

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

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

**FOR THE THREE-MONTH AND NINE-MONTH  
PERIODS ENDED 30 SEPTEMBER 2025 (UNAUDITED)**

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

---

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)**  
**AND INDEPENDENT AUDITOR'S REVIEW REPORT**  
**FOR THE THREE-MONTH AND NINE-MONTH PERIODS ENDED 30 SEPTEMBER 2025**

<b><i>INDEX</i></b>	<b><i>PAGE</i></b>
Independent Auditor's Review Report	1
Interim Condensed Consolidated Statement of Financial Position	2
Interim Condensed Consolidated Statement of Profit or Loss	3
Interim Condensed Consolidated Statement of Comprehensive Income	4
Interim Condensed Consolidated Statement of Changes in Equity	5
Interim Condensed Consolidated Statement of Cash Flows	6- 7
Notes to the Interim Condensed Consolidated Financial Statements	8-24



**ERNST & YOUNG PROFESSIONAL SERVICES (PROFESSIONAL LLC)**  
**Paid-Up Capital: ٥,500,000 (Five Million Five Hundred Thousand Saudi Riyals)**  
Head Office  
Financial Boulevard 3126, Al Aqeeq Dist. 6717, Riyadh 13519  
KAFD 1.11 B, South Tower, 8<sup>th</sup> Floor  
P.O. Box 2732, Riyadh 11461  
Kingdom of Saudi Arabia

C.R. No. 1010383821  
Unified No. 7000117205  
Tel: +966 11 215 9898  
+966 11 273 4740  
Fax: +966 11 273 4730  
[ey.ksa@sa.ey.com](mailto:ey.ksa@sa.ey.com)  
[ey.com](http://ey.com)

## **INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE SHAREHOLDERS OF DAR ALMAJID REAL ESTATE COMPANY (A Saudi Joint Stock Company)**

### **Introduction**

We have reviewed the accompanying interim condensed consolidated statement of financial position of Dar Al Majid Real Estate Company - Saudi Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group") as at 30 September 2025, and the related interim condensed consolidated statement of profit or loss and the interim condensed consolidated statement of comprehensive income for the three-month and ninth-month periods ended 30 September 2025, and the related interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the ninth-month period then ended, and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34, "Interim Financial Reporting" ("IAS 34") as endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

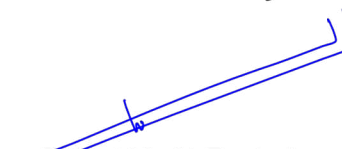
### **Scope of Review**

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as endorsed in the Kingdom of Saudi Arabia. A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Conclusion**

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

for Ernst & Young Professional Services

  
Fahad M. Al-Toaimi  
Certified Public accountant  
License No. (354)

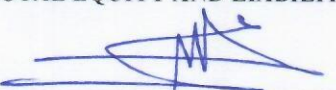


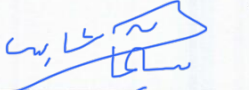
Riyadh: 14 Jumada al-Ula 1447H  
5 November 2025

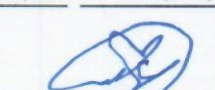
**DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES**  
**(A SAUDI JOINT STOCK COMPANY)**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2025**

