JABAL OMAR DEVELOPMENT COMPANY
(A Saudi Joint Stock Company)

CONDENSED CONSOLIDATED INTERIM
FINANCIAL STATEMENTS (UNAUDITED)
with **INDEPENDENT AUDITOR'S REVIEW REPORT**
For the three-month and six-month periods ended 30 June 2026

JABAL OMAR DEVELOPMENT COMPANY
(A Saudi Joint Stock Company)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
For the three-month and six-month periods ended 30 June 2026

KPMG Professional Services Company
Zahran Business Center
Prince Sultan Street
P. O. Box 55078
Jeddah 21534
Kingdom of Saudi Arabia
Commercial Registration No 4030290792

Headquarters in Riyadh

شركة كي بي إم جي للاستشارات المهنية مساهمة مهنية
مركز زهران للأعمال
شارع الأميرسلطان
ص. ب. 55078
جده 21534
المملكة العربية السعودية
سجل تجاري رقم 4030290792

المركز الرئيسي في الرياض

Independent auditor's report on review of condensed consolidated interim financial statements

To the Shareholders of Jabal Omar Development Company

Introduction

We have reviewed the accompanying 30 June 2026 condensed consolidated interim financial statements of Jabal Omar Development Company ("the Company") and its subsidiary ("the Group") which comprises:

- the condensed consolidated statement of financial position as at 30 June 2026;
- the condensed consolidated statement of profit or loss and other comprehensive income for the three-month and six-month periods ended 30 June 2026;
- the condensed consolidated statement of changes in equity for the six-month period ended 30 June 2026;
- the condensed consolidated statement of cash flows for the six-month period ended 30 June 2026; and
- the notes to the condensed consolidated interim financial statements.

Management is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with IAS 34, '*Interim Financial Reporting*' that is endorsed in the Kingdom of Saudi Arabia. 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*' that is endorsed in the Kingdom of Saudi Arabia. A review of condensed consolidated 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.

Independent auditor's report on review of condensed consolidated interim financial statements

To the Shareholders of Jabal Omar Development Company (continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying 30 June 2026 condensed consolidated interim financial statements of Jabal Omar Development Company and its subsidiary are not prepared, in all material respects, in accordance with IAS 34, '*Interim Financial Reporting*' that is endorsed in the Kingdom of Saudi Arabia.

KPMG Professional Services Company

Ebrahim Oboud Baeshen
Regional Managing Partner - Jeddah
License No. 382

Jeddah, 10 August 2026
Corresponding to: 27 Safar 1448h

JABAL OMAR DEVELOPMENT COMPANY
(A Saudi Joint Stock Company)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

	Note	**30 June 2026 SR'000 (Unaudited)**	31 December 2025 SR'000 (Audited)
ASSETS			
Property, plant and equipment	5	**19,930,439**	19,920,700
Intangible assets		**1,194**	1,478
Investment properties	6	**4,945,373**	4,962,650
Equity-accounted investee		**149,877**	146,598
Other assets		**9,151**	20,623
Restricted cash	7	**30,532**	30,092
Non-current assets		**25,066,566**	25,082,141
Financial investments		**329,871**	274,593
Trade and other receivables	8	**227,868**	182,129
Other assets		**36,125**	26,149
Restricted cash	7	**235,110**	124,048
Cash and cash equivalents	7	**863,513**	1,184,438
Current assets		**1,692,487**	1,791,357
Total assets		**26,759,053**	26,873,498
EQUITY			
Share capital		**11,800,229**	11,800,229
Share premium		**920,207**	920,207
Retained earnings		**3,012,925**	2,737,806
Reserve for advances to certain founding shareholders		**(285,514)**	(285,514)
Equity attributable to shareholders of the Company		**15,447,847**	15,172,728
Subordinated perpetual instrument	9(a)	**689,668**	689,668
Equity attributable to equity holders of the Company		**16,137,515**	15,862,396
Non-controlling interest		**--**	1,232
Total equity		**16,137,515**	15,863,628
LIABILITIES			
Loans and borrowings	9	**8,684,216**	8,764,361
Employee benefits		**64,670**	54,763
Other non-current liabilities		**760,358**	722,053
Zakat payable	13	**146,830**	157,687
Non-current liabilities		**9,656,074**	9,698,864
Loans and borrowings	9	**420,084**	551,543
Trade payables and other current liabilities		**498,407**	675,637
Zakat payable	13	**46,973**	83,826
Current liabilities		**965,464**	1,311,006
Total liabilities		**10,621,538**	11,009,870
Total equity and liabilities		**26,759,053**	26,873,498

Muhammad Jawad Chief Financial Officer	Saleh Habdan AlHabdan Chief Executive Officer	Saeed Mohammed AlGhamdi Chairman of the Board of Directors

The accompanying notes from 1 to 21 are an integral part of these condensed consolidated interim financial statements.

JABAL OMAR DEVELOPMENT COMPANY
(A Saudi Joint Stock Company)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (UNAUDITED)

For the three-month and six-month periods ended 30 June 2026

	Note	Three-month period ended 30 June		Six-month period ended 30 June	
		2026	2025	**2026**	2025
		SR'000	SR'000	**SR'000**	SR'000
Revenue	10	**715,145**	501,704	**1,454,316**	1,249,435
Costs of revenue		**(426,345)**	(308,883)	**(847,795)**	(724,751)
Gross profit		**288,800**	192,821	**606,521**	524,684
Other operating income, net	11	**1,066**	5,502	**3,910**	907,322
Selling and marketing expenses		**(673)**	(2,411)	**(1,533)**	(3,181)
General and administration expenses		**(28,658)**	(20,810)	**(52,931)**	(50,257)
Impairment charge on non-financial assets	5(d)	**(16,231)**	(136,479)	**(54,705)**	(260,658)
(Charge) / reversal of allowance for expected credit losses	8.1	**(7,614)**	15,397	**(20,389)**	8,504
Operating profit		**236,690**	54,020	**480,873**	1,126,414
Finance costs	12	**(86,845)**	(153,586)	**(219,327)**	(317,814)
Finance income		**10,643**	9,425	**19,998**	12,207
Change in fair value of financial instruments carried at fair value through profit or loss		**--**	(39,327)	**--**	22,739
Share of results from equity-accounted investee		**1,609**	1,869	**3,279**	3,073
Profit / (loss) for the period before Zakat		**162,097**	(127,599)	**284,823**	846,619
Zakat	13	**(3,965)**	85,538	**(9,704)**	57,256
Profit / (loss) for the period		**158,132**	(42,061)	**275,119**	903,875
Other comprehensive income		**--**	--	**--**	--
Total comprehensive income / (loss) for the period		**158,132**	(42,061)	**275,119**	903,875
Attributable to:					
Owners of the Company		**158,132**	(42,061)	**275,119**	903,875
Non-controlling interests		**--**	--	**--**	--
		158,132	(42,061)	**275,119**	903,875
Earnings / (loss) per share (Saudi Riyals):					
Basic and diluted earnings / (loss) per share	14	**0.13**	(0.04)	**0.23**	0.77

Muhammad Jawad Chief Financial Officer	Saleh Habdan AlHabdan Chief Executive Officer	Saeed Mohammed AlGhamdi Chairman of the Board of Directors

The accompanying notes from 1 to 21 are an integral part of these condensed consolidated interim financial statements.

