i>31 December 2024 ﷲ (Audited)</i>
At the beginning of the period/ year	1,149,016,412	630,176,652
Add: proceeds	499,027,640	2,884,254,291
Less: repayment	(431,027,639)	(2,365,414,531)
At the end of the period/ year	<u>1,217,016,413</u>	<u>1,149,016,412</u>

During 2022, the Group signed an agreement to obtain a loan from Al Rajhi bank amounting to ﷲ 720 million. The loan is for the purpose to finance of the acquisition of real estate lands and related development and construction. During 2022, ﷲ 145 million was withdrawn. During 2024, the Group extended the validity of the facilities and withdrew ﷲ 116 million. During the three-month ended 31 March 2025, the Group extended the validity of the facilities and withdrew ﷲ 63 million. The terms of the loan span over a tenure of 3 years and to be repaid in one installment after 3 years. The loan carries a profit margin of SIBOR+1.35%. The loan is secured against the real estate guarantees of no less than 120% from the total finance.

During 2022, the Group signed an agreement to obtain a loan from Arab National Bank. The loan is for the purpose to finance Group's investment in assets and other development projects. The term of the loan span over a period of 5 years and to be repaid in 2027. The loan carries a margin of SAIBOR +2.4%. The loan is secured against promissory notes by ﷲ 200 million.

During 2023, the Group signed an agreement to obtain a loan from Banque Saudi Fransi. The loan is for the purpose to purchase a land in Riyadh city. The loan is repaid on one payment after 3 years. The loan carries a margin of SAIBOR +1.5%. The loan is secured against the real estate guarantees of no less than 110% from the total finance.

During April 2024, the Group signed an agreement to obtain a loan from Masar Al Nomou Finance Company. The loan aims to finance the development of three real estate projects. The loan term extends over 24 months from the date of execution, and it is to be repaid in the year 2026. The loan carries a profit margin of 5.5%. The loan is secured against the real estate guarantees of no less than 130% from the total finance.

During 2023, the Group signed an agreement to obtain a loan from Riyad Bank amounting to ﷲ 500 million. The loan is for the purpose to finance of the acquisition of real estate lands and related development and construction, In 2024, an amount of ﷲ 112 million was drawn, with ﷲ 25 million scheduled for repayment in 2025. The remaining balance is to be repaid in a single installment five years after the date the company became eligible for the loan. The loan carries a margin of SAIBOR +1.5%. The loan is secured against the real estate guarantees of no less than 133% from the total finance.

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14. ZAKAT PAYABLE

Movement in the zakat provision:

	<i>31 March 2025</i>	<i>31 December 2024</i>
	<i>ﷲ</i>	<i>ﷲ</i>
	<i>(Unaudited)</i>	<i>(Audited)</i>
At the beginning of the period/ year	15,890,929	20,117,522
Charge during the period / year	2,309,217	9,754,449
Paid during the period / year	-	(13,981,042)
At the end of the period/ year	18,200,146	15,890,929

Status of zakat

During 2022, the Company has obtained approval from ZATCA to submit consolidated zakat return which included the results of the Parent Company and its wholly owned subsidiaries as mentioned in note 1. The Group has submitted consolidated Zakat returns to ZATCA for the year ended 2022 and the Zakat return for the year ended 2023, the Zakat assessment has not been issued by ZATCA yet. Subsequent to the period ended 31 March 2025, the Group submitted its consolidated zakat return for the year 2024 to the ZATCA.

Below is the status of assessments of the Company's and its wholly owned subsidiaries for which separate returns have been filed by the respective companies up to the year 2021:

Dar Almajid Real Estate Company (Parent Company)

The Company has submitted zakat returns to the Zakat, Tax and Customs Authority ("ZATCA") for all years up to the year ended 2021. The last final assessment received was in 2018 and has been settled.

Hossam and Majed sons of Abdul Rahman Al Majed Real Estate Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2021. However, no zakat assessment has been raised yet.

Mohammed and Khalid sons of Abdul Rahman Al Majid Real Estate Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2021. However, no zakat assessment has been raised yet.

Fikra Estesmar for Real Estate Development Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2021. However, no zakat assessment has been raised yet.

Al Raayea Real Estate Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2021. However, no zakat assessment has been raised yet.

Taj Al Hudo for Real Estate Development Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2021. However, no zakat assessment has been raised yet.

Nibras Al Amaken for Real Estate Development Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2021. However, no zakat assessment has been raised yet.

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

14. ZAKAT PAYABLE (continued)

Below is the status of the Zakat assessments for the subsidiaries not wholly owned by the Group and which file their returns separately:

Jadet AlShatea Real Estate Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2023. However, no zakat assessment has been raised yet. Subsequent to the period ended 31 March 2025, the subsidiary submitted its standalone zakat return for the year 2024 to the ZATCA.

Jadet Al Rabea Real Estate Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2023. However, no assessment has been raised yet. Subsequent to the period ended 31 March 2025, the subsidiary submitted its standalone zakat return for the year 2024 to the ZATCA.

Burj Al Raayea Real Estate Company

Burj Al Raayea Real Estate Company was incorporated during the year 2024 and has not filed any zakat return so far.