		<i>30 September 2025 (Unaudited) ﷲ</i>	<i>31 December 2024 (Audited) ﷲ</i>
<b>ASSETS</b>	<i>Note</i>		
<b>NON-CURRENT ASSETS</b>			
Property and equipment	4	30,860,644	24,227,015
Right-of-use assets		2,268,854	-
Investment properties	5	444,594,924	161,652,792
Inventory properties under development	6	1,064,226,124	969,530,137
Finance lease contracts		4,922,375	-
Investment in an associate	7	153,974,232	160,000,000
Investment classified at fair value through other comprehensive income	8	166,572,554	164,504,498
Financial assets at fair value through profit or loss		69,497,804	44,859,391
<b>TOTAL NON-CURRENT ASSETS</b>		<b>1,936,917,511</b>	<b>1,524,773,833</b>
<b>CURRENT ASSETS</b>			
Inventory properties	6	460,018,360	723,915,374
Trade receivables		34,642,919	73,762,743
Contract assets	9	68,104,892	88,607,303
Prepaid expenses and other current assets		154,487,080	115,409,401
Amounts due from related parties	10.1	2,067,526	20,278,005
Cash and cash equivalents and restricted cash	11	433,772,336	153,251,322
<b>TOTAL CURRENT ASSETS</b>		<b>1,153,093,113</b>	<b>1,175,224,148</b>
<b>TOTAL ASSETS</b>		<b>3,090,010,624</b>	<b>2,699,997,981</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Share capital		300,000,000	300,000,000
Statutory reserve		44,598,701	44,598,701
Fair value reserve on investment at fair value through other comprehensive income	8	86,531,490	84,463,434
Retained earnings		696,289,743	447,231,690
<b>Equity attributable to shareholders of the Parent Company</b>		<b>1,127,419,934</b>	<b>876,293,825</b>
Non-controlling interests		11,409,819	36,391,862
<b>TOTAL EQUITY</b>		<b>1,138,829,753</b>	<b>912,685,687</b>
<b>LIABILITIES</b>			
<b>NON-CURRENT LIABILITIES</b>			
Bank facilities	12	880,339,941	984,016,412
Employee's defined benefit liabilities		6,815,131	6,355,884
Lease liability		6,949,348	-
Contract liabilities		31,871,428	41,769,009
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>925,975,848</b>	<b>1,032,141,305</b>
<b>CURRENT LIABILITIES</b>			
Bank facilities	12	418,788,264	165,000,000
Lease liability		3,980,752	-
Trade and other payables		333,529,247	266,288,265
Contract liabilities		155,952,058	129,907,985
Amounts due to related parties	10-2	103,172,587	178,083,810
Zakat provision	13	9,782,115	15,890,929
<b>TOTAL CURRENT LIABILITIES</b>		<b>1,025,205,023</b>	<b>755,170,989</b>
<b>TOTAL LIABILITIES</b>		<b>1,951,180,871</b>	<b>1,787,312,294</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>3,090,010,624</b>	<b>2,699,997,981</b>

  
Chief Executive Financial Officer  
Mohammed Salah

  
Chief Executive Officer  
Sulaiman Al-Ayed

  
Managing Director  
Abdelsalam Almajid

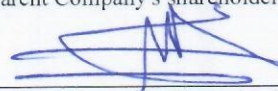
The accompanying notes 1 to 22 form an integral part of these interim condensed consolidated financial statements.

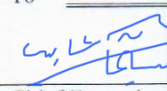



**DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES**  
**(A SAUDI JOINT STOCK COMPANY)**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**  
**FOR THE THREE-MONTH AND NINE-MONTH PERIODS ENDED 30 SEPTEMBER 2025**