JABAL OMAR DEVELOPMENT COMPANY
(A Saudi Joint Stock Company)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the six-month period ended 30 June 2026

	Attributable to Owners of the Company									
	Share capital SR'000	Share premium SR'000	Statutory reserve SR'000	Retained earnings SR'000	Reserve for advances to certain founding shareholders SR'000	Equity attributable to shareholders of the Company SR'000	Subordinated perpetual instrument SR'000	Equity attributable to equity holder of the Company SR'000	Non-controlling interests SR'000	Total equity SR'000
Balance at 1 January 2025 (Audited)	11,800,229	920,207	108,506	236,701	(285,514)	12,780,129	689,668	13,469,797	1,544	13,471,341
Profit for the period	--	--	--	903,875	--	903,875	--	903,875	--	903,875
Other comprehensive income	--	--	--	--	--	--	--	--	--	--
Total comprehensive income for the period	--	--	--	903,875	--	903,875	--	903,875	--	903,875
Transfer to retained earnings	--	--	(108,506)	108,506	--	--	--	--	--	--
Balance at 30 June 2025 (Unaudited)	**11,800,229**	**920,207**	**--**	**1,249,082**	**(285,514)**	**13,684,004**	**689,668**	**14,373,672**	**1,544**	**14,375,216**
Balance at 1 January 2026 (Audited)	11,800,229	920,207	--	2,737,806	(285,514)	15,172,728	689,668	15,862,396	1,232	15,863,628
Profit for the period	**--**	**--**	**--**	**275,119**	**--**	**275,119**	**--**	**275,119**	**--**	**275,119**
Other comprehensive income	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**
Total comprehensive income for the period	**--**	**--**	**--**	**275,119**	**--**	**275,119**	**--**	**275,119**	**--**	**275,119**
Liquidation of subsidiary (note 1)	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**(1,232)**	**(1,232)**
Balance at 30 June 2026 (Unaudited)	**11,800,229**	**920,207**	**--**	**3,012,925**	**(285,514)**	**15,447,847**	**689,668**	**16,137,515**	**--**	**16,137,515**

Muhammad Jawad
Chief Financial Officer

Saleh Habdan AlHabdan
Chief Executive Officer

Saeed Mohammed AlGhamdi
Chairman of the Board of Directors

The accompanying notes from 1 to 21 are an integral part of these condensed consolidated interim financial statements.

JABAL OMAR DEVELOPMENT COMPANY
(A Saudi Joint Stock Company)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
For the six-month period ended 30 June 2026

	Note	For the six-month period ended 30 June 2026 SR' 000	2025 SR' 000 (Restated)
Cash flows from operating activities			
Profit for the period before Zakat		**284,823**	846,619
Adjustments for:			
Depreciation on property, plant and equipment	5	**227,400**	198,114
Depreciation on investment properties	6	**26,695**	17,898
Amortization of intangible assets		**298**	180
Impairment charge on non-financial assets	5(d)	**54,705**	260,658
Provision for employee benefits		**14,245**	7,165
Charge / (reversal) of allowance for expected credit losses	8.1	**20,389**	(8,504)
Share of results from equity-accounted investee		**(3,279)**	(3,073)
Finance costs	12	**219,327**	317,814
Finance income		**(19,998)**	(12,207)
Change in fair value of financial instruments carried at fair value through profit or loss		**--**	(22,739)
Gain on disposal of assets held for sale	11(a)	**--**	(918,282)
		824,605	683,643
Changes in:			
Other assets		**2,896**	6,215
Trade and other receivables		**(66,128)**	(37,167)
Other non-current liabilities		**22,230**	(21,545)
Trade payables and other current liabilities		**(177,230)**	(154,093)
Cash generated from operations		**606,373**	477,053
Zakat paid	13	**(65,057)**	(64,666)
Employees' benefits paid		**(4,338)**	(1,322)
Net cash from operating activities		**536,978**	411,065
Cash flows from investing activities			
Finance income received		**18,598**	10,799
Additions to property, plant and equipment	5	**(222,749)**	(283,027)
Additions to investment property	6	**(363)**	--
Additions to intangible assets		**--**	(48)
Proceeds from disposal of assets held for sale		**--**	2,225,603
Settlement on liquidation of subsidiary		**(1,232)**	--
Maturity of term deposits		**20,379**	--
Investment of term deposits		**(75,657)**	--
Net cash (used in) / from investing activities		**(261,024)**	1,953,327

Muhammad Jawad Chief Financial Officer	Saleh Habdan AlHabdan Chief Executive Officer	Saeed Mohammed AlGhamdi Chairman of the Board of Director

The accompanying notes from 1 to 21 are an integral part of these condensed consolidated interim financial statements.

JABAL OMAR DEVELOPMENT COMPANY
(A Saudi Joint Stock Company)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED) (continued)
For the six-month period ended 30 June 2026

	Note	**For the six-month period ended 30 June 2026** SR' 000	2025 SR' 000 (Restated)
Cash flows from financing activities			
Proceeds from loans and borrowings	9(h)	**2,635,881**	46,268
Repayment of loans and borrowings	9(h)	**(2,833,168)**	(1,293,548)
Interest paid	9(h)	**(288,090)**	(342,346)
Net cash used in financing activities		**(485,377)**	(1,589,626)
Net change in cash and cash equivalents		**(209,423)**	774,766
Cash and cash equivalents at beginning of the period		**1,338,578**	887,097
Cash and cash equivalents at end of the period	7	**1,129,155**	1,661,863
Major non-cash supplemental information:			
Borrowing costs capitalized on property, plant and equipment	5(a)	**69,095**	97,582
Borrowing costs capitalized on investment properties	6(a)	**9,055**	20,022

Muhammad Jawad
Chief Financial Officer

Saleh Habdan AlHabdan
Chief Executive Officer

Saeed Mohammed AlGhamdi
Chairman of the Board of Directors

The accompanying notes from 1 to 21 are an integral part of these condensed consolidated interim financial statements.

1. CORPORATE INFORMATION

Jabal Omar Development Company ("the Company" or “the Parent Company”), a Saudi Joint Stock Company, was established under the Regulations for Companies in the Kingdom of Saudi Arabia (“KSA”) as per Royal Decree No. M/63, dated 18 October 2006 (corresponding to 25 Ramadan 1427H). The Ministerial Resolution No. 253/S dated 28 October 2007 (corresponding to 16 Shawal 1428H) declared the incorporation of the Company. The Company is registered in Makkah Al Mukkaramah City under Commercial Registration number 4031051838 dated 25 November 2007 (corresponding to 15 Dhul Qida 1428H). The Company’s registered office is 6978 Ibrahim Al-Khalil Road Alshubaikah District 3655, Makkah 24231. The unified number of the company is 7018066436.

The Company’s and its subsidiary (collectively referred to as the “Group”) main activity is to own Jabal Omar area adjacent to the western side of the Holy Mosque in Makkah and develop it into plots of land to manage, invest, sell and lease them for the Group’s interest (“Project”) along with carrying out operations necessary for construction, maintenance, management, demolishing, surveying, and furnishing hotels, commercial facilities and staff residences, as well as importing and exporting hotels’ equipment and furniture and operating the hotels. For administrative purposes, the Project has been disaggregated into different phases and zones with the latter being consistent with the master title deed approved by the Makkah Development Authority.

The Group’s envisioned Project comprises of seven phases, where each phase has multiple zones. The Group has completed development work and commenced operations for three phases while the Group has substantially developed the fourth phase, with operations commenced for three of the seven towers. The remaining phases comprise of undeveloped land parcels. As at the reporting date, all undeveloped land parcels in the fifth and sixth phases have been sold, except for one parcel in the fifth phase.

Subsidiary is an entity controlled by the Group. The Group is incorporated in the Kingdom of Saudi Arabia. During the period ended 30 June 2026, the Group dissolved its dormant subsidiary, Warifat Hospitality Company. The Company has the following dormant subsidiary remaining as of the reporting date:

Name of the Subsidiary	***Registration Number***	***Registration date***	***Ownership interest***	***Financial year end***	***Principal Activities***
Sahat For Facility Management Company	7010837883	22 October 2017 corresponding to 02 Safar 1439H	100%	31 December	Real estate services

The Company has branch commercial registrations to engage in hospitality activities as per the Saudi Commission for Tourism and National Heritage’s (“SCTA”) letters. These condensed consolidated financial statements include results of operating activities from the active towers of the following hotels in addition to three non-operational branches of the Company, bearing commercial registration numbers 4030291056, 40301097883 and 40301098207.

