

Mazaya Real Estate Development Q.P.S.C.

Condensed consolidated interim financial statements

**As at and for the six month period
ended 30 June 2025**

Mazaya Real Estate Development Q.P.S.C.

Condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

Contents	Page(s)
Independent auditors' report on review of condensed consolidated interim financial statements	1
Condensed consolidated interim financial statements:	
Condensed consolidated statement of financial position	2
Condensed consolidated statement of profit or loss and other comprehensive income	3
Condensed consolidated statement of changes in equity	4
Condensed consolidated statement of cash flows	5
Notes to the condensed consolidated interim financial statements	6-16



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Independent auditors' report on review of condensed consolidated interim financial statements

To the Shareholders of Mazaya Real Estate Development Q.P.S.C.

Introduction

We have reviewed the accompanying 30 June 2025 condensed consolidated interim financial statements of Mazaya Real Estate Development Q.P.S.C. (the "Company") and its subsidiaries (together the "Group"), which comprise:

- the condensed consolidated statement of financial position as at 30 June 2025;
- the condensed consolidated statement of profit or loss and other comprehensive income for the six month period ended 30 June 2025;
- the condensed consolidated statement of changes in equity for the six month period ended 30 June 2025;
- the condensed consolidated statement of cash flows for the six month period ended 30 June 2025; and
- notes to the condensed consolidated interim financial statements.

The Board of Directors of the Company is responsible for the preparation and presentation of this condensed consolidated interim financial statements in accordance with IAS 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". 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 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 30 June 2025 condensed consolidated interim financial statements are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'.

6 August 2025
Doha
State of Qatar



Salim Khalil
KPMG
Qatar Auditors' Registry Number 472
Licensed by QFMA: External Auditors' Licence No.120153

Mazaya Real Estate Development Q.P.S.C.

**Condensed consolidated statement of financial position
As at 30 June 2025**

In Qatari Riyals

	Note	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Assets			
Property and equipment	6	1,027,059	1,223,211
Right-of-use assets	7	906,635	1,024,891
Investment properties	8	1,265,372,585	1,265,372,585
Equity accounted investee	9	19,370,401	19,028,117
Financial assets		17,177,197	17,177,197
Finance lease receivable	10	972,985,575	993,240,539
Non-current assets		2,276,839,452	2,297,066,540
Development properties	11	88,403,585	45,055,578
Finance lease receivable	10	39,891,499	38,673,513
Trade and other receivables	12	20,732,679	188,675,124
Cash and bank balances	13	117,815,806	79,579,645
Current assets		266,843,569	351,983,860
Total assets		2,543,683,021	2,649,050,400
Equity			
Share capital	14	1,000,000,000	1,000,000,000
Legal reserve		25,475,761	25,475,761
Accumulated losses		(31,953,410)	(69,013,900)
Total equity		993,522,351	956,461,861
Liabilities			
Borrowings	15	1,378,696,103	1,357,022,485
Lease liabilities	7	714,973	789,342
Trade and other payables	16	24,230,057	15,306,332
Employees' end of service benefits		2,469,762	2,193,387
Non-current liabilities		1,406,110,895	1,375,311,546
Borrowings	15	58,509,325	85,140,429
Lease liabilities	7	223,670	256,015
Trade and other payables	16	85,316,780	231,880,549
Current liabilities		144,049,775	317,276,993
Total liabilities		1,550,160,670	1,692,588,539
Total equity and liabilities		2,543,683,021	2,649,050,400

These condensed consolidated interim financial statements were approved by the board of directors and were signed on its behalf by the following:


Sheikh Salman Bin Hasan Al Thani
Chairman

The notes on pages 6 to 16 are an integral part of these condensed consolidated interim financial statements.



