

**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 AND SIX-MONTH PERIODS ENDED 30 JUNE 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
30 JUNE 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 30 June 2025, and the related interim condensed consolidated statements of profit or loss and comprehensive income for the three-month and six-month periods ended 30 June 2025, and the related interim condensed consolidated statement of changes in equity and cash flows for the six-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)

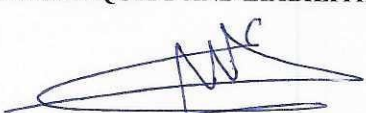
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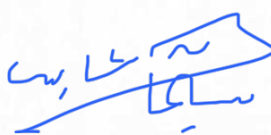


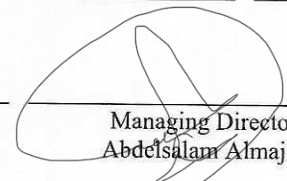
DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
AS AT 30 JUNE 2025

| | | 30 June 2025 ﷲ (Unaudited) | 31 December 2024 ﷲ (Audited) |
|------------------------------------------------------------------------------------|-------------|-------------------------------------------------------|-------------------------------------------------------------------|
| | <i>Note</i> | | |
| ASSETS | | | |
| NON-CURRENT ASSETS | | | |
| Property and equipment | 4 | 29,125,747 | 24,227,015 |
| Right-of-use assets | | 2,443,381 | - |
| Investment properties | 5 | 399,227,615 | 161,652,792 |
| Inventory properties under development | 6 | 1,026,955,475 | 969,530,137 |
| Finance lease contracts | | 5,580,096 | - |
| Investment in an associates | 7 | 154,811,179 | 160,000,000 |
| Investments in equity instruments at fair value through other comprehensive income | 8 | 178,604,883 | 164,504,498 |
| Financial assets at fair value through profit or loss | | 77,366,990 | 44,859,391 |
| TOTAL NON-CURRENT ASSETS | | 1,874,115,366 | 1,524,773,833 |
| CURRENT ASSETS | | | |
| Inventory properties | 6 | 470,238,481 | 723,915,374 |
| Financial assets held at fair value through profit and loss | | 90,060,570 | - |
| Trade receivables | | 52,190,678 | 73,762,743 |
| Contract assets | 9 | 65,248,559 | 88,607,303 |
| Prepayments and other current assets | | 142,364,272 | 115,409,401 |
| Amounts due from related parties | 10-1 | 24,833,105 | 20,278,005 |
| Cash and cash equivalents and restricted cash | 11 | 285,879,752 | 153,251,322 |
| TOTAL CURRENT ASSETS | | 1,130,815,417 | 1,175,224,148 |
| TOTAL ASSETS | | 3,004,930,783 | 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 | 8 | 98,563,819 | 84,463,434 |
| Retained earnings | | 659,449,912 | 447,231,690 |
| Equity attributable to shareholders of the Parent Company | | 1,102,612,432 | 876,293,825 |
| Non-controlling interests | | 10,923,596 | 36,391,862 |
| TOTAL EQUITY | | 1,113,536,028 | 912,685,687 |
| LIABILITIES | | | |
| NON-CURRENT LIABILITIES | | | |
| Loans and borrowings | 13 | 1,002,886,598 | 984,016,412 |
| Employee defined benefit liabilities | | 7,053,252 | 6,355,884 |
| Lease liability | | 5,557,222 | - |
| Contract liabilities | | 68,722,415 | 41,769,009 |
| TOTAL NON-CURRENT LIABILITIES | | 1,084,219,487 | 1,032,141,305 |
| CURRENT LIABILITIES | | | |
| Loans and borrowings | 13 | 301,384,815 | 165,000,000 |
| Lease liability | | 5,372,878 | - |
| Trade and other payables | | 278,626,934 | 266,288,265 |
| Contract liabilities | | 116,796,119 | 129,907,985 |
| Amounts due to related parties | 10-2 | 96,544,910 | 178,083,810 |
| Zakat payable | 14 | 8,449,612 | 15,890,929 |
| TOTAL CURRENT LIABILITIES | | 807,175,268 | 755,170,989 |
| TOTAL LIABILITIES | | 1,891,394,755 | 1,787,312,294 |
| TOTAL EQUITY AND LIABILITIES | | 3,004,930,783 | 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 AND SIX-MONTH PERIODS ENDED 30 JUNE 2025