1. CORPORATE INFORMATION (continued)

Name	*Commencement of operation*	*Registration number*	*Registration date*	*SCTA's letter No.*	*SCTA's letter date*
Jabal Omar Hilton Suites Hotel (Hilton Suites Makkah)	01 July 2014 (corresponding to 4 Ramadan 1435H)	7018066436	25 May 2013 (corresponding to 15 Rajab 1434H)	AVM/ 5887/34	04 March 2013 (corresponding to 22 Rabi II 1434H)
Jabal Omar Hyatt Regency Hotel (Hyatt Regency)	22 June 2015 (corresponding to 5 Ramadan 1436H)	7015020329	09 September 2014 (corresponding to 14 Dhul Qida 1435H)	8957	25 May 2014 (corresponding to 26 Rajab 1435H)
Jabal Omar Conrad Hotel (Conrad)	30 July 2016 (corresponding to 25 Shabaan 1437H)	7012694977	29 April 2015 (corresponding to 10 Rajab 1436H)	9347	16 March 2015 (corresponding to 25 Jumada I 1436H)
Jabal Omar Hilton Hotel (Hilton Convention)	31 March 2017 (corresponding to 3 Rajab 1438H)	7003621245	10 August 2016 (corresponding to 07 Dhul Qida 1437H)	16474	19 July 2016 (corresponding to 14 Shawwal 1437H)
Jabal Omar Doubletree by Hilton Hotel (Double Tree by Hilton)	01 August 2019 (corresponding to 29 Dhul Qida 1440H)	7004134917	15 May 2018 (corresponding to 29 Shaban 1439H)	1651	14 May 2018 (corresponding to 28 Shaban 1439H)
Jabal Omar Marriott Hotel	22 June 2015 (corresponding to 5 Ramadan 1436H)	7011769739	07 May 2014 (corresponding to 8 Rajab 1435H)	AVM/833 2/35	17 March 2014 (corresponding to 16 Jumada I 1435H)
Jabal Omar Address Al Bawaba Makkah (Address)	06 June 2023 (corresponding to 17 Dhul Qidah 1444H)	7004207119	28 May 2018 (corresponding to 9 Ramadan 1439H)	10006429	16 May 2023 (corresponding to 26 Shawwal 1444H)
Jabal Omar Jumeirah Hotel	03 September 2023 (corresponding to 18 Safar 1445H)	7021678508	28 February 2021 (corresponding to 16 Rajab 1442H)	10002521	28 August 2023 (corresponding to 12 Safar 1445)
Jabal Omar Rotana Hotel*	25 December 2025 (corresponding to 5 Rajab 1447H)	7051133945	11 August 2025 (corresponding to 17 Safar 1447H)	10011279	1 December 2025 (corresponding to 10 Jumada II 1447H)

*Fully commenced during the period ended 30 June 2026.

2. BASIS OF PREPARATION AND STATEMENT OF COMPLIANCE

2.1 Statement of compliance

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

These condensed consolidated interim financial statements do not include all the information and disclosures required for a complete set of financial statements prepared in accordance with IFRS as endorsed in the KSA and should therefore be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2025 (“last annual consolidated financial statements”). 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 consolidated financial statements. In addition, results for the interim period ended 30 June 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

Certain comparative amounts have been reclassified or re-presented to conform to current period presentation.

2.2 Basis of Measurement

These condensed consolidated interim financial statements have been prepared under the historical cost basis using the accrual basis of accounting except for the following items, which are measured on an alternative basis on each reporting date:

Items	Measurement basis
Provisions for employee terminal benefits	Present value of the defined benefit obligation using projected credit unit method
Financial instruments at fair value through profit or loss	Fair value

2.3 Functional and presentation currency

These condensed consolidated interim financial statements are presented in Saudi Riyals (SR), which is also the functional currency of the Group. All figures are rounded off to the nearest thousands (SR ‘000) unless when otherwise stated.

2.4 Going concern basis of accounting

The condensed consolidated interim financial statements have been prepared on a going concern basis, which assumes that the Group will be able to discharge its liabilities in the normal course of business including the mandatory repayment terms of the banking facilities as disclosed in note 9. Based on the Group’s financial performance for the period ended 30 June 2026, together with the operating budgets for the forthcoming year, the cash flow forecast for the 12-month period after the statement of financial position date depicts a net positive cashflow position without the presence of any material uncertainties.

2. BASIS OF PREPARATION AND STATEMENT OF COMPLIANCE (continued)

2.5 Significant accounting judgments, estimates and assumptions

The preparation of the Group's condensed consolidated interim financial statements requires management to make judgments and estimates that affect the application of accounting policies and the reported amounts of income, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognized prospectively.

The significant judgments made by management in applying the Group's accounting policies, the methods of computation and the key sources of estimation uncertainty were the same as those described in the last annual consolidated financial statements.

2.6 Geopolitical developments

The Group continues to monitor regional geopolitical developments and their potential impact on international travel corridors and pilgrim sentiment. Given that the majority of the Group's revenue is derived from religious tourism, management maintains a robust operational and risk management framework to mitigate potential disruptions to guest arrivals from key source markets. Given the fluidity and evolving nature of regional conflict, the potential long-term impact on the Group's business, asset valuations, and future cash flows will continue to be assessed at each subsequent reporting date.

3. CHANGES TO THE GROUP'S ACCOUNTING POLICIES

The Group did not have any changes to its accounting policies compared to those applied in the last annual consolidated financial statements, except for the following:

- During the six-month period ended 30 June 2026, the Group changed its accounting policy by electing to present interest paid against its financing arrangements under '*Cash flows from financing activities*' as against previously presented under '*Cash flows from operating activities*'. Following above change, the statement of cash flows for comparative period has been restated as follows:

Consolidated statement of cash flows:

For the six-month period ended 30 June 2025	**Impact of change in accounting policy** As previously reported SR'000	Adjustment SR'000	As restated SR'000
Cash flows from operating activities	68,719	342,346	411,065
Cash flows from financing activities	(1,247,280)	(342,346)	(1,589,626)

The change does not have an impact on the statement of financial position for the year ended 31 December 2025, statement of profit or loss and other comprehensive income, statement of changes in equity as well as net change in cash and cash equivalents for the period ended 30 June 2025.

4. BASIS OF CONSOLIDATION

These condensed consolidated interim financial statements comprise of the condensed consolidated statement of financial position, condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity, condensed consolidated statement of cash flows and notes to the condensed consolidated interim financial statements of the Group, and include assets, liabilities and the results of the operations of the Company and its subsidiary (as set out in note 1).

5. PROPERTY, PLANT AND EQUIPMENT

	Lands	Buildings	Central District Cooling System	Equipment	Furniture and fixtures and other assets	Infra-structure assets	Capital work in progress	Total
	SR' 000	SR' 000	SR' 000	SR' 000	SR' 000	SR' 000	SR' 000	SR' 000
Cost:								
Balance at 1 January 2025 (Audited)	2,450,473	8,746,408	1,037,883	4,022,292	1,094,327	507,615	6,118,999	23,977,997
Additions during the period (note 5 (a))	--	140	--	803	4,121	--	375,545	380,609
Transfer to investment properties (note 5 (c))	--	(394,237)	--	(188,961)	--	(38,371)	(958,396)	(1,579,965)
Balance at 30 June 2025 (Unaudited)	**2,450,473**	**8,352,311**	**1,037,883**	**3,834,134**	**1,098,448**	**469,244**	**5,536,148**	**22,778,641**
Additions during the period (note 5 (a))	--	3,997	--	4,217	25,274	--	316,573	350,061
Transfer from CWIP (note 5 (b))	--	793,547	--	972,433	325,451	--	(2,091,431)	--
Balance at 31 December 2025 (Audited)	**2,450,473**	**9,149,855**	**1,037,883**	**4,810,784**	**1,449,173**	**469,244**	**3,761,290**	**23,128,702**
Additions during the period (note 5 (a))	--	2,383	--	1,978	6,128	--	281,355	291,844
Transfer from CWIP (note 5 (b))	--	471,882	--	213,015	66,093	--	(750,990)	--
Balance at 30 June 2026 (Unaudited)	**2,450,473**	**9,624,120**	**1,037,883**	**5,025,777**	**1,521,394**	**469,244**	**3,291,655**	**23,420,546**
Accumulated depreciation and impairment:								
Balance at 1 January 2025 (Audited)	--	945,574	258,566	894,822	455,065	78,608	351,265	2,983,900
Impairment charge / (reversals/transfer) (note 5 (d))	--	(48,660)	--	(21,603)	(6,799)	--	337,720	260,658
Depreciation for the period	--	55,945	17,508	69,630	50,099	4,932	--	198,114
Transfer to investment properties (note 5 (c))	--	(44,663)	--	(79,460)	--	(9,772)	--	(133,895)
Balance at 30 June 2025 (Unaudited)	--	**908,196**	**276,074**	**863,389**	**498,365**	**73,768**	**688,985**	**3,308,777**
Impairment charge / (reversals/transfer) (note 5 (d))	--	(110,895)	--	24,371	14,996	--	(241,223)	(312,751)
Depreciation for the period	--	58,695	17,506	69,508	62,277	3,990	--	211,976
Balance at 31 December 2025 (Audited)	--	**855,996**	**293,580**	**957,268**	**575,638**	**77,758**	**447,762**	**3,208,002**
Impairment charge / (reversals/transfer) (note 5 (d))	--	(61,701)	--	(34,719)	(8,257)	--	159,382	54,705
Depreciation for the period	--	54,816	17,508	83,353	67,731	3,992	--	227,400
Balance at 30 June 2026 (Unaudited)	--	**849,111**	**311,088**	**1,005,902**	**635,112**	**81,750**	**607,144**	**3,490,107**
Net book value								
At 30 June 2026 (Unaudited)	**2,450,473**	**8,775,009**	**726,795**	**4,019,875**	**886,282**	**387,494**	**2,684,511**	**19,930,439**
At 31 December 2025 (Audited)	2,450,473	8,293,859	744,303	3,853,516	873,535	391,486	3,313,528	19,920,700
At 30 June 2025 (Unaudited)	2,450,473	7,444,115	761,809	2,970,745	600,083	395,476	4,847,163	19,469,864