	Note	For the three-month period ended		For the nine-month period ended	
		30 September 2025	30 September 2024	30 September 2025	30 September 2024
		(Unaudited) ﷲ	(Unaudited) ﷲ	(Unaudited) ﷲ	(Unaudited) ﷲ
Revenue from sale of property units	14-1	185,848,324	164,211,857	505,556,737	789,757,528
Revenue from sale of lands	14-1	-	129,086,444	314,497,870	129,086,444
Cost of sales of property units	14-2	(127,381,664)	(128,370,506)	(376,017,958)	(623,063,830)
Cost of sales of lands	14-2	-	(102,213,639)	(208,344,652)	(102,213,639)
<b>Profit from sale of property units and lands</b>		<b>58,466,660</b>	<b>62,714,156</b>	<b>235,691,997</b>	<b>193,566,503</b>
Revenue from real estate development	14-1	7,259,507	3,878,497	18,727,480	22,147,007
Revenue from real estate commission	14-1	14,546,512	20,125,611	48,635,962	46,017,480
Operating cost – development and commission	14-2	(5,213,373)	(9,957,951)	(14,443,228)	(17,048,629)
<b>Profit from real estate development and commission</b>		<b>16,592,646</b>	<b>14,046,157</b>	<b>52,920,214</b>	<b>51,115,858</b>
(Loses) gains from investment properties valuation	5	(1,954,894)	(540,000)	54,039,533	(745,753)
<b>(Loses) gains from investment properties valuation</b>		<b>(1,954,894)</b>	<b>(540,000)</b>	<b>54,039,533</b>	<b>(745,753)</b>
Rental revenue	14-1	5,240,876	3,241,192	10,251,483	7,873,812
Depreciation of right-to-use assets	14-2	-	(266,904)	-	(458,626)
Rental cost	14-2	(56,839)	(450,489)	(711,520)	(798,485)
<b>Rental profit</b>		<b>5,184,037</b>	<b>2,523,799</b>	<b>9,539,963</b>	<b>6,616,701</b>
Maintenance revenue	14-1	4,137,000	4,137,000	12,411,000	12,411,000
Maintenance cost	14-2	(3,376,846)	(3,060,311)	(11,001,903)	(9,798,601)
<b>Maintenance profit</b>		<b>760,154</b>	<b>1,076,689</b>	<b>1,409,097</b>	<b>2,612,399</b>
<b>Gross profit</b>		<b>79,048,603</b>	<b>79,820,801</b>	<b>353,600,804</b>	<b>253,165,708</b>
General and administration expenses		(16,738,481)	(22,253,290)	(41,523,302)	(51,179,829)
Selling and marketing expenses		(12,450,620)	(600,924)	(26,275,553)	(5,501,412)
<b>OPERATING PROFIT</b>		<b>49,859,502</b>	<b>56,966,587</b>	<b>285,801,949</b>	<b>196,484,467</b>
Finance costs		(24,295,932)	(856,959)	(32,124,607)	(2,074,766)
Share of results of an associate	7	(836,947)	(2,220,944)	(6,025,768)	3,627,310
Profit from sale of shares in associate	7	-	12,299,199	-	12,299,199
Other income		13,481,934	1,790,173	16,645,932	7,656,224
Gains from revaluation of financial assets at fair value through profit or loss		450,000	7,057,818	7,986,579	7,383,757
<b>PROFIT FOR THE PERIOD BEFORE ZAKAT</b>		<b>38,658,557</b>	<b>75,035,874</b>	<b>272,284,085</b>	<b>225,376,191</b>
Zakat	13	(1,332,503)	1,374,535	(5,141,720)	(2,091,032)
<b>NET PROFIT FOR THE PERIOD</b>		<b>37,326,054</b>	<b>76,410,409</b>	<b>267,142,365</b>	<b>223,285,159</b>
<b>Attributable to:</b>					
Shareholders of the Parent Company		36,839,831	78,911,430	249,058,053	181,501,610
Non-controlling interests		486,223	(2,501,021)	18,084,312	41,783,549
		<b>37,326,054</b>	<b>76,410,409</b>	<b>267,142,365</b>	<b>223,285,159</b>
Earnings per share (ﷲ):					
Basic and diluted earnings per share from the profit for the period attributable to the Parent Company's shareholders	16	0,12	0,26	0,83	0,61

  
Chief Executive Financial Officer  
Mohammed Salah

  
Chief Executive Officer  
Sulaiman Al-Ayed

  
Managing Director  
Abdelsalam Almajid

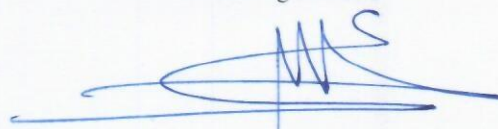
The accompanying notes 1 to 22 form an integral part of these interim condensed consolidated financial statements.