| | Note | For the three-month period ended | | For the Six-month period ended | |
|---------------------------------------------------------------------------------------------------------------------------|------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| | | 30 June 2025 S (Unaudited) | 30 June 2024 S (Unaudited) | 30 June 2025 S (Unaudited) | 30 June 2024 S (Unaudited) |
| Revenue from sale of property units | 15-1 | 142,016,643 | 249,245,874 | 319,708,413 | 625,545,671 |
| Revenues from sale of lands | 15-1 | 242,192,000 | - | 314,497,870 | - |
| Cost of sales of property units | 15-2 | (111,995,430) | (170,014,578) | (248,636,294) | (494,693,324) |
| Cost of sales of lands | 15-2 | (170,158,470) | - | (208,344,652) | - |
| PROFIT FROM SALE OF PROPERTY AND LANDS | | 102,054,743 | 79,231,296 | 177,225,337 | 130,852,347 |
| Real estate development income | 15-1 | 4,821,320 | 10,340,407 | 11,467,973 | 18,268,510 |
| Real estate commission income | 15-1 | 29,265,307 | 11,694,755 | 34,089,450 | 25,891,869 |
| Operating cost – development and commission | 15-2 | (4,298,349) | (6,525,651) | (9,229,855) | (7,090,678) |
| PROFIT FROM REAL ESTATE DEVELOPMENT AND COMMISSION | | 29,788,278 | 15,509,511 | 36,327,568 | 37,069,701 |
| Gains (losses) from valuation of investment properties | 5 | 105,223 | (205,753) | 55,994,427 | (205,753) |
| GAINS (LOSSES) ON INVESTMENT PROPERTIES | | 105,223 | (205,753) | 55,994,427 | (205,753) |
| Rental income | 15-1 | 2,191,269 | 1,391,893 | 5,010,607 | 4,632,620 |
| Depreciation of right-of-use assets | 15-2 | - | (95,861) | - | (191,722) |
| Cost of rent | 15-2 | (303,204) | (65,283) | (654,681) | (347,996) |
| RENTAL PROFIT | | 1,888,065 | 1,230,749 | 4,355,926 | 4,092,902 |
| Maintenance income | 15-1 | 4,137,000 | 4,137,000 | 8,274,000 | 8,274,000 |
| Maintenance cost | 15-2 | (3,232,959) | (4,275,340) | (7,625,057) | (6,738,290) |
| MAINTENANCE PROFIT (LOSS) | | 904,041 | (138,340) | 648,943 | 1,535,710 |
| GROSS PROFIT | | 134,740,350 | 95,627,463 | 274,552,201 | 173,344,907 |
| General and administrative expenses | | (11,876,426) | (15,194,824) | (24,784,821) | (28,926,539) |
| Selling and marketing expenses | | (11,864,004) | (3,150,535) | (13,824,933) | (4,900,488) |
| OPERATING PROFIT | | 110,999,920 | 77,282,104 | 235,942,447 | 139,517,880 |
| Finance costs | | (3,099,968) | (634,055) | (7,828,675) | (1,217,807) |
| Share of results of an associate | 7 | (5,188,821) | 3,726,890 | (5,188,821) | 5,848,254 |
| Other income | | 12,866,686 | 1,641,065 | 10,700,577 | 6,191,990 |
| PROFIT FOR THE PERIOD BEFORE ZAKAT | | 115,577,817 | 82,016,004 | 233,625,528 | 150,340,317 |
| Zakat | 14 | (1,500,000) | (1,695,270) | (3,809,217) | (3,465,567) |
| NET PROFIT FOR THE PERIOD | | 114,077,817 | 80,320,734 | 229,816,311 | 146,874,750 |
| Attributable to: | | | | | |
| Equity holders of the parent Company | | 110,310,530 | 54,150,391 | 212,218,222 | 102,590,180 |
| Non-controlling interests | | 3,767,287 | 26,170,343 | 17,598,089 | 44,284,570 |
| | | 114,077,817 | 80,320,734 | 229,816,311 | 146,874,750 |
| Earnings per share of net profit for the year attributable to the shareholders of the Parent Company (S) | | | | | |
| Basic and diluted earnings per share from the net profit for the period attributable to the parent Company's shareholders | 17 | 0,37 | 0,18 | 0,71 | 0,34 |

Chief Executive Financial Officer
Mohammed Salah

Chief Executive Officer
Sulaiman Al-Ayed

Managing Director
Abdelsalam Almajid

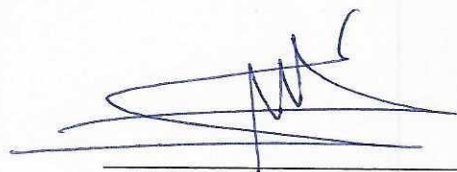
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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)


INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(UNAUDITED)

FOR THE THREE AND SIX-MONTH PERIODS ENDED 30 JUNE 2025

| | <i>For the three-month period ended</i> | | <i>For the six-month period ended</i> | |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------------|
| | <i>30 June 2025 ٢٥ (Unaudited)</i> | <i>30 June 2024 ٢٤ (Unaudited)</i> | <i>30 June 2025 ٢٥ (Unaudited)</i> | <i>30 June 2024 ٢٤ (Unaudited)</i> |
| <i>Note</i> | | | | |
| NET PROFIT FOR THE PERIOD | 114,077,817 | 80,320,734 | 229,816,311 | 146,874,750 |
| OTHER COMPREHENSIVE INCOME | | | | |
| <i>Other comprehensive income that will not be reclassified to profit or loss in subsequent periods</i> | | | | |
| <i>Share of other comprehensive income of an associate</i> | - | 6,915,031 | - | 6,915,031 |
| Unrealized (loss) profit from change in fair value on investment in equity instruments | 8 (1,504,041) | - | 14,100,385 | - |
| Other comprehensive (loss) income for the period | (1,504,041) | 6,915,031 | 14,100,385 | 6,915,031 |
| Total comprehensive income for the period | 112,573,776 | 87,235,765 | 243,916,696 | 153,789,781 |
| Total comprehensive income attributable to: | | | | |
| Shareholders of the Parent Company | 108,806,489 | 61,065,422 | 226,318,607 | 109,505,211 |
| Non-controlling interests | 3,767,287 | 26,170,343 | 17,598,089 | 44,284,570 |
| | 112,573,776 | 87,235,765 | 243,916,696 | 153,789,781 |