5. PROPERTY, PLANT AND EQUIPMENT (continued)

a) During the six months period ended 30 June 2026, an amount of SR 69.1 million (31 December 2025: SR 204.7 million) (30 June 2025: SR 97.6 million) was capitalized as borrowing cost on the construction of qualifying assets classified under property, plant and equipment and included in capital work in progress. Furthermore, the capitalization rate used to determine the amount of borrowing cost to be capitalized was 6.40% per annum (31 December 2025: 6.60% per annum) (30 June 2025: 7.13% per annum) which is the weighted average (general borrowing) interest rate applicable to the Group during the period.

b) These represent transfers between capital work in progress and other components of property, plant and equipment based on commissioning of new properties.

c) During the period ended 30 June 2025, certain parking related assets were transferred from property, plant and equipment to investment properties due to the change in use from owner operated assets to held for rental purposes.

d) In prior and current financial periods, management identified indicators of impairment for its non-current assets held as part of property, plant and equipment and investment properties (‘Properties’) and carried out an annual impairment testing exercise. As part of this exercise, management engaged valuation expert accredited by the Saudi Authority for Accredited Valuers (Taqeem), for the determination of the value in use and fair value less cost to disposal (‘fair values’) of the relevant CGUs to which its Properties correspond. Management has considered such fair values and value in use for assessing the recoverable amounts of the Properties which have then been compared with the respective carrying amounts of the CGUs (in case of fair value, represented by different zones; and in case of value in use, represented by hotels and commercial centers).

   In the determination of fair values, management has taken into account a market participant’s ability to generate economic benefits by using the Properties in their ‘highest and best use’ or by selling them to another market participant that would use the Properties in their ‘highest and best use’. Such ‘highest and best use’ assessment considers possible uses of the Properties that are physically possible, legally permissible and financially feasible. Moreover, any costs ancillary to or associated with the possible uses are also estimated and considered in the fair value assessment.

   As such, as at the reporting date, management has determined that the fair values of certain Properties are maximized in the event of the sale of associated land less any associated cost of demolition of adjacent structures. Accordingly, while different zones (note 1) may include one or more Properties that are capable of generating largely independent cashflows, however, from the perspective of the ‘highest and best use’, it has been determined that the relevant CGUs are represented by distinct zone(s), whereby such distinct zone(s) represents specific parcel / plot of land (over which construction may or may not have been carried out) and such zone(s) are distinctly physically separated by surrounding infrastructure assets. This is because any structures constructed over such zone(s) that include developments, such as hotels and commercial centers, are physically interconnected.

   In the determination of fair value of the Properties, management has considered various relevant and appropriate sources of information, both internal and external, including but not limited to estimates provided by the Taqeem certified valuer, macroeconomic factors, regulatory developments, prevailing geo-political situation, latest asset performance and actual comparable transactions, where available and applicable. The fair value measurement for all the property, plant and equipment has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

5. PROPERTY, PLANT AND EQUIPMENT (continued)

5(d)(i) Summary of Impaired CGUs:

S.No	CGU description Zone	Phase		Carrying amount, net 30 June 2026 SR'000	Carrying amount, net 31 December 2025 SR'000	Accumulated impairment 30 June 2026 SR'000	Accumulated impairment 31 December 2025 SR'000	Key assumptions
1	S9[1]	4	Under construction / development Hotels and Commercial Centers	**2,426,639**	2,430,714	**316,303**	359,910	• Relevant comparable transactions • Adjustments applied and weightages allocated to comparable transaction. • Demolition cost
2	S10&S11[1]	4	Under construction / development Hotels and Commercial Centers	**3,473,358**	3,473,358	**607,152**	331,974	
3	S3&S4[2]	2	Operating Hotel	**3,498,772**	3,367,421	**152,581**	329,447	• Discount rate • Average occupancy rate • Average daily rate • EBITDA • Terminal growth rate
				9,398,769	9,271,493	**1,076,036**	1,021,331	

[1] *Market approach: Recoverable amount based on sale of lands under fair value less cost of disposal.*
[2] *Income approach: Recoverable amount based on Discounted Cash Flow (DCF) model.*

5(d)(ii) Significant Inputs / Assumption used in the Valuation of Properties:

Valuation approach	Input/assumption description	Value	Sensitivity
Market approach	Demolition cost rate per square meter (in SR)	275	+/- 0.5%
	Relevant comparable transactions (actual transactions)	Comparable sales transactions executed in the Central Makkah region including by the Group	N/A
	Adjustments applied to comparable transaction	Various adjustments applied based on the similarity / dissimilarity of the subject property with the comparable	+/- 5%
Income approach	Discount rate*	8.00%	+/- 1%
	Average occupancy rate	30% - 87%	+/- 1%
	Average daily rate (in SR)	668 – 1,343	+/- 5%
	EBITDA	48% - 59%	+/- 1%
	Commercial lease rate per square meter for commercial center classified under investment properties (in SR)*	3,216 – 5,346	+/- 1%
	Terminal growth rate*	2%	+/- 1%

** Represents assumptions also applied for the purpose valuation of investment properties*

In addition to the above, the estimates of recoverable amount, and hence impairment, for current and future periods under the market approach are also sensitive to the estimated cost to complete the under construction/development hotels and commercial centers (refer note 18).

6. INVESTMENT PROPERTIES

Investment properties comprise of commercial centers and parking spaces. All the investment properties held by the Group are for the purpose of generating rental income and it does not hold any investment properties with undetermined future use.