Condensed consolidated statement of profit or loss and other comprehensive income
For the six month period ended 30 June 2025

In Qatari Riyals

	Note	For the six month period ended 30 June	
		2025 (Reviewed)	2024 (Reviewed)
Operating income	17	72,984,475	68,286,842
Operating expenses		(5,886,821)	(8,583,500)
Gross profit		67,097,654	59,703,342
Other income	18	21,294,025	6,188,498
Share of results of equity accounted investee	9	342,284	78,722
Allowance for impairment of financial assets		-	(1,500,000)
General and administrative expenses		(13,687,319)	(15,717,811)
Provision for legal settlements		-	(85,871,006)
Operating profit / (loss)		75,046,644	(37,118,255)
Finance costs		(37,986,154)	(38,076,191)
Profit / (loss) before income tax		37,060,490	(75,194,446)
Income tax expense		-	(243,592)
Profit / (loss) for the period		37,060,490	(75,438,038)
Other comprehensive income		-	-
Total comprehensive income / (loss) for the period		37,060,490	(75,438,038)
Earnings per share			
Basic and diluted earnings per share	19	0.037	(0.075)



The notes on pages 6 to 16 are an integral part of these condensed consolidated interim financial statements.

Mazaya Real Estate Development Q.P.S.C.

**Condensed consolidated statement of changes in equity
For the six month period ended 30 June 2025**

In Qatari Riyals

	Share capital	Legal reserve	Retained earnings / (accumulated losses)	Total equity
Balance at 1 January 2024 (Audited)	1,000,000,000	25,475,761	25,976,332	1,051,452,093
<i>Total comprehensive income for the period</i>				
Loss for the period	-	-	(75,438,038)	(75,438,038)
Other comprehensive income for the period	-	-	-	-
Total comprehensive loss for the period	-	-	(75,438,038)	(75,438,038)
Dividends (Note 20)	-	-	(25,000,000)	(25,000,000)
Balance at 30 June 2024 (Reviewed)	1,000,000,000	25,475,761	(74,461,706)	951,014,055
Balance at 1 January 2025 (Audited)	1,000,000,000	25,475,761	(69,013,900)	956,461,861
<i>Total comprehensive income for the period</i>				
Profit for the period	-	-	37,060,490	37,060,490
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	-	-	37,060,490	37,060,490
Balance at 30 June 2025 (Reviewed)	1,000,000,000	25,475,761	(31,953,410)	993,522,351



The notes on pages 6 to 16 are an integral part of these condensed consolidated interim financial statements.

Condensed consolidated statement of cash flows
For the six month period ended 30 June 2025

In Qatari Riyals

		For the six month period ended 30 June	
	Note	2025 (Reviewed)	2024 (Reviewed)
Cash flows from operating activities			
Profit / (loss) for the period		37,060,490	(75,438,038)
<i>Adjustments for:</i>			
- Depreciation of property and equipment	6	230,401	245,137
- Depreciation of right-of-use assets	7	118,256	39,419
- Gain on disposal of investment properties	18	-	(1,686,408)
- Share of results of equity accounted investee	9	(342,284)	(78,722)
- Allowance for impairment of financial assets		-	1,500,000
- (Reversal of) / provision for legal settlements	18,16	(18,524,905)	85,871,006
- Provision for employees' end of service benefits		296,747	201,482
- Profit from deposits with Islamic banks	18	(1,765,676)	(3,186,901)
- Finance income from finance lease	17	(31,313,023)	(32,457,770)
- Interest expense on lease liabilities	7	31,286	12,231
- Income tax expense		-	243,592
- Finance costs		37,954,868	38,063,960
		23,746,160	13,328,988
Changes in:			
- Development properties		(43,348,007)	(6,249,977)
- Finance lease receivable		50,350,001	50,349,999
- Trade and other receivables		167,942,445	24,643,862
- Trade and other payables		(119,115,139)	18,516,728
Cash generated from operating activities		79,575,460	100,589,600
Income tax expense paid		-	(439,331)
Employees' end of service benefits paid		(20,372)	(988,092)
Net cash from operating activities		79,555,088	99,162,177
Cash flows from investing activities			
Profit received from deposits with Islamic banks	18	1,765,676	3,186,901
Acquisition of property and equipment	6	(34,249)	(787,205)
Proceeds from disposal of property and equipment	6	-	993,795
Acquisition of investment properties	8	-	(389,597,059)
Proceeds from disposal of investment properties	8	-	24,328,500
Proceeds from disposal of asset held for sale		-	134,604,201
Net cash from / (used in) investing activities		1,731,427	(227,270,867)
Cash flows from financing activities			
Repayment of lease liabilities	7	(138,000)	(46,000)
Proceeds from borrowings		16,135,474	249,202,668
Repayments of borrowings		(22,756,499)	(20,972,307)
Finance costs paid		(36,291,329)	(35,330,296)
Dividends paid		-	(25,000,000)
Changes in cash at bank - restricted accounts		67,146	-
Net cash (used in) / from financing activities		(42,983,208)	167,854,065
Net increase in cash and cash equivalents		38,303,307	39,745,375
Cash and cash equivalents at the beginning of the period		71,855,680	190,549,738
Cash and cash equivalents at the end of the period	13	110,158,987	230,295,113

The notes on pages 6 to 16 are an integral part of these condensed consolidated interim financial statements.