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 SIX-MONTH PERIOD ENDED 30 JUNE 2025

| | <i>Share capital</i> | <i>Statutory reserve</i> | <i>Fair value reserve on investments at fair value through other comprehensive income</i> | <i>Retained earnings</i> | <i>Total equity attributable to the Parent Company's shareholders</i> | <i>Non-controlling interests</i> | <i>Total equity</i> |
|-------------------------------------------|----------------------|--------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------|--------------------------------------|---------------------|
| | 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 | - | - | - | 102,590,180 | 102,590,180 | 44,284,570 | 146,874,750 |
| Other comprehensive income | - | - | - | 6,915,031 | 6,915,031 | - | 6,915,031 |
| Total comprehensive income for the period | - | - | - | 109,505,211 | 109,505,211 | 44,284,570 | 153,789,781 |
| Dividends (Note 18) | - | - | - | (44,214,265) | (44,214,265) | (12,041,623) | (56,255,888) |
| As at 30 June 2024 (Unaudited) | 300,000,000 | 44,598,701 | - | 386,647,757 | 731,246,458 | 97,860,755 | 829,107,213 |
| 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 | - | - | - | 212,218,222 | 212,218,222 | 17,598,089 | 229,816,311 |
| Other comprehensive income | - | - | 14,100,385 | - | 14,100,385 | - | 14,100,385 |
| Total comprehensive income for the period | - | - | 14,100,385 | 212,218,222 | 226,318,607 | 17,598,089 | 243,916,696 |
| Dividends (Note 18) | - | - | - | - | - | (43,066,355) | (43,066,355) |
| As at 30 June 2025 (Unaudited) | 300,000,000 | 44,598,701 | 98,563,819 | 659,449,912 | 1,102,612,432 | 10,923,596 | 1,113,536,028 |

Chief Executive Financial Officer
Mohammed Salah

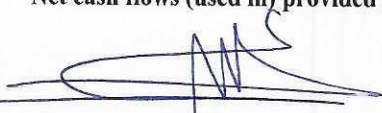
Chief Executive Officer
Sulaiman Al-Ayed

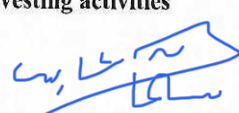
Managing Director
Abdelsalam Almajid

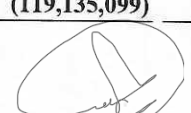
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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

| | | <i>For the six- month period ended 30 June 2025 ﷲ (Unaudited)</i> | <i>For the six- month period ended 30 June 2024 ﷲ (Unaudited)</i> |
|------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| | <i>Note</i> | | |
| OPERATING ACTIVITIES | | | |
| Profit for the period before zakat | | 233,625,528 | 150,340,317 |
| <i>Adjustments to reconcile profit before zakat to net cash flows:</i> | | | |
| Depreciation on property and equipment | 4 | 471,151 | 517,390 |
| Depreciation on right of use asset | | 349,055 | 191,722 |
| Gain from disposal of property and equipment | | (47,000) | - |
| Loss from Finance lease contract | | 740,235 | - |
| (Gains) loss from valuation of investment properties | 5 | (55,994,427) | 205,753 |
| Valuation gains from financial assets at FVTPL | | (7,536,579) | (274,786) |
| Dividends | | (1,219,374) | - |
| Share of results of an associate | 7 | 5,188,821 | (5,848,254) |
| Provision for net employee defined benefit liabilities | | 740,500 | 764,483 |
| Finance income | | (280,612) | - |
| Finance cost | | 7,828,675 | 1,217,903 |
| | | 183,865,973 | 147,114,528 |
| <i>Working capital adjustments:</i> | | | |
| Inventory property under development – non-current | | (191,611,469) | 151,880,854 |
| Inventory properties | | 253,676,893 | (327,207,931) |
| Contract assets | | 23,358,744 | 18,284,467 |
| Trade receivables | | 21,572,065 | (29,452,028) |
| Finance lease contract | | 2,295,000 | - |
| Prepayments and other current assets | | (26,401,926) | (32,872,363) |
| Amounts due from related parties | | (4,555,100) | (2,397,310) |
| Trade and other payables | | 12,338,669 | (62,159,821) |
| Contract liabilities | | 13,841,540 | (15,467,404) |
| | | 288,380,389 | (152,277,008) |
| Finance cost paid | | (55,222,940) | (18,509,613) |
| Employee defined benefit liabilities paid | | (43,132) | (948,477) |
| Zakat paid | 14 | (11,250,534) | (13,978,594) |
| Net cash flows provided from (used in) operating activities | | 221,863,783 | (185,713,692) |
| INVESTING ACTIVITIES | | | |
| Addition to property and equipment | 4 | (5,369,883) | (38,068) |
| Proceeds from sales of property and equipment | | 47,000 | - |
| Addition to investment properties | 5 | - | (775,145) |
| Purchase of financial assets at FVTPL | | (122,356,590) | (683,277,500) |
| Proceeds from sales of financial assets at FVTPL | | 7,325,000 | 689,400,000 |
| Dividends received | | 1,219,374 | 2,602,093 |
| Net cash flows (used in) provided from investing activities | | (119,135,099) | 7,911,380 |