	Lands SR' 000	Buildings SR' 000	Equipment SR' 000	Infrastructure assets SR' 000	Capital work in progress SR' 000	Total SR' 000
Cost:						
Balance at 1 January 2025 (Audited)	1,339,673	874,635	379,942	53,964	1,027,006	3,675,220
Additions during the period (note 6 (a))	--	--	--	--	20,022	20,022
Transfer from property, plant and equipment (note 5 (c))	--	332,684	114,713	--	(447,397)	--
Transfer from CWIP (note 6 (b))	--	394,237	188,961	38,371	958,396	1,579,965
Balance at 30 June 2025 (Unaudited)	**1,339,673**	**1,601,556**	**683,616**	**92,335**	**1,558,027**	**5,275,207**
Additions during the period (note 6 (a))	--	--	--	627	17,658	18,285
Balance at 31 December 2025 (Audited)	**1,339,673**	**1,601,556**	**683,616**	**92,962**	**1,575,685**	**5,293,492**
Additions during the period (note 6 (a))	--	--	363	--	9,055	9,418
Transfer from CWIP (note 6 (b))	--	129,662	44,709	--	(174,371)	--
Balance at 30 June 2026 (Unaudited)	**1,339,673**	**1,731,218**	**728,688**	**92,962**	**1,410,369**	**5,302,910**
Accumulated depreciation:						
Balance at 1 January 2025 (Audited)	--	48,129	82,851	16,966	--	147,946
Depreciation for the period	--	6,347	10,664	887	--	17,898
Transfer from property, plant and equipment (note 5 (c))	--	44,663	79,460	9,772	--	133,895
Balance at 30 June 2025 (Unaudited)	--	**99,139**	**172,975**	**27,625**	**--**	**299,739**
Depreciation for the period	--	10,609	19,236	1,258	--	31,103
Balance at 31 December 2025 (Audited)	--	**109,748**	**192,211**	**28,883**	**--**	**330,842**
Depreciation for the period	--	9,443	16,276	976	--	26,695
Balance at 30 June 2026 (Unaudited)	--	**119,191**	**208,487**	**29,859**	**--**	**357,537**
Net book value:						
At 30 June 2026 (Unaudited)	**1,339,673**	**1,612,027**	**520,201**	**63,103**	**1,410,369**	**4,945,373**
At 31 December 2025 (Audited)	1,339,673	1,491,808	491,405	64,079	1,575,685	4,962,650
At 30 June 2025 (Unaudited)	1,339,673	1,502,417	510,641	64,710	1,558,027	4,975,468

6. INVESTMENT PROPERTIES (continued)

a) During six-month period ended 30 June 2026 SR 9.1 million (31 December 2025: SR 37.7 million) (30 June 2025: SR 20 million) was capitalized as borrowing costs on construction of qualifying assets classified under investment properties and included in capital work in progress. Furthermore, the capitalization rate used to determine the amount of borrowing costs to be capitalized was of 6.40% per annum (31 December 2025: 6.60% per annum) (30 June 2025: 7.13% per annum) which is the weighted average (general borrowing) interest rate applicable to the Group during the period.

b) These represent transfers between capital work in progress and other components of investment properties based on commissioning of new properties.

c) Refer note 5(d)(ii) for key assumptions and information about fair value measurement of investment properties using significant unobservable input.

7. CASH AND CASH EQUIVALENTS

	30 June 2026 (Unaudited) SR'000	31 December 2025 (Audited) SR'000	30 June 2025 (Unaudited) SR'000
Cash in hand	**718**	826	340
Cash at banks (note (a))	**367,256**	431,000	784,192
Term deposits (note (b))	**761,181**	906,752	877,331
Cash and cash equivalents in the statement of cash flows	**1,129,155**	1,338,578	1,661,863
Less: Restricted cash - non-current (note (a))	**(30,532)**	(30,092)	(29,615)
Less: Restricted cash - current (note (a))	**(235,110)**	(124,048)	(227,510)
Cash and cash equivalents in the statement of financial position	**863,513**	1,184,438	1,404,738

a) The cash is currently held in accounts with banks having credit rating of "A-" except for two banks having credit rating of "A". The fair value of cash and cash equivalents and restricted cash approximate the carrying value as at 30 June 2026, 31 December 2025 and 30 June 2025.

b) These represent Murabaha deposits having original maturity of three months or less placed with local commercial banks.

8. TRADE AND OTHER RECEIVABLES

	30 June 2026 (Unaudited) SR'000	31 December 2025 (Audited) SR'000	30 June 2025 (Unaudited) SR'000
Receivables from contract with customers	**168,993**	115,306	101,720
Receivables from rental income	**81,595**	86,495	157,079
Receivable from land sale	**--**	--	163,332
Amount due from a related party	**589**	--	23,146
Contract assets	**42,038**	37,289	10,256
Advances to suppliers	**18,829**	10,934	15,953
Other receivables	**4,246**	194	19,132
Less: Allowance for expected credit losses (note 8.1)	**(88,422)**	(68,089)	(85,863)
	227,868	182,129	404,755

The Group's trade receivables are concentrated in the Kingdom of Saudi Arabia. As at 30 June 2026, the three largest customers accounted for 24% (31 December 2025: 29%) (30 June 2025: 53%) of the outstanding trade receivables.

8.1 Movement in allowance for credit losses against trade and other receivables are as follows:

	30 June 2026 (Unaudited) SR'000	31 December 2025 (Audited) SR'000	30 June 2025 (Unaudited) SR'000
Opening balance	**68,089**	95,034	95,034
Charge/(reversal) for the period / year	**20,389**	12,243	(8,504)
Write offs	**(56)**	(39,188)	(667)
Closing balance	**88,422**	68,089	85,863

9. LOANS AND BORROWINGS

The following note provides information about the contractual terms of the Group's interest-bearing loans and borrowings, which are measured at amortized cost. All loans and borrowings of the Group are Shari'a-compliant Islamic facilities.

	30 June 2026 (Unaudited) SR'000	31 December 2025 (Audited) SR'000	30 June 2025 (Unaudited) SR'000
Loans and borrowings	**9,089,558**	9,286,962	10,859,453
Accrued commission	**29,058**	65,969	105,042
Less: Deferred financial charges	**(14,316)**	(37,027)	(40,207)
	9,104,300	9,315,904	10,924,288
Current portion	**(420,084)**	(551,543)	(543,479)
Non-current portion	**8,684,216**	8,764,361	10,380,809

9. LOANS AND BORROWINGS (continued)

Below is the summary of the loans and borrowings arrangement of the Group:

30 June 2026 (Unaudited)	Non-current portion*	Current portion*	Facility limit	Last restructuring date	Repayment period	Repayment term	Collateral	Carrying amount of the Collateral
	SR '000	*SR '000*	*SR '000*					*SR '000*
Secured bank loans								
Government loan (note (a))	**1,733,146**	**34,515**	1,500,057	14-Nov-21	31-Mar-31	Bullet payment	Refer note (a)	5,979,350
Syndicate loan (note (b))	**1,957,731**	**47,875**	3,483,320	23-Oct-21	31-Dec-24 to 30-Sep-30	Quarterly	Refer note (b)	5,899,997
Facility from a local bank (note (d))	**1,765,000**	**166,919**	2,000,000	--	27-Feb-26 to 27-Aug-30	Semi-Annual	Refer note (d)	2,735,706
Facility from a local bank (note (g)	**1,986,852**	**46,130**	2,041,253	--	22-Sep-26 to 22-Jun-41	Quarterly	Refer note (g)	3,776,832
Unsecured bank loans								
Facility from a local bank (note (e))	**1,252,173**	**128,275**	1,600,000	--	3-Nov-24 to 3-May-36	Semi-Annual	--	--
	8,694,902	**423,714**						
Less: Deferred financial charges	**(10,686)**	**(3,630)**						
	8,684,216	**420,084**						

31 December 2025 (Audited)	Non-current portion*	Current portion*	Facility limit	Last restructuring date	Repayment period	Repayment term	Collateral	Carrying amount of the Collateral
	SR '000	*SR '000*	*SR '000*					*SR '000*
Secured bank loans								
Government loan (note (a))	**1,723,527**	**(19,185)**	1,500,057	14-Nov-21	31-Mar-31	Bullet payment	Refer note (a)	6,048,578
Syndicate loan (note (b))	**4,022,656**	**96,316**	5,898,890	23-Oct-21	31-Dec-24 to 30-Sep-30	Quarterly	Refer note (b)	9,553,755
Facility from a local bank (note (c))	**497,970**	**163,831**	1,000,000	--	23-Jan-23 to 27-Jan-30	Semi-Annual	Refer note (c)	304,139
Facility from a local bank (note (d))	**1,239,500**	**188,637**	2,000,000	--	27-Feb-26 to 27-Aug-30	Semi-Annual	Refer note (d)	2,765,177
Unsecured bank loans								
Facility from a local bank (note (e))	**1,310,145**	**129,534**	1,600,000	--	3-Nov-24 to 3-May-36	Semi-Annual	--	--
	8,793,798	**559,133**						
Less: Deferred financial charges	**(29,437)**	**(7,590)**						
	8,764,361	**551,543**						