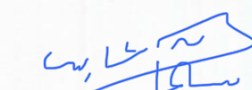


**Dar Al Majid Real Estate Company and Its Subsidiaries**  
**(A Saudi Joint Stock Company)**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
For the three-month and nine month periods ended 30 September 2025

	Note	For the three-month period ended		For the nine-month period ended	
		30 September 2025	30 September 2024	30 September 2025	30 September 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
		<b>ﷲ</b>	<b>ﷲ</b>	<b>ﷲ</b>	<b>ﷲ</b>
<b>Profit for the period</b>		<b>37,326,054</b>	<b>76,410,409</b>	<b>267,142,365</b>	<b>223,285,159</b>
<b>OTHER COMPREHENSIVE INCOME</b>					
<i>Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:</i>					
Share of other comprehensive income of an associate	7	-	(211,498)	-	6,703,533
Unrealized (loss) profit from change in fair value on investment in equity instruments	8	(12,032,329)	-	2,068,056	-
<b>TOTAL OTHER COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>(12,032,329)</b>	<b>(211,498)</b>	<b>2,068,056</b>	<b>6,703,533</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>25,293,725</b>	<b>76,198,911</b>	<b>269,210,421</b>	<b>229,988,692</b>
<b>Attributable to:</b>					
Shareholders of the Parent Company		<b>24,807,502</b>	<b>78,699,932</b>	<b>251,126,109</b>	<b>188,205,143</b>
Non-controlling interests		<b>486,223</b>	<b>(2,501,021)</b>	<b>18,084,312</b>	<b>41,783,549</b>
		<b>25,293,725</b>	<b>76,198,911</b>	<b>269,210,421</b>	<b>229,988,692</b>

  
Chief Executive Financial Officer  
Mohammed Salah

  
Chief Executive Officer  
Sulaiman Al-Ayed

  
Managing Director  
Abdelsalam Almajid

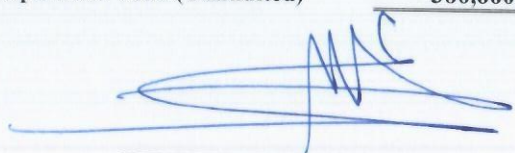
The accompanying notes 1 to 22 form an integral part of these interim condensed consolidated financial statements.

Dar Al Majid Real Estate Company and Its Subsidiaries  
(A Saudi Joint Stock Company)

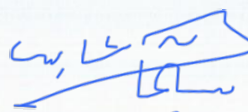
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the nine-month period ended 30 September 2025

	Share capital ﷲ	Statutory reserve ﷲ	Fair value reserve on investment at fair value through other comprehensive income ﷲ	Retained earnings ﷲ	Total equity attributable to the Parent Company's shareholders ﷲ	Non-controlling interests ﷲ	Total equity ﷲ
As at 31 December 2023 (Audited)	300,000,000	44,598,701	-	321,356,811	665,955,512	65,617,808	731,573,320
Net profit for the period	-	-	-	181,501,610	181,501,610	41,783,549	223,285,159
Other comprehensive income	-	-	-	6,703,533	6,703,533	-	6,703,533
Total comprehensive income for the period	-	-	-	188,205,143	188,205,143	41,783,549	229,988,692
Dividends (note 17)	-	-	-	(44,214,265)	(44,214,265)	(112,087,808)	(156,302,073)
As at 30 September 2024 (Unaudited)	300,000,000	44,598,701	-	465,347,689	809,946,390	(4,686,451)	805,259,939
As at 31 December 2024 (Audited)	300,000,000	44,598,701	84,463,434	447,231,690	876,293,825	36,391,862	912,685,687
Net profit for the period	-	-	-	249,058,053	249,058,053	18,084,312	267,142,365
Other comprehensive income	-	-	2,068,056	-	2,068,056	-	2,068,056
Total comprehensive income for the period	-	-	2,068,056	249,058,053	251,126,109	18,084,312	269,210,421
Dividends (note 17)	-	-	-	-	-	(43,066,355)	(43,066,355)
As at 30 September 2025 (Unaudited)	300,000,000	44,598,701	86,531,490	696,289,743	1,127,419,934	11,409,819	1,138,829,753