Al Majdiah Investment Fund, Al Dar Investment Fund and Al Narjis Investment Fund

Under the current system of taxation in the Kingdom of Saudi Arabia the Funds are not liable to pay any Zakat or income tax as they are considered to be the obligation of the Unitholders and as such, these are not provided in the separate financial statements of the funds. Therefore, the zakat has been considered in the separate financial statements of the parent company.

15. OPERATING INCOME AND COST

15.1 OPERATING INCOME

	<i>For the three-month period ended 31 March 2025 ؔ (Unaudited)</i>	<i>For the three-month period ended 31 March 2024 ؔ (Unaudited)</i>
Revenue from sale of property units	75,244,049	376,299,797
Revenue from sale of off-plan property units (note 9-2)	102,447,721	-
	<u>177,691,770</u>	<u>376,299,797</u>
Revenue from sale of lands	72,305,870	-
Real estate commission income (note 15-1-1)	4,824,143	14,197,114
Real estate development income (note 15-1-2)	6,646,653	7,928,103
Rental income	2,819,338	3,240,727
Maintenance income (15-1-3)	4,137,000	4,137,000
	<u>268,424,774</u>	<u>405,802,741</u>

15-1-1 This represents the amounts charged to customers in respect of marketing services provided. The commission is charged at 2.5% of the each of the property sold for which marketing was done by the Group.

15-1-2 Real estate development income represents the construction and development services provided to customers.

15-1-3 Maintenance income represents the straight-line revenue recorded against the amounts received from customers on conditional exchange of contracts relating to future maintenance obligation for five years as part of inventory properties sale contract.

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(continued)

FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

15. OPERATING INCOME AND COST

15.1 OPERATING INCOME (continued)

Disaggregation of revenue from contracts with customers

In the following table, revenue from contracts with customers is disaggregated primarily by geographical market and timing of revenue recognition.

	<i>For the three-month period ended 31 March 2025 ﷲ (Unaudited)</i>	<i>For the three-month period ended 31 March 2024 ﷲ (Unaudited)</i>
Timing of revenue recognition		
Services provided at a point in time	152,374,063	390,496,911
Service provided over time	116,050,711	15,305,830
All of these revenues were generated from projects in Saudi Arabia	<u>268,424,774</u>	<u>405,802,741</u>

15.2 OPERATING COST

	<i>For the three-month period ended 31 March 2025 ﷲ (Unaudited)</i>	<i>For the three-month period ended 31 March 2024 ﷲ (Unaudited)</i>
Cost of sale of property units	58,027,898	324,678,746
Cost of sale of off-plan property units	78,612,966	-
Cost of sale of inventory properties	136,640,864	324,678,746
Cost of sale of land	38,186,182	-
Operating cost – development and commission	4,931,506	565,027
Cost of rent	351,477	282,713
Maintenance cost	4,392,098	2,462,950
Depreciation expense of right-of-use asset	-	95,861
	<u>184,502,127</u>	<u>328,085,297</u>

16. SEGMENT INFORMATION

As Group deals only real estate segment and operates only in single geography i.e. Kingdom of Saudi Arabia, management of the Group based on the information reviewed by its board of directors represented by the chief operating decision maker, has determined there are no additional operating and geographical segments warranting disclosures.

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES (A SAUDI CLOSED JOINT STOCK COMPANY)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(continued)

FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

17. EARNINGS PER SHARE

Basic and diluted earnings per share are calculated by dividing net profit for the period attributable to the shareholders of the parent Company by the weighted average number of ordinary shares outstanding during the period. Earnings per share are calculated as follows:

	<i>For the three-month period ended 31 March 2025 (Unaudited)</i>	<i>For the three-month period ended 31 March 2024 (Unaudited)</i>
Net profit attributable to the parent Company's shareholders	101,907,692	48,439,789
Weighted average number of shares outstanding during the year	300,000,000	300,000,000
Earnings per share attributable to parent Company's shareholders	0.34	0.16

18. DIVIDENDS DISTRIBUTION

Dividends were distributed to non-controlling interests for a total amount of ~~ﷲ~~ 7,294,469 during the period ended 31 March 2025 (31 March 2024: ~~ﷲ~~ 12,041,623).

19. CONTINGENCIES AND COMMITMENTS

19.1. Contingencies

The Group has provided letters of guarantee, i.e. financial guarantees, bid bonds and performance guarantees through its local banks for its own business activities and on behalf of certain subsidiaries, limited to ~~ﷲ~~ 76,1 million as at 31 March 2025 (31 December 2024: ~~ﷲ~~ 256 million).

19.2 Capital commitments

At 31 March 2025, the Group has future capital commitments amounting to ~~ﷲ~~ 1,100 million (31 December 2024: ~~ﷲ~~ 1,100 million) in respect of inventory property under development.

20. SUBSEQUENT EVENT

Other than described in Note 14 to the interim condensed consolidated financial statements, there have been no events subsequent to period end which require adjustment of or disclosure in the interim condensed consolidated financial statements as of 31 March 2025.

21. COMPARITIVE FIGURES

Certain of the prior year amounts has been reclassified to conform the presentation in the current year.

22. APPROVAL OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The interim condensed consolidated financial statements were approved by the Audit Committee in accordance with the authorization of the Board of Directors on 9 Thul-Qi'dah 1446H (corresponding to 7 May 2025).