**These balances include accrued commission*

9. LOANS AND BORROWINGS (continued)

30 June 2025	Non-current portion*	Current portion*	Facility limit	Last restructuring date	Repayment period	Repayment term	Collateral	Carrying amount of the Collateral
	SR '000	*SR '000*	*SR '000*					*SR '000*
Secured bank loans								
Government loan (note (a))	**1,720,567**	**(19,202)**	1,500,057	14-Nov-21	31-Mar-31	Bullet payment	Refer note (a)	6,133,887
Syndicate loan (note (b))	**5,474,153**	**111,119**	3,483,320	23-Oct-21	31-Dec-24 to 30-Sep-30	Quarterly	Refer note (b)	9,592,313
Facility from a local bank (note (c))	**571,600**	**165,729**	1,000,000	--	23-Jan-23 to 27-Jan-30	Semi-Annual	Refer note (c)	304,139
Facility from a local bank (note (f))	**1,278,420**	**163,308**	1,600,000	28-Aug-22	28-Feb-24 to 28-Aug-27	Semi-Annual	Refer note (f)	1,947,724
Unsecured bank loans								
Facility from a local bank (note (e))	**1,368,116**	**130,685**	1,600,000	--	3-Nov-24 to 3-May-36	Semi-Annual	--	--
	10,412,856	**551,639**						
Less: Deferred financial charges	**(32,047)**	**(8,160)**						
	10,380,809	**543,479**						

**These balances include accrued commission*

9. LOANS AND BORROWINGS (continued)

a) During 2021, the Group entered into a loan restructuring agreement with Ministry of Finance (‘Government entity’) that involved significant modifications of the loan terms, including waiver of the entire accrued and unpaid commission balance as of the date of the loan restructuring agreement of SR 457 million, capitalization of commission for certain period before commencing repayments, revision in commission rates, conversion of SR 1.5 billion of the total existing loan amount into a new unsecured Shari’a-compliant subordinated perpetual instrument (“Perpetual instrument”), and maturity extension of the remaining secured borrowing facility of SR 1.5 billion to 31 March 2031, repayable as a bullet payment (“Bullet Loan”).

   The SR 1.5 billion Perpetual instrument does not carry a contractual maturity nor does the Government entity hold a contractual right to redemption or repayment in the ordinary course of Group’s business. Moreover, the Group may elect not to make any of the profit payments, except in the event of distribution of dividend to ordinary shareholders, and such non-payment of profit shall neither accumulate nor be considered an event of default. The Group has analysed the Perpetual Instrument having features of an equity instrument under IAS-32 and hence classified the instrument under equity at its fair value on the date of debt conversion.

   The Group has pledged its properties in phase 3 to the lender as mortgage against this loan and for the guarantee provided by the Government entity referred to in point (e) below. The facility includes financial covenant requiring the Group to ensure that the loan-to-value (LTV) ratio must not exceed 100% at the end of each financial year.

b) The Group has pledged its properties in phase 4 to the lender as mortgage against the loan. Furthermore, the Group has also issued a promissory note in favor of the syndicate amounting to SR 5.6 billion.

   The facility contains financial covenant stating that the Group shall ensure the LTV ratio does not exceed 90% following the end of each financial year.

   During the period ended 30 June 2026, the Group repaid loans amounting to SR 2.03 billion relating to phase 2, accordingly the related pledge of phase 2 properties was released by the lender. The foregoing settlement resulted in net extinguishment gain of SR 28.5 million due to an unwound modification loss recorded previously.

c) The Group had pledged certain plots of land in phase 7 to the lender as mortgage against the loan. The facility contained financial covenant stating that that the coverage rate of mortgaged properties shall not be less than 120% of the outstanding amount of loan at the end of each financial year. The loan was fully repaid by the Group during the period ended 30 June 2026. The foregoing settlement resulted in net extinguishment loss of SR 5.4 million.

d) The Group entered into a Murabaha facility arrangement of SR 2 billion with a local bank secured against two properties of the Group located in phase 1 as mortgage against the loan. Furthermore, the Group has also issued a promissory note in favor of the bank amounting to SR 2.1 billion.

   The facility contains financial covenants stating that the coverage rate of mortgaged properties shall not be less than 175% of the outstanding amount of loan, debt service cover ratio (EBITDA to Debt Service) of mortgaged properties shall not fall below 125% and financial leverage ratio shall not exceed 1.5 times at the end of each financial year.

9. LOANS AND BORROWINGS (continued)

e) This loan is secured against the guarantee provided by the Government entity to the lender. There are no financial debt covenants related to the facility. Furthermore, the Group has also issued a promissory note in favor of the bank amounting to SR 1.5 billion.

f) The Group pledged one property in phase 1 to the lender as mortgage against the loan. The facility contained financial covenants requiring the Group to ensure that the debt service cover ratio (EBITDA to Debt Service) to not fall below 120% and coverage of mortgaged property to not fall below 130% of total outstanding facilities as at the end of each financial year. The loan was fully repaid by the Group during the year ended 31 December 2025.

g) The Group entered into a Murabaha facility arrangement of SR 2.04 billion with a local bank secured against property of the Group located in phase 2 as mortgage against the loan. Furthermore, the Group has also issued a promissory note in favor of the bank amounting to SR 2.3 billion.

   The facility contains financial covenants stating that the Group shall ensure the LTV ratio does not exceed 50% following the end of each financial year, debt service cover ratio (EBITDA to Debt Service) of mortgaged properties shall not fall below 120% and financial leverage ratio shall not exceed 1.2 times at the end of each financial year.

h) During the period ended 30 June 2026, total drawdowns against loans and borrowings amounted to SR 2,635.9 million (30 June 2025: SR 46.3 million), repayments amounted to SR 2,833.2 million (30 June 2025: SR 1,293.6 million), while total finance cost paid amounted to SR 288.1 million (30 June 2025: SR 342.4 million).

10. REVENUE

	For the six-month period ended 30 June	
	2026 (Unaudited) SR'000	2025 (Unaudited) SR'000
Revenue from contract with customers	**1,344,226**	1,145,733
Revenue from rental income	**110,090**	103,702
	1,454,316	1,249,435

10. REVENUE (continued)

10.1 Disaggregation of revenue

Set out below is the revenue disaggregated by type of revenue and timing of revenue recognition. The table also includes a reconciliation of the disaggregated revenue with the Group's reportable segments. Further, the Group's revenue is earned in Kingdom of Saudi Arabia (KSA).

	For the six-month period ended 30 June (Unaudited)							
	Operating Hotels		Commercial centers		Properties for development and sale		Total	
	2026	2025	**2026**	2025	**2026**	2025	**2026**	2025
	SR'000	SR'000	**SR'000**	SR'000	**SR'000**	SR'000	**SR'000**	SR'000
Revenue from contract with customers:								
Sale of properties for development and sale*	**--**	--	**--**	--	**5,463**	5,837	**5,463**	5,837
Hotel's operations								
- Room rent	**1,106,543**	948,240	**--**	--	**--**	--	**1,106,543**	948,240
- Other services	**232,220**	191,656	**--**	--	**--**	--	**232,220**	191,656
Revenue from rental income:								
Lease of commercial center	**--**	--	**110,090**	103,702	**--**	--	**110,090**	103,702
	1,338,763	1,139,896	**110,090**	103,702	**5,463**	5,837	**1,454,316**	1,249,435
Timing of revenue recognition:								
Point-in-time	**232,220**	191,656	**--**	--	**--**	--	**232,220**	191,656
Over time	**1,106,543**	948,240	**110,090**	103,702	**5,463**	5,837	**1,222,096**	1,057,779
Total revenue	**1,338,763**	1,139,896	**110,090**	103,702	**5,463**	5,837	**1,454,316**	1,249,435

**This includes facility management services provided/charged to owners of units sold in prior years.*

10.2 The customers for operating hotels are represented by various diversified members of general public from all over the world. The customers for commercial centers are represented by shop owners in KSA and the parking spaces have been leased to a locally renowned parking operator in KSA. While the customer for properties for development and sale largely represented members of general public. There is no significant concentration of revenue to specific customers in any of the segments.