Chief Executive Financial Officer
Mohammed Salah

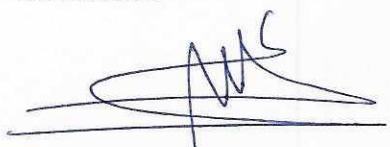

Chief Executive Officer
Sulaiman Al-Ayed


Managing Director
Abdelsalam Almajid

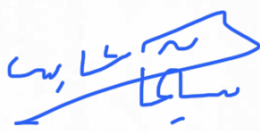
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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI CLOSED JOINT STOCK COMPANY)
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
(Continued)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

| | | <i>For the six- month period ended 30 June 2025 S</i> | <i>For the six- month period ended 30 June 2024 S</i> |
|-----------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------|
| | <i>Note</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> |
| FINANCING ACTIVITIES | | | |
| Proceeds from loans and borrowings | 13 | 1,103,342,012 | 1,649,938,050 |
| Repayments of loans and borrowings | 13 | (948,087,011) | (1,327,600,855) |
| Amounts due to related parties | | (81,538,900) | (47,761,181) |
| Payment of a lease liability | | (750,000) | (400,000) |
| Dividends paid | 18 | (43,066,355) | (56,255,888) |
| Net cash flows provided from financing activities | | 29,899,746 | 217,920,126 |
| Net increase in cash and cash equivalents and restricted cash | | 132,628,430 | 40,117,814 |
| cash and cash equivalent and restricted cash at beginning of the period | | 153,251,322 | 168,314,921 |
| Restricted cash | 11 | (193,972,296) | - |
| Cash and cash equivalent unrestricted at end of the period | 11 | 91,907,456 | 208,432,735 |
| SIGNIFICANT NON-CASH TRANSACTIONS: | | | |
| Finance and transaction costs capitalised | 6 | (47,394,265) | (14,608,895) |
| Investment properties transferred from inventory properties | 5, 6 | 181,580,396 | - |
| Recognition of the right to use and lease liabilities | | 11,680,100 | - |
| Recognition of finance leases by crediting prepaid expenses and lease liabilities | | 13,612,664 | - |



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)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 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"):

| <i>Name</i> | <i>Country of Incorporation</i> | <i>% of shareholding</i> | |
|-----------------------------------------------------------------------|-------------------------------------|------------------------------|-----------------------------|
| | | <i>30 June 2025</i> | <i>31 December 2024</i> |
| 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

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 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 six-month period ended 30 June 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 expected credit unit .

c) *Functional and presentation currency*

These interim condensed consolidated financial statements are presented in ~~SR~~, which represents the Company's functional and presentation currency. These interim condensed consolidated financial statements have been rounded off to the nearest ~~SR~~, 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
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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

4. PROPERTY AND EQUIPMENT

| | <i>Lands</i> | <i>Buildings</i> | <i>Leasehold improvements</i> | <i>Motor vehicles</i> | <i>Furniture and office equipment</i> | <i>Computers, programs, and electronic devices</i> | <i>Project under construction</i> | <i>Total</i> |
|-----------------------------------|--------------|------------------|-------------------------------|-----------------------|---------------------------------------|----------------------------------------------------|-----------------------------------|--------------|
| | ﷲ | ﷲ | ﷲ | ﷲ | ﷲ | ﷲ | ﷲ | ﷲ |
| <i>30 June 2025 (unaudited)</i> | | | | | | | | |
| <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 | 1,100,000 | - | 68,325 | 60,430 | 18,937 | 807,813 | 3,314,378 | 5,369,883 |
| Disposal | - | - | - | (116,000) | - | - | - | (116,000) |
| At the end of the period | 19,511,250 | 3,588,750 | 1,794,200 | 866,393 | 1,108,394 | 3,124,332 | 3,314,378 | 33,307,697 |
| <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 | - | 44,862 | 86,861 | 48,697 | 46,436 | 244,295 | - | 471,151 |
| Disposal | - | - | - | (116,000) | - | - | - | (116,000) |
| At the end of the period | - | 675,991 | 478,616 | 573,897 | 861,927 | 1,591,519 | - | 4,181,950 |
| <i>31 December 2024 (audited)</i> | | | | | | | | |
| <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 30 June 2025 (unaudited) | 19,511,250 | 2,912,759 | 1,315,584 | 292,496 | 246,467 | 1,532,813 | 3,314,378 | 29,125,747 |