Notes to the condensed consolidated interim financial statements
As at and for the six months period ended 30 June 2025

1. Reporting entity

Mazaya Real Estate Development Q.P.S.C. (the "Company") is a Qatari Public Shareholding Company incorporated in State of Qatar under commercial registration number 38173. The address of the Company's registered office is Tornado Tower, Majlis Al Taawon Street, West Bay, P.O. Box 18132, Doha, State of Qatar.

The Group is primarily involved in developing and managing residential compounds, real estate investment, land development for resale, construction, project management, real estate marketing, property management, maintenance, and brokerage services.

These condensed consolidated interim financial statements as at and for six month period ended 30 June 2025 comprise the Company and its subsidiaries (together referred to as "the Group"). As at the current and comparative reporting date, the Company has the following subsidiaries:

Name of subsidiary	Country of incorporation	Nature of business	Shareholding percentage	
			30 June 2025	31 December 2024
Qortuba Real Estate Investment Company W.L.L.	Qatar	Real estate	100%	100%
Granada Real Estate Investment Company W.L.L.	Qatar	Real estate	100%	100%
Gulf Spring Real Estate Investment and Development Company W.L.L.	Qatar	Real estate Facility	100%	100%
Facilitx Facility Management W.L.L.	Qatar	management	100%	100%
Mazaya Lebanon for Tourism Development and Real Estate S.A.R.L.	Lebanon	Real estate	100%	100%

These condensed consolidated interim financial statements were authorized for issue by the Company's board of directors on 6 August 2025.

2. Basis of accounting

These condensed consolidated interim financial statements for the six months ended 30 June 2025 have been prepared in accordance with IAS 34 *Interim Financial Reporting*, and should be read in conjunction with the Group's last annual consolidated financial statements as at and for the year ended 31 December 2024 ('last annual financial statements'). They do not include all of the information required for a complete set of financial statements prepared in accordance with IFRS Accounting Standards. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance since the last annual financial statements.

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

3. Use of judgement and estimates

In preparing these condensed consolidated interim 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 expenses. 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 last annual consolidated financial statements.

4. Change in accounting policy

Except as described below, the accounting policies applied in these condensed consolidated interim financial statements are same as those applied in the Group's last annual consolidated financial statements.

(a) New standards, amendments and interpretations

The Group adopted the following new and amended International Financial Reporting Standards as of 1 January 2025. The adoption of the below did not result in changes to previously reported net profit or equity of the Group.

Effective Date	New Accounting Standards or amendments
1 January 2025	Lack of exchangeability – Amendments to IAS 21

(b) New and amended standards and an interpretation to a standard not yet effective, but available for early adoption.

The below new and amended International Financial Reporting Standards ("IFRS" or "standards") that are available for early adoption for financial years beginning after 1 January 2025 have not been applied in preparing these condensed consolidated interim financial statements.

Effective Date	New Accounting Standards or amendments
1 January 2026	Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7
	Contracts Referencing Nature- dependent Electricity - Amendments to IFRS 9 and IFRS 7
	Annual improvements to IFRS Accounting Standards – Volume 11
1 January 2027	IFRS 18 Presentation and Disclosure in Financial Statements
	IFRS 19 Subsidiaries without Public Accountability: Disclosures
Effective date deferred indefinitely / available for optional adoption	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 and IAS 28)

The Group is currently evaluating the impact of these amendments. The Group will adopt it when the amendments become effective.

5. Operating segments

The Group operates in a single reportable segment, which is the investment, development, and operations of real estate properties. All activities and significant non-current assets are based in the State of Qatar, with revenue generated entirely within the country. During the period, revenue from a limited number of major customers individually accounted for more than 10% of the Group's total revenue.