11. OTHER OPERATING INCOME, net

	For the six-month period ended 30 June	
	2026 (Unaudited) SR'000	2025 (Unaudited) SR'000
Net gain on disposal of asset held for sale (note a)	**--**	918,282
Lease rental income (note 15)	**2,028**	2,028
Other income, net	**1,882**	(12,988)
	3,910	907,322

a) During the period ended 30 June 2025, the group had sold a plot of land with an area of 7,503 square meter located in phase 6 for a consideration of SR 1,350.6 million, which had a carrying amount of SR 432.3 million.

12. FINANCE COSTS

	For the six-month period ended 30 June	
	2026 (Unaudited) SR'000	2025 (Unaudited) SR'000
Finance cost on loans and borrowings (note a)	**273,775**	404,422
Finance cost on other non-current liabilities	**23,702**	30,996
	297,477	435,418
Finance cost capitalized as borrowing cost incurred on qualifying assets (note 5(a) and 6(a))	**(78,150)**	(117,604)
	219,327	317,814

a) This includes net gain of SR 23.1 million upon extinguishment of certain loan facilities during the period (refer note 9 (b) and (c)).

13. ZAKAT

During six-month period ended 30 June 2026, the Group has recorded Zakat charge for the current period amounting to SR 9.7 million (30 June 2025: Zakat charge of SR 16.4 million and a reversal of SR 73.6 million). The movement in the Zakat provision for the period is as follows:

	30 June 2026 (Unaudited) SR'000	31 December 2025 (Audited) SR'000	30 June 2025 (Unaudited) SR'000
Opening balance	**241,513**	341,971	341,971
Charge – current period/year	**9,704**	49,893	16,365
Reversal – prior years (note (b) & (c))	**--**	(85,538)	(73,621)
Net Zakat for the period/year	**9,704**	(35,645)	(57,256)
Unwinding of modification gain	**7,643**	16,818	8,371
Payments made during the period	**(65,057)**	(81,631)	(64,666)
Closing balance	**193,803**	241,513	228,420
Non - Current portion	**146,830**	157,687	164,996
Current portion	**46,973**	83,826	63,424

13. ZAKAT (continued)

Status of assessments

a) The Group has filed Zakat returns for all years up to and including 31 December 2025. Zakat assessments have been finalized with Zakat, Tax and Customs Authority (“ZATCA”) for all years up to 31 December 2023. The Group has not received any assessments for the years ended 31 December 2024 and 2025. The Zakat returns for the years ended 31 December 2024 and 2025 are currently under review by ZATCA against which the Company has received certain queries, however, no assessment order has been raised yet.

b) During the year ended 31 December 2024, ZATCA issued new Zakat regulations through Ministerial Resolution No. 1007, dated 29 February 2024. These regulations became effective from 1 January 2024 and provided Zakat payers the option to apply the new rules to financial years prior to 1 January 2024, subject to ZATCA's approval. Accordingly, the Group chose to adopt the new Zakat regulations and submitted a corresponding application to ZATCA, along with revised returns for the years 2019, 2020, 2021 and 2022, which ZATCA accepted. In May 2025, ZATCA issued a final assessment order amounting to SR 24.6 million for all the years from 2019 to 2022, which was duly paid by the Company during the year ended 31 December 2025. This resulted in a reversal of previously recognized provision of SR 73.6 million which was based on the foregoing re-submission.

c) During the year ended 31 December 2025, the Group reversed provisions amounting to SR 11.9 million relating to prior years based on final settlements completed until the reporting date.

14. EARNINGS PER SHARE

Basic earnings per share for the three-month and six-month periods ended 30 June 2026 and 30 June 2025, have been computed by dividing the profit for the period attributable to the Owners of the Company by weighted average number of shares outstanding during such year. As there are no dilutive shares outstanding, basic and diluted earnings per share are same.

	For the six-month period ended 30 June	
	2026	2025
	SR’000	SR’000
Profit for the period attributable to shareholders of the Parent Company	**275,119**	903,875
Weighted average number of outstanding shares (number in thousand)	**1,180,023**	1,180,023
Earnings per share (Saudi Riyals) - Basic and diluted	**0.23**	0.77

14.1 Weighted-average number of shares

	For the six-month period ended 30 June	
	2026	2025
In thousand of shares		
Issued shares at 1 January	**1,180,023**	1,180,023
Weighted-average number of shares at 30 June	**1,180,023**	1,180,023

15. RELATED PARTIES TRANSACTIONS AND BALANCES

Related parties include 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 Board of Directors and transactions with related parties are carried out at agreed terms. Following is the list of certain key related party transactions and balances of the Group. Significant transactions with related parties in the ordinary course of business included in the condensed consolidated interim financial statements for the period ended 30 June and balances arising therefrom are summarized below:

Related party and relationship	**Nature of transaction**	**For the six-month period ended 30 June** **2026** **(Unaudited)** **SR'000**	2025 (Unaudited) SR'000
Central District Cooling Company (Equity accounted investee)	Cooling charges	**22,412**	22,078
	Concession payable related finance charges	**20,738**	21,412
	Rental income	**2,028**	2,028

Balances arising from transactions with related parties are as follows:

Related party and relationship	**Nature of balance**	**2026** **SR'000**	2025 SR'000
Central District Cooling Company (Equity accounted investee)	Other non-current liabilities	**676,186**	687,780
	Other assets	**14,151**	12,123
	Trade and other receivables (note 8)	**589**	--
	Trade payable and other current liabilities	**51,948**	57,193

Key management personnel comprise chief executive officer and heads of departments. Compensation for the Company's key management personnel includes salaries, non-cash benefits and contributions to a post-employment defined benefit plan. Compensation to key management personnel for the period ended 30 June 2026 amounted to SR 13.3 million (30 June 2025: SR 13.8 million). Board of Directors and other committees' remuneration paid for the period ended 30 June 2026 amounted to SR 1.8 million (30 June 2025: SR 2 million).

16. SEGMENT REPORTING

Basis for segmentation

The Group has the following three strategic divisions which are its reportable operating segments. These divisions offer different products and/or services and are managed separately as they require different operational and marketing strategies. The Group's Chairman and Group Chief Executive Officer (CEO) monitor the results of the Group's operations for the purpose of making decisions about resource allocation and performance assessment. They are collectively the Chief Operating Decision Makers (CODM) for the Group. The following summary describes the operations of each reportable segment.

Reportable segments	Operations
Operating Hotels	Includes leasing of rooms, parking facilities and selling food and beverages ("the Hotels").
Commercial centers	Includes operating and leasing of commercial shopping malls ("the Commercial Centers").
Properties for development and sale	Includes construction and development of property and sale of completed dwellings.

Non-current assets of the Group are based in Saudi Arabia.

The following table represent the segment information for the period ended 30 June 2026:

	As at 30 June 2026 (Unaudited)					
Particulars	**Operating hotels SR'000**	**Commercial centers SR'000**	**Properties for development and sale SR'000**	**Total for reportable segments SR'000**	**Other unallocated amounts SR'000**	**Consolidated total SR'000**
Property, plant and equipment	**19,238,457**	**--**	**--**	**19,238,457**	**691,982**	**19,930,439**
Investment properties	**--**	**4,945,373**	**--**	**4,945,373**	**--**	**4,945,373**
Other non-current assets (total)	**--**	**--**	**--**	**--**	**190,754**	**190,754**
Other current assets (total)	**512,118**	**93,565**	**56,706**	**662,389**	**1,030,098**	**1,692,487**
Segment assets	**19,750,575**	**5,038,938**	**56,706**	**24,846,219**	**1,912,834**	**26,759,053**
Segment liabilities	**252,324**	**29,807**	**10,149**	**292,280**	**10,329,258**	**10,621,538**

The condensed consolidated statement of profit or loss and other comprehensive income items for the three-month and six-month periods ended 30 June 2026 (unaudited) are as follows:

	Operating hotels SR'000	**Commercial centers SR'000**	**Properties for development and sale SR'000**	**Total for reportable segments SR'000**	**Other unallocated amounts SR'000**	**Consolidated total SR'000**
Revenue – external customers	**1,338,763**	**110,090**	**5,463**	**1,454,316**	**--**	**1,454,316**
Cost of revenue	**(795,471)**	**(49,303)**	**(3,021)**	**(847,795)**	**--**	**(847,795)**
Segment gross profit	**543,292**	**60,787**	**2,442**	**606,521**	**--**	**606,521**
Segment net profit / (loss)	**479,748**	**58,411**	**(4,006)**	**534,153**	**(259,034)**	**275,119**