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

5. INVESTMENT PROPERTIES

| | 30 June 2025 | 31 December 2024 |
|-----------|---------------------|-------------------------|
| | ﷲ | ﷲ |
| | (Unaudited) | (Audited) |
| Lands | 6,182,763 | 6,214,360 |
| Buildings | 393,044,852 | 155,438,432 |
| | 399,227,615 | 161,652,792 |

5.1 Movement in investment properties

| 30 June 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 | (31,597) | 56,026,024 | 55,994,427 |
| At 30 June 2025 | 6,182,763 | 393,044,852 | 399,227,615 |

| 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 30 June 2025, the fair values of investment properties as at 30 June 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 six-month period ended 30 June 2025 to investment properties. These properties were valued at fair value using the market comparable approach and the income capitalization method, resulting in a gain from remeasurement adjustment amounting to 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

| | 30 June 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 | 394,915,522 | 1,153,366,461 |
| Borrowing cost capitalized | 47,394,265 | 30,245,333 |
| Transferred to investment properties (note 5) | (181,580,396) | 18,000,000 |
| Disposals (recognized in cost of sales) | (456,980,946) | (1,002,752,740) |
| At the end of the period/ year | 1,497,193,956 | 1,693,445,511 |

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(continued)

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

6. INVENTORY PROPERTIES (continued)

| | 30 June 2025 SAR (Unaudited) | 31 December 2024 SAR (Audited) |
|--------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------|
| Inventory properties expected to be completed and sold within the next 12 months | 470,238,481 | 723,915,374 |
| Inventory properties under development not expected to be completed and sold within the next 12 months | 1,026,955,475 | 969,530,137 |
| | <u>1,497,193,956</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 interim condensed 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%.

7.5 On 7 November 2024, the Group participated in Jadwa Al-Majdiah Real Estate Fund 2, a closed-ended real estate investment fund that is compliant with Shariah standards and regulations. The fund was established and is managed by Jadwa Investment Company (the Fund Manager), a closed joint stock company based in Riyadh, under Commercial Registration No. (1010228782) The Group holds 35% of the fund's equity through Al-Majdiah Investment Fund. The fund has three investment periods, which may each be extended twice for an additional year per extension, subject to the approval of the Fund Manager and the Capital Market Authority.

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(continued)

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

7. INVESTMENT IN AN ASSOCIATE (continued)

| | 30 June 2025 | 31 December 2024 |
|-------------------------------|----------------------|-------------------------|
| | ﷲ | ﷲ |
| | (Unaudited) | (Audited) |
| Current assets | 158,350,812 | 207,898,959 |
| Non current assets | 1,214,642,725 | 1,157,045,588 |
| Current liabilities | (27,818,739) | (5,451,885) |
| Non current liabilities | (900,000,000) | (900,000,000) |
| Equity | 445,174,798 | 459,492,662 |
| Group's Share in Equity - 35% | 154,811,179 | 160,000,000 |

| | 30 June 2025 | 31 December 2024 |
|-------------------------------------|---------------------|-------------------------|
| | ﷲ | ﷲ |
| | (Unaudited) | (Audited) |
| General and administrative expenses | (14,825,202) | - |
| Net loss from operating | (14,825,202) | - |
| Net loss for the period | (14,825,202) | - |
| Total comprehensive loss | (14,825,202) | - |
| Group's share in income | (5,188,821) | - |

The following is a summary of the movement in the investment in the associate company:

| | 30 June 2025 | 31 December 2024 |
|-------------------------------------------------------------------------------------------------|---------------------|-------------------------|
| | ﷲ | ﷲ |
| | (Unaudited) | (Audited) |
| At the beginning of the period | 160,000,000 | 120,847,554 |
| Share in profit or loss | (5,188,821) | 6,795,138 |
| Share in other comprehensive income | - | 6,703,533 |
| Additions during the period/year (Note 7-5) | - | 160,000,000 |
| Losses (Note 7-2) | - | (3,167,828) |
| Impairments (Note 7-2) | - | (47,931,131) |
| Dividend distributions | - | (3,206,202) |
| Transfer to equity instruments at fair value through other comprehensive income (Notes 7-4 & 8) | - | (80,041,064) |
| At the end of the period/year | 154,811,179 | 160,000,000 |

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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>30 June 2025 (Unaudited)</u> | <u>31 December 2024 (Audited)</u> |
| 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>30 June 2025 (Unaudited)</u> ﷲ | <u>31 December 2024 (Audited)</u> 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 | 14,100,385 | 84,463,434 |
| At the end of the period/ year | 178,604,883 | 164,504,498 |