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

6. Property and equipment

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Cost		
Balance at the beginning of the period / year	3,445,708	3,920,785
Additions during the period / year	34,249	768,733
Disposals during the period / year	<u>-</u>	<u>(1,243,810)</u>
Balance at the end of the period / year	<u>3,479,957</u>	<u>3,445,708</u>
Accumulated depreciation		
Balance at the beginning of the period / year	2,222,497	2,085,409
Depreciation for the period / year	230,401	387,103
Disposals during the period / year	<u>-</u>	<u>(250,015)</u>
Balance at the end of the period / year	<u>2,452,898</u>	<u>2,222,497</u>
Carrying amounts at the end of the period / year	<u>1,027,059</u>	<u>1,223,211</u>

7. Right-of-use assets and lease liabilities

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Cost		
Balance at the beginning of the period / year	1,182,564	-
Additions during the period / year	<u>-</u>	<u>1,182,564</u>
Balance at the end of the period / year	<u>1,182,564</u>	<u>1,182,564</u>
Accumulated depreciation		
Balance at the beginning of the period / year	157,673	-
Depreciation for the period / year	<u>118,256</u>	<u>157,673</u>
Balance at the end of the period / year	<u>275,929</u>	<u>157,673</u>
Carrying amounts at the end of the period / year	<u>906,635</u>	<u>1,024,891</u>

In relation to above right-of-use assets, the Group has recorded lease liabilities as below:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Balance at the beginning of the period / year	1,045,357	-
Additions during the period / year	<u>-</u>	<u>1,182,564</u>
Payment of lease liabilities for the period / year	(138,000)	(184,000)
Interest expense for the period / year	<u>31,286</u>	<u>46,793</u>
Balance at the end of the period / year	<u>938,643</u>	<u>1,045,357</u>

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

7. Right-of-use assets and lease liabilities (continued)

Lease liabilities are presented in the condensed consolidated statement of financial position as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Current portion	223,670	256,015
Non-current portion	714,973	789,342
	<u>938,643</u>	<u>1,045,357</u>

8. Investment properties

The movement in the investment properties during the period / year is as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Balance at the beginning of the period / year	1,265,372,585	896,885,003
Additions during the period / year	-	391,129,674
Disposals during the period / year	-	(22,642,092)
Balance at the end of the period / year	<u>1,265,372,585</u>	<u>1,265,372,585</u>

The investment properties comprise several completed commercial and residential buildings leased to third parties, as well as vacant lands, primarily located in the State of Qatar.

Investment properties consist of following as of the reporting period / year:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Completed properties	1,064,891,826	1,064,891,826
Vacant land	200,480,759	200,480,759
Balance at the end of the period / year	<u>1,265,372,585</u>	<u>1,265,372,585</u>

9. Equity accounted investee

The Group as the reporting period / year has the following equity accounted investee:

	Country of corporation	Holding	Principal activity
Nishan Investment and Real Estate Development	Qatar	11.43%	Real Estate

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

9. Equity accounted investee (continued)

The movement in the equity accounted investee is as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Balance at the beginning of the period / year	19,028,117	18,743,444
Share of results for the period / year	342,284	284,673
Balance at the end of the period / year	<u>19,370,401</u>	<u>19,028,117</u>

The summarized financial information of the Group's equity accounted investee is as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Current assets	26,468,780	17,900,741
Non-current assets	25,869,556	30,326,258
Current liabilities	(2,527,521)	(2,672,502)
Non-current liabilities	(30,440,414)	(26,526,380)
Net assets	<u>19,370,401</u>	<u>19,028,117</u>

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Share in the equity accounted investee revenue and results	<u>342,284</u>	<u>284,673</u>

	30 June 2025 (Reviewed)	30 June 2024 (Reviewed)
Share of results for the period	<u>342,284</u>	<u>78,722</u>

10. Finance lease receivable

The Group entered into finance lease arrangement as a lessor for the construction, maintenance and operation of residential compound with a third party. The compound is specifically constructed by the Group for leasing out to the third party over a term of 21 years and will be transferred to the third party at the end of the lease term.