Chief Executive Financial Officer  
Mohammed Salah



Chief Executive Officer  
Sulaiman Al-Ayed



Managing Director  
Abdelsalam Almajid

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



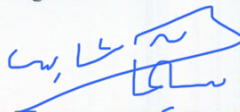
**DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES**  
**(A SAUDI JOINT STOCK COMPANY)**

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASHFLOWS**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

	Note	<i>For the nine-month period ended</i>	
		<i>30 September 2025</i>	<i>30 September 2024</i>
		<i>(Unaudited)</i>	<i>(Unaudited)</i>
		<b>ﷲ</b>	<b>ﷲ</b>
<b>OPERATING ACTIVITIES</b>			
Profit for the period before zakat		272,284,085	225,376,191
<i>Adjustments to reconcile profit before zakat to net cash flows:</i>			
Depreciation of property and equipment	4	745,177	773,347
Depreciation of right-of-use assets		523,582	458,626
Profit from disposal of property and equipment		(57,434)	-
Losses from finance lease contracts		740,235	-
Gains from valuation of financial assets at FVTPL		(7,986,579)	(3,679,128)
(Gains) losses from valuation of investment properties	5	(54,039,533)	745,753
Dividends		(1,277,264)	-
Share of the results of an associate	7	6,025,768	(3,627,310)
Profit from disposal of share in an associate	7	-	(12,299,199)
Provision for net employees' defined benefit liabilities		740,500	764,483
Finance interest		(401,994)	-
Finance cost		32,124,607	2,074,766
		<b>249,421,150</b>	<b>210,587,529</b>
<i>Working capital adjustments:</i>			
Inventory properties under development		(263,934,752)	(324,344,941)
Inventory properties		263,897,014	64,823,549
Contract assets		20,502,411	5,663,810
Trade receivables		39,119,824	(61,990,113)
Prepaid expense and other current assets		(38,893,131)	(13,122,272)
Finance lease contracts		3,442,500	-
Amounts due from related parties		18,210,479	4,458,497
Trade and other payables		67,240,982	(68,607,689)
Contract liabilities		16,146,492	50,129,948
		<b>375,152,969</b>	<b>(132,401,682)</b>
Employees' defined benefit liabilities paid		(281,253)	(1,158,697)
Finance cost paid		(89,630,117)	(24,578,935)
Zakat paid	13	(11,250,534)	(13,981,038)
<b>Net cash flows generated from (used in) operating activities</b>		<b>273,991,065</b>	<b>(172,120,352)</b>
<b>INVESTING ACTIVITIES</b>			
Additions to property and equipment	4	(7,403,716)	(170,439)
Proceeds from sale of property and equipment		82,344	-
Addition to investment properties	5	(2,158,324)	(14,843,742)
Purchase of financial assets at FVTPL		(32,296,020)	(14,342,276)
Proceeds from sale of financial assets at FVTPL		15,644,186	-
Dividends received		1,277,264	-
Dividends from associates		-	3,206,202
Proceeds from sale of a share in an associate		-	60,230,332
<b>Net cashflows (used in) generated from investing activities</b>		<b>(24,854,266)</b>	<b>34,080,077</b>



Chief Executive Financial Officer  
Mohammed Salah



Chief Executive Officer  
Sulaiman Al-Ayed



Managing Director  
Abdelsalam Almajid

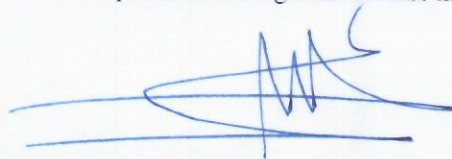
The accompanying notes 1 to 22 form an integral part of these interim condensed consolidated financial statements.