The movement in fair value reserve is as follows:

| | <u>30 June 2025 (Unaudited)</u> ﷲ | <u>31 December 2024 (Audited)</u> ﷲ |
|-----------------------------------------|----------------------------------------------|------------------------------------------------|
| At the beginning of the period/year | 84,463,434 | - |
| Unrealized profit of fair value changes | 14,100,385 | 84,463,434 |
| At the end of the period/ year | 98,563,819 | 84,463,434 |

9- Contract Assets

| | <u>30 June 2025 (Unaudited)</u> ﷲ | <u>31 December 2024 (Audited)</u> ﷲ |
|---------------------------------------------------|----------------------------------------------|------------------------------------------------|
| Contract assets - Real estate development | 48,978,360 | 66,674,567 |
| Contract assets - off-plan sales (notes 9-1, 9-2) | 16,270,199 | 21,932,736 |
| | 65,248,559 | 88,607,303 |

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(continued)

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

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 /Liabilities off-plan sales

| | 30 June 2025 (Unaudited) ﷲ | 31 December 2024 (Audited) ﷲ |
|--------------------------------------|-----------------------------------------------|-------------------------------------------------|
| Value of Project Contracts | 463,668,078 | 101,860,000 |
| Less: Value of un-executed works | (190,313,878) | (58,227,163) |
| Value of executed works | 273,354,200 | 43,632,837 |
| Less: Progress billings and advances | (294,725,931) | (21,700,101) |
| | <u>(21,371,731)</u> | <u>21,932,736</u> |

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

| | 30 June 2025 (Unaudited) ﷲ | 31 December 2024 (Audited) ﷲ |
|--------------------------------------------------|-----------------------------------------------|-------------------------------------------------|
| At the beginning of the period / year | 21,932,736 | - |
| Value of executed works during the period / year | 229,721,363 | 43,632,837 |
| Less: Progress billings and advances | (273,025,830) | (21,700,101) |
| At the end of the period/ year | <u>(21,371,731)</u> | <u>21,932,736</u> |

Listed as follows in the interim condensed consolidated statement of financial position:

| | 30 June 2025 (Unaudited) ﷲ | 31 December 2024 (Audited) ﷲ |
|----------------------|-----------------------------------------------|-------------------------------------------------|
| Contract assets | 16,270,199 | - |
| Contract liabilities | (37,641,930) | - |
| | <u>(21,371,731)</u> | <u>21,932,736</u> |

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

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>Six-month period</i> | | | |
| | | | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> | <i>31 December</i> |
| | | | <i>2025</i> | <i>2024</i> | <i>2025</i> | <i>2024</i> |
| | | | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Audited)</i> |
| | | | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> |
| Shareholders (note 10.1.1) | IPO recoverable debts | IPO expenses | 4,731,254 | 4,813,176 | 21,362,510 | 16,631,256 |
| First Avenue Real Estate Development Company | Affiliate | Revenue from services rendered | 3,470,595 | 1,708,167 | 3,470,595 | - |
| Almajid first real state company | Shareholder | Collections received (payment) | (3,646,794) | 3,438 | - | 3,646,749 |
| | | | | | 24,833,105 | 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>30 June 2025 (Unaudited) ﷲ</i> | <i>30 June 2024 (Unaudited) ﷲ</i> | <i>30 June 2025 (Unaudited) ﷲ</i> | <i>31 December 2024 (Audited) ﷲ</i> |
| Related party to a subsidiary | Partner in a subsidiary | (Repayment)/ finance | (55,524,398) | 29,396,782 | 25,023,412 | 80,547,810 |
| Related party to a subsidiary | Partner in a subsidiary | (Repayment) | (22,982,513) | - | 14,866,749 | 37,849,262 |
| Emmar Opportunities Real Estate | SPV of subsidiary | Finance charges | (1,325,944) | (6,806,378) | 8,107,482 | 9,433,426 |
| Jadwa Investment Company | Fund manager of subsidiary investment funds | Fund manager of subsidiary investment funds | (1,723,361) | (4,877,177) | | |
| | | Management fees | | | | |
| | | performance fees | - | - | | |
| | | Repayment | - | 29,717,431 | 1,798,175 | 3,521,536 |
| Albilad Investment Company | Custodian of subsidiary | Repayment /Finance charges | 17,316 | (51,310) | 87,374 | 70,058 |
| Related party to a subsidiary | Partner in a subsidiary | Project financing of subsidiary | - | - | 23,330,859 | 23,330,859 |
| Related party to a subsidiary | Partner in a subsidiary | Project financing of subsidiary | - | - | 23,330,859 | 23,330,859 |
| | | | | | 96,544,910 | 178,083,810 |

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

11. CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

| | <i>30 June 2025 (Unaudited) ﷲ</i> | <i>31 December 2024 (Audited) ﷲ</i> |
|------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------|
| Cash and cash equivalents - unrestricted | | |
| Cash at banks | 91,718,111 | 81,770,399 |
| Short term deposits | - | 40,000,000 |
| Cash in hands | 189,345 | 7,713 |
| | <u>91,907,456</u> | <u>121,778,112</u> |
| Restricted cash | | |
| Cash in bank (note 11.1) | 193,972,296 | 31,473,210 |
| Total cash and cash equivalents and restricted cash | <u>285,879,752</u> | <u>153,251,322</u> |