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

10. Finance lease receivable (continued)

Finance lease receivable is presented in the condensed consolidated statement of financial position as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Current portion	39,891,499	38,673,513
Non-current portion	972,985,575	993,240,539
	<u>1,012,877,074</u>	<u>1,031,914,052</u>

The following table presents the gross and net investment in the lease:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Amount receivable under finance leases:		
Year 1	100,700,000	100,700,000
Year 2	100,700,000	100,700,000
Year 3	100,700,000	100,700,000
Year 4	101,958,750	100,700,000
Year 5	105,735,000	100,700,000
Onwards	1,030,916,250	1,087,560,000
Gross investment in lease	1,540,710,000	1,591,060,000
Less: unearned finance income	(527,832,926)	(559,145,948)
Present value of minimum lease payments schedule	1,012,877,074	1,031,914,052
Net investment in the lease	<u>1,012,877,074</u>	<u>1,031,914,052</u>

The finance lease receivable at the end of the reporting period is neither past due nor impaired.

11. Development properties

Development properties include the ongoing construction of the VERA residential tower in Lusail city, which is expected to be completed in 2026. The property is intended for sale upon completion.

The movement in development properties during the period / year is as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Balance at the beginning of the period / year	45,055,578	22,571,014
Additions for the period / year (1)	42,864,039	22,484,564
Capitalised finance cost	483,968	-
Balance at the end of the period / year	<u>88,403,585</u>	<u>45,055,578</u>

- (1) During the period, the Group acquired a plot of land in Al Kharayej area of Lusail City for a total consideration of QAR 17,838,453. The land is intended for the development of a residential tower for future sale.

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

12. Trade and other receivables

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Trade receivables	4,627,098	5,688,891
Prepayments	14,500,241	13,603,383
Refundable deposits	892,808	888,808
Other receivables	712,532	168,494,042
	<u>20,732,679</u>	<u>188,675,124</u>

13. Cash and bank balances

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Cash in hand	35,393	36,720
Cash at bank – current accounts	11,573,526	16,293,530
Cash at bank – short-term deposit accounts (1)	98,550,068	55,525,430
Cash at bank – restricted accounts (2)	7,656,819	7,723,965
Cash and bank balances	117,815,806	79,579,645
Less: Cash at bank – restricted accounts (2)	(7,656,819)	(7,723,965)
Cash and cash equivalents for the purpose of the condensed consolidated statement of cash flows	<u>110,158,987</u>	<u>71,855,680</u>

(1) Short-term deposits are made at varying terms depending on the immediate cash requirements of the Group and earn profit at market rates.

(2) The restricted accounts consist of amounts held in the banks for the dividends declared but not yet claimed by the eligible shareholders.

14. Share capital

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
<i>Authorized and Issued:</i>		
1,000,000,000 ordinary shares of QR 1 each (2024: 1,000,000,000 shares) (i)	<u>1,000,000,000</u>	<u>1,000,000,000</u>

(i) All shares are of same class and carry equal voting rights.

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

15. Borrowings

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Islamic facility (1)	780,786,913	798,498,746
Islamic facility (2)	440,000,000	440,000,000
Islamic facility (3)	243,531,746	246,912,873
Islamic facility (4)	14,672,230	-
	1,478,990,889	1,485,411,619
Deferred financing arrangement cost	(41,785,461)	(43,248,705)
	<u>1,437,205,428</u>	<u>1,442,162,914</u>

Borrowings are presented in the condensed consolidated statement of financial position as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Current portion	58,509,325	85,140,429
Non-current portion	1,378,696,103	1,357,022,485
	<u>1,437,205,428</u>	<u>1,442,162,914</u>

- (1) This facility is secured by the expected receipts from the Sidra Real Estate Project.
- (2) This facility is secured by rental income from Tala Residence and Al Sadd Buildings. Additionally, Gold Plaza and Muaither real estate properties are pledged as collateral.
- (3) This facility is secured by rental income from the Lusail University Female Campus, and the related building has been pledged as collateral.
- (4) On 4 February 2025, the Group entered into an Islamic facility agreement with Dukhan Bank in order to finance the construction and development of Vera tower - residential building in Lusail for an amount of QR 45 million. The loan facility has a grace period of 2 years and is repayable on quarterly basis over 4 years with a profit rate of QMRL plus 50 Basis Points (BPs). The facility is secured against the land of the Vera Tower, apart from revenue of the Vera Tower and insurance proceeds assigned in favour of the lender.