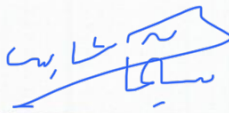
Dar Al Majid Real Estate Company and Its Subsidiaries  
(A Saudi Joint Stock Company)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)  
For the nine-month period ended 30 September 2025

	Note	For the nine-month period ended	
		30 September 2025 (Unaudited) ₹	30 September 2024 (Unaudited) ₹
<b>FINANCING ACTIVITIES</b>			
Proceeds from bank facilities	12	1,633,455,670	1,383,188,760
Payment of bank facilities	12	(1,483,343,877)	(949,408,299)
Amounts due to related parties		(74,911,223)	(36,276,087)
Payment of a lease liability		(750,000)	(792,638)
Dividends paid		(43,066,355)	(156,302,073)
<b>Net cash flows generated from financing activities</b>		<b>31,384,215</b>	<b>240,409,663</b>
<b>NET INCREASE IN UNRESTRICTED CASH AND CASH EQUIVALENTS</b>			
Cash and cash equivalents at the beginning of the period		280,521,014	102,369,388
Restricted cash		153,251,322	168,314,921
<b>UNRESTRICTED CASH AND CASH EQUIVALENTS AT END OF THE PERIOD</b>	11	<b>246,203,925</b>	<b>270,684,309</b>
<b>SIGNIFICANT NON-CASH TRANSACTIONS:</b>			
Investment properties transferred from inventory properties	5, 6	226,744,275	18,000,000
Finance cost and transactions capitalized	6	(57,505,510)	(22,504,169)
Recognition of right-of-use and lease liability		11,680,100	-
Recognition of finance leases against reduction of prepaid expenses and recognition of lease liability		13,612,664	-



Chief Executive Financial Officer  
Mohammed Salah



Chief Executive Officer  
Sulaiman Al-Ayed



Managing Director  
Abdelsalam Almajid

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

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

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025

### 1 CORPORATE INFORMATION

Dar Al Majid Real Estate Company a Saudi Joint Stock Company (referred to in these consolidated financial statements as the "Company" or the "Parent Company") registered under the Saudi Arabian Regulations for Companies under unified number 7001852156 and commercial registration No. 1010417874 issued on 20 Sha'ban 1435H (corresponding to 18 June 2014).

The Company commenced its real estate development and investment activities as a Limited Liability Company under the name Nasser and Abdul Salam Sons of Abdul Rahman Al Majid Real Estate Company with a share capital of **ﷲ** 100,000. On 7 Rabi' al-Thani 1442H (corresponding to 22 November 2020), the Company increased its share capital to **ﷲ** 300,000,000 and was converted into a Closed Joint Stock Company.

On 26 Thul-Qi'dah 1445H (corresponding to 3 June 2024), the General Assembly of the Partners resolved to change the number of shares from 30 million shares to 300 million shares and to change the nominal value of the share from **ﷲ** 10 to **ﷲ** 1.

On 27 Thul-Qi'dah 1445H (corresponding to 4 June 2024), the Company's Board of Directors resolved to offer the Company for an initial public offering (IPO). The Group announced in its prospectus the offering of 90 million ordinary shares of the Company for public offering on the Saudi Stock Exchange ("Tadawul") for the institutional tranche. The offered shares represent 30% of the Group's share capital after the offering, amounting to **ﷲ** 300 million.

On 20 Ramadan 1446H (corresponding to 20 March 2025), the Capital Market Authority announced its approval for the offering and listing of the Group's shares on the Saudi Stock Exchange ("Tadawul") for the institutional tranche. On 18 Rabi' al-Awwal 1447H (corresponding to 10 September 2025), The Company was listed under the Tadawul symbol (4326) and the ISIN code (SA16C0723J17). The Company completed its IPO and was listed on the Saudi Stock Exchange ("