11.1 Cash at banks includes restricted account balances amounting to ﷲ 194 million as of 30 June 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 30 June 2025 and 31 December 2024 amounted to ﷲ 300 million, consisting of 300 million shares of ﷲ 1 each.

| <i>Name of the shareholder</i> | <i>No. of shares</i> | | <i>% of</i> | | <i>TOTAL</i> | |
|-----------------------------------------|-------------------------|-----------------------------|-------------------------|-----------------------------|-------------------------------|-----------------------------------|
| | <i>30 June 2025</i> | <i>31 December 2024</i> | <i>30 June 2025</i> | <i>31 December 2024</i> | <i>30 June 2025 ﷲ</i> | <i>31 December 2024 ﷲ</i> |
| 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 |
| Almajd 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 |
| | <u>300,000,000</u> | <u>300,000,000</u> | <u>100%</u> | <u>100%</u> | <u>300,000,000</u> | <u>300,000,000</u> |

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

13. LOANS AND BORROWINGS

| | | | 30 June 2025 | 31 December 2024 |
|--------------------------------|------------------------------------------|-----------------|--------------------------|-----------------------------|
| | <i>Effective Interest rate (EIR)</i> | <i>Maturity</i> | ﷲ (Unaudited) | ﷲ (Audited) |
| Al Rajhi Bank - Murabaha | SAIBOR + 1.35% | 2025-2027 | 560,138,265 | 256,388,264 |
| Arab National Bank - Tawaruq | SAIBOR+2.4% | 2027 | 248,862,896 | 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 |
| | | | 1,304,271,413 | 1,149,016,412 |
| <i>Current</i> | | | 301,384,815 | 165,000,000 |
| <i>Non-current</i> | | | 1,002,886,598 | 984,016,412 |
| | | | 1,304,271,413 | 1,149,016,412 |

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

| | 30 June 2025 | 31 December 2024 |
|--------------------------------------|--------------------------|-----------------------------|
| | ﷲ (Unaudited) | ﷲ (Audited) |
| At the beginning of the period/ year | 1,149,016,412 | 630,176,652 |
| Add: proceeds | 1,103,342,012 | 2,884,254,291 |
| Less: repayment | (948,087,011) | (2,365,414,531) |
| At the end of the period/ year | 1,304,271,413 | 1,149,016,412 |

During 2022, the Group signed an agreement to obtain a loan from Al Rajhi bank amounting to ﷲ 720 million. The loan aims to finance the purchase of real estate and related development, and construction works, and an amount of ﷲ 560.1 million was withdrawn. In 2024, the group extended the validity of the facilities. The loan duration is 3 years, and the loan will be repaid 3 years from the date of withdrawal. The loan carries a profit margin of LIBOR + 1.35%. The loan is secured against real estate guarantees of no less than 117.46% of the total financing.

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 Riyadh 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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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

14. ZAKAT PAYABLE

Movement in the zakat provision:

| | <i>30 June 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 | 3,809,217 | 9,754,449 |
| Paid during the period / year | (11,250,534) | (13,981,042) |
| At the end of the period/ year | 8,449,612 | 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 30 June 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 2020 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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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 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 2024. However, no zakat assessment has been raised yet.

Jadet Al Rabea Real Estate Company

The Company has submitted zakat returns to ZATCA for all years up to the year ended 2024. However, no zakat assessment has been raised yet.

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</i> | | <i>For the six-month period ended</i> | |
|---------------------------------------------------------|-----------------------------------------|--------------------|---------------------------------------|--------------------|
| | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> |
| | <i>2025</i> | <i>2024</i> | <i>2025</i> | <i>2024</i> |
| | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> |
| | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> |
| Revenue from sale of property units | 14,743,001 | 249,245,874 | 89,987,050 | 625,545,671 |
| Revenue from sale of off-plan property units (note 9-2) | 127,273,642 | - | 229,721,363 | - |
| | 142,016,643 | 249,245,874 | 319,708,413 | 625,545,671 |
| Revenue from sale of lands | 242,192,000 | - | 314,497,870 | - |
| Real estate commission income (note 15-1-1) | 29,265,307 | 11,694,755 | 34,089,450 | 25,891,869 |
| Real estate development income (note 15-1-2) | 4,821,320 | 10,340,407 | 11,467,973 | 18,268,510 |
| Rental income | 2,191,269 | 1,391,893 | 5,010,607 | 4,632,620 |
| Maintenance income (15-1-3) | 4,137,000 | 4,137,000 | 8,274,000 | 8,274,000 |
| | 424,623,539 | 276,809,929 | 693,048,313 | 682,612,670 |

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.