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

16. Trade and other payables

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Trade payables	7,352,278	8,231,551
Encashment of bond (1)	-	59,827,513
Provision for legal settlements (1)	-	107,509,182
Accrued expenses	26,788,003	32,158,581
Advance from customer (2)	26,265,653	-
Contract liabilities	29,921,114	20,958,527
Dividends payable	14,340,662	14,407,808
Retention payable	4,179,843	3,424,935
Refundable deposits	699,284	668,784
	109,546,837	247,186,881

(1) In 2019, the Group encashed a performance bond amounting to QR 59,827,513 related to one of its projects. This amount was initially recorded as a liability, with the expectation that it would be settled upon completion of the project. Following the appeal judgement dated 26 June 2024, the Group recognized a total provision of QR 107,509,182, reflecting the estimated financial obligation arising from the legal proceedings. This amount was recorded as an accrued liability on the Group's balance sheet. However, on 30 January 2025, a final court ruling overturned the previous decision and reduced the amount payable by the Group from QR 85,871,006 to QR 67,000,000. As a result, during the current period, QR 18,524,905 of the previously recognized provision was reversed (Note 18). The remaining liability, including the encashed bond and adjusted provision, was settled in full and the legal dispute relating to the above case has been settled.

(2) Rental advance for one property, to be recognized as revenue next quarter.

(3) Trade and other payables are presented in the condensed consolidated statement of financial position as follows:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Current portion	85,316,780	231,880,549
Non-current portion	24,230,057	15,306,332
	109,546,837	247,186,881

17. Operating income

	For the six month period ended 30 June 2025 (Reviewed)	2024 (Reviewed)
Rental income	35,583,670	33,179,072
Finance income	31,313,023	32,457,770
Property management income	6,087,782	2,650,000
	72,984,475	68,286,842

Notes to the condensed consolidated interim financial statements
As at and for the six month period ended 30 June 2025

In Qatari Riyals

18. Other income

	For the six month period ended 30 June	
	2025	2024
	(Reviewed)	(Reviewed)
Profit from deposits with islamic banks	1,765,676	3,186,901
Gain on disposal of investment properties	-	1,686,408
Reversal of provision for legal settlements (Note 16 (1))	18,524,905	-
Miscellaneous income	1,003,444	1,315,189
	<u>21,294,025</u>	<u>6,188,498</u>

19. Earnings per share

Basic earnings per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares outstanding during the period.

	For the six month period ended 30 June	
	2025	2024
	(Reviewed)	(Reviewed)
Profit / (loss) for the period attributable to the shareholders	<u>37,060,490</u>	<u>(75,438,038)</u>
Weighted average number of shares outstanding during the period	<u>1,000,000,000</u>	<u>1,000,000,000</u>
Basic and diluted earnings per share	<u>0.037</u>	<u>(0.075)</u>

There were no potentially dilutive shares outstanding at any time during the period and therefore the diluted earnings per share are equal to the basic earnings per share. The Group did not issue any bonus shares during the period.

20. Dividends

The board of directors, in its meeting dated 19 February 2024, proposed a cash dividend of 2.5% of the nominal share value amounting to QR 25 million (QR 0.025 per share with nominal value of QR 1 each) relating to the profits of the year 2023. The proposed dividend was subsequently approved by the shareholders during the Annual General Assembly held on 19 March 2024.

21. Related parties

Related parties represent entities where the Group is one of their founders, major shareholders in the Company, directors and 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.

Compensation of directors and other key management personnel

The staff benefits of directors and other members of key management during the periods was as follows:

	For the six month period ended 30 June	
	2025	2024
	(Reviewed)	(Reviewed)
Key management staff benefits	<u>1,772,088</u>	<u>2,433,421</u>

Notes to the condensed consolidated interim financial statements

As at and for the six month period ended 30 June 2025

In Qatari Riyals

22. Commitments and contingent liabilities

The Group had the following contingent liabilities from which it is anticipated that no material liabilities will arise:

	30 June 2025 (Reviewed)	31 December 2024 (Audited)
Letters of guarantee	-	252,000
Tender guarantee	<u>35,000</u>	<u>-</u>
	<u>35,000</u>	<u>252,000</u>

23. Financial instruments and fair values**Fair values**

The fair value of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. Islamic bank balances, receivables and payables and other liabilities and borrowings approximate their carrying amounts largely due to the short-term maturities/repricing of these instruments.

Fair value hierarchy

All financial instruments for which fair value is recognized or disclosed are categorized within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole, as follows:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

24. Financial risk management

The Group's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended 31 December 2024.