16. SEGMENT REPORTING (continued)

The following table represents the segment information for the year ended 31 December 2025:

	As at 31 December 2025 (Audited)					
Particulars	Operating hotels SR'000	Commercial centers SR'000	Properties for development and sale SR'000	Total for reportable segments SR'000	Other unallocated amounts SR'000	Consolidated total SR'000
Property, plant and equipment	19,176,397	--	--	19,176,397	744,303	19,920,700
Investment properties	--	4,962,650	--	4,962,650	--	4,962,650
Other non-current assets (total)	--	--	--	--	198,791	198,791
Other current assets (total)	615,182	104,507	51,126	770,815	1,020,542	1,791,357
Segment assets	19,791,579	5,067,157	51,126	24,909,862	1,963,636	26,873,498
Segment liabilities	307,554	67,795	10,203	385,552	10,624,318	11,009,870

The condensed consolidated statement of profit or loss and other comprehensive income items for the six-month period ended 30 June 2025 (unaudited) are as follows:

	Operating hotels SR'000	Commercial centers SR'000	Properties for development and sale SR'000	Total for reportable segments SR'000	Other unallocated amounts SR'000	Consolidated total SR'000
Revenue – external customers	1,139,896	103,702	5,837	1,249,435	--	1,249,435
Cost of revenue	(675,498)	(46,489)	(2,764)	(724,751)	--	(724,751)
Segment gross profit	464,398	57,213	3,073	524,684	--	524,684
Segment net profit	206,664	62,792	3,073	272,529	631,346	903,875

Revenue from operating business segments is generated from Kingdom of Saudi Arabia only.

17. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

17.1 Accounting classification and fair values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group.

17. FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (continued)

17.1 Accounting classification and fair values (continued)

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the condensed consolidated interim financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

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

For assets and liabilities that are recognized in the condensed consolidated interim financial statements at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period. As at 30 June 2026 and 31 December 2025, the fair values of the Group’s financial instruments carried at amortized costs are estimated to approximate their carrying values.

Fair value hierarchy

As at 30 June 2026 and 31 December 2025, financial investments at fair value through profit or loss are classified under level 3 of the hierarchy.

18. COMMITMENTS AND CONTINGENCIES

a) As at 30 June 2026, the outstanding capital commitments in respect of development of the Project amounted to SR 887 million (31 December 2025: SR 1,094 million).

b) As of 30 June 2026, the Group is a defendant in various legal cases amounting to SR 67 million, in respect of which, based on the advice of Group's legal counsel, management believes that foregoing legal cases are expected to be successfully defended. However, due to inherent uncertainty, the likelihood of an outflow of economic resources is considered to be possible but not remote or probable.

19. SUBSEQUENT EVENT

There have been no significant subsequent events since the period ended 30 June 2026 which would have a material impact on the financial position of the Group as reflected in these condensed consolidated interim financial statements.

20. NEW ACCOUNTING STANDARDS OR AMENDMENTS AND FORTHCMOING REQUIREMENTS

Standards, interpretations and amendments adopted

Several amendments and interpretations apply for the first time in 2026, which are effective for annual periods beginning on or after 1 January 2026 which do not have a material effect on these condensed consolidated interim financial statements.

Standard / Interpretation	Description	Effective date
IFRS 9 and IFRS 7	Amendments to the Classification and Measurement of Financial Instruments – Amendments	1 January 2026
IFRS 1, IFRS 7, IFRS 9, IFRS 10 & IAS 7	Annual Improvements to IFRS Accounting Standards – Volume 11	1 January 2026

Standards, interpretations and amendments issued but not yet effective

The following table lists the recent changes to the Accounting Standards that are required to be applied for annual reporting period beginning on or after 1 January 2027. The Group intends to adopt these standards, where applicable, when they become effective, and the Group is currently analyzing the impacts of these forthcoming pronouncements.

Standard / Interpretation	Description	Effective date
IFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
IAS 21	Hyperinflationary presentation currency – Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates	1 January 2027
IAS 28	Investments in Associates and Joint Ventures – Amendments	1 January 2027
IFRS 20	Regulatory Assets and Regulatory Liabilities	1 January 2029
IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 and IAS 28)	Available for optional adoption / effective date deferred indefinitely

20. NEW ACCOUNTING STANDARDS OR AMENDMENTS AND FORTHCMOING REQUIREMENTS (continued)

Standards, interpretations and amendments issued but not yet effective (continued)

IFRS 18 *Presentation and Disclosure in Financial Statements* will replace IAS 1 *Presentation of Financial Statements* and applies for annual reporting periods beginning on or after 1 January 2027. The Group has not early adopted the new accounting standard in preparing these condensed consolidated interim financial statements; however, earlier adoption/application is permitted.

The Group is in the process of assessing the estimated impact that the initial application of IFRS 18 will have on its consolidated financial statements. The expected changes are primarily related to:

a) Structure of the Statement of Profit or Loss

IFRS 18 requires entities to classify all income and expenses into categories in the statement of profit or loss - namely operating, investing, financing, Zakat, income tax and discontinued operations. Classification of income and expenses depends on the main business activities of an entity.

Neither net profit nor net assets will change as a result of the Group's adoption of IFRS 18. The Group will be required to present two newly defined subtotals, which are ‘operating profit’ and ‘profit or loss before financing and income taxes’. However, operating profit subtotal may differ from the current operating profit subtotal presented by the Group. Based on the information currently available, the Group expects changes to the current structure of the statement of profit or loss to result from the following:

- Share of results from equity-accounted investees is currently presented below finance costs and above profit before Zakat. It is pertinent to note that income and expenses from equity-accounted investments are always classified in the investing category under IFRS 18.

- Interest income and expenses are generally included in finance income and finance costs under the Group's current accounting policy and are presented separately. IFRS 18 provides specific guidance on the income and expenses classified in the investing and financing categories:

    - Interest income on financial assets held by the Group (e.g. interest income on cash and cash equivalents) will be classified and presented in the investing category where they do not form part of main business activity.
    - Interest expense on certain liabilities are expected to be classified and presented in the financing category (e.g. interest expense on financial liabilities not measured at FVTPL).

Under IFRS 18, operating expenses are classified and presented by nature, function or using a mixed presentation. Based on its current preliminary assessment, the Group believes that classification and presentation on a mixed basis will provide the most useful structured summary of operating expenses.

b) Management defined performance measures

Management-defined performance measures (MPMs) are subtotals of income and expenses used in public communications outside the financial statements that communicate to users management's view of an aspect of the financial performance of the entity as a whole. The Group will be required to disclose specific information about MPMs in single note in the financial statements.

20. NEW ACCOUNTING STANDARDS OR AMENDMENTS AND FORTHCMOING REQUIREMENTS (continued)

Standards, interpretations and amendments issued but not yet effective (continued)

b) Management. defined performance measures (continued)

The Group is in process to determine which public communications should be considered when identifying MPMs. MPMs relate to the same reporting period as the financial statements.

c) Principles of aggregation and disaggregation

IFRS 18 provides enhanced principles on how to group information in the financial statements (i.e. the primary financial statements and the notes). It also introduces guidance on labelling and describing items presented in the primary financial statements or disclosed in the notes.

The Group is assessing the grouping of items on the basis of similar and dissimilar characteristics. Based on this assessment, it will present line items in the primary financial statements that provide useful structured summaries and disclose additional material information in the notes.

The Group is also assessing line items currently labelled as ‘other’ and will use more informative labels.

d) Consequential amendments

IFRS 18 introduces consequential amendments to IAS 7, which require entities to use the newly defined operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method. The Group currently uses profit for the year/period before Zakat as the starting point of the reconciliation to cash flows from operating activities. Certain adjusting items included in the reconciliation may change as a result of the new starting point. The consequential amendments also provide specific guidance on the classification of interest cash flows.

21. APPROVAL OF THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

These condensed consolidated interim financial statements have been approved and authorized to issue by the Board of Directors on 29 July 2026, corresponding to 15 Safar 1448h.