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

15. OPERATING INCOME AND COST (continued)

15.1 OPERATING INCOME

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</i> | | <i>For the six-month period ended</i> | |
|--------------------------------------------------------------------|-----------------------------------------|--------------------|---------------------------------------|--------------------|
| | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> |
| | <i>2025</i> | <i>2024</i> | <i>2025</i> | <i>2024</i> |
| | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> |
| | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> |
| Timing of revenue recognition | | | | |
| Services provided at a point in time | 286,200,308 | 260,940,629 | 438,574,370 | 651,437,540 |
| Service provided over time | 138,423,231 | 15,869,300 | 254,473,943 | 31,175,130 |
| All of these revenues were generated from projects in Saudi Arabia | 424,623,539 | 276,809,929 | 693,048,313 | 682,612,670 |

15.2 OPERATING COST

| | <i>For the three-month period ended</i> | | <i>For the six-month period ended</i> | |
|---------------------------------------------|-----------------------------------------|--------------------|---------------------------------------|--------------------|
| | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> |
| | <i>2025</i> | <i>2024</i> | <i>2025</i> | <i>2024</i> |
| | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> |
| | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> |
| Cost of sale of property units | 11,533,812 | 170,014,578 | 69,561,710 | 494,693,324 |
| Cost of sale of off-plan property units | 100,461,618 | - | 179,074,584 | - |
| | 111,995,430 | 170,014,578 | 248,636,294 | 494,693,324 |
| Cost of sale of land | 170,158,470 | - | 208,344,652 | - |
| Operating cost - development and commission | 4,298,349 | 6,525,651 | 9,229,855 | 7,090,678 |
| Cost of rent | 303,204 | 65,283 | 654,681 | 347,996 |
| Maintenance cost | 3,232,959 | 4,275,340 | 7,625,057 | 6,738,290 |
| Depreciation expense of right-of-use asset | - | 95,861 | - | 191,722 |
| | 289,988,412 | 180,976,713 | 474,490,539 | 509,062,010 |

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.

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 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</i> | | <i>For the six-month period ended</i> | |
|------------------------------------------------------------------|-----------------------------------------|--------------------|---------------------------------------|--------------------|
| | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> | <i>30 June</i> |
| | <i>2025</i> | <i>2024</i> | <i>2025</i> | <i>2024</i> |
| | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> | <i>ﷲ</i> |
| | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> | <i>(Unaudited)</i> |
| Net profit attributable to the parent Company's shareholders | 110,310,530 | 54,150,391 | 212,218,222 | 102,590,180 |
| Weighted average number of shares outstanding during the year | 300,000,000 | 300,000,000 | 300,000,000 | 300,000,000 |
| Earnings per share attributable to parent Company's shareholders | 0,37 | 0,18 | 0,71 | 0,34 |

18. DIVIDENDS DISTRIBUTION

On 27 Dhul-Qi'dah 1445H (corresponding to June 4, 2024), the Board of Directors recommended distributing profits amounting to 44,214,265 Saudi riyals to the partners for the financial year ending December 31, 2023, which was approved by the partners in the extraordinary general assembly meeting held on 27 Dhul-Qi'dah 1445 AH (corresponding to June 4, 2024). The profit distribution date is 7 Dhul-Hijjah 1445H (corresponding to June 13, 2024).

Dividends were distributed to non-controlling interests for a total amount of ﷲ 43,066,355 during the period ended 30 June 2025 (30 June 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 73 million as at 30 June 2025 (31 December 2024: ﷲ 256 million).

19.2 Capital commitments

At 30 June 2025, the Group has future capital commitments amounting to ﷲ 1,395 million (31 December 2024: ﷲ 1,100 million) in respect of inventory property under development.

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

20. SUBSEQUENT EVENT

After the end of the period, the price range for the initial public offering of Dar Al Majad Real Estate Company was announced, along with the allocation of shares to new shareholders, and the subscription process commenced for the Company's ordinary shares on the Saudi Stock Exchange ("Tadawul") for the institutional tranche. This took place on 4 Safar 1447H (corresponding to 29 July 2025). The offering represents 30% of the Company's share capital, amounting to SAR 300 million, and is divided into 300 million shares with a nominal value of SAR 1 per share. The private offering period for individuals will begin on Thursday, 14 August 2025, and will end on Monday, 18 August 2025.

In the management's opinion, no subsequent events have occurred after June 30, 2025, and before the issuance date of the condensed consolidated financial statements that could have a significant impact on the condensed consolidated financial statements as of June 30, 2025.

21. COMPARITIVE FIGURES

Certain comparative figures have been reclassified to conform with the presentation in the current period. These reclassifications had no impact on the net profit or loss, comprehensive income, or the financial position.

A summary of the reclassification adjustments in the consolidated statement of financial position as at 31 December 2024 is presented below:

| | Previously presented | Reclassification | <i>Currently presented</i> |
|--------------------------------------------|---------------------------------|-------------------------|-----------------------------------|
| Investment in associate company | - | 160,000,000 | 160,000,000 |
| Investment in financial assets at FVTPL | 204,859,391 | (160,000,000) | 44,859,391 |

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 11 Safar 1446H (corresponding to 5 August 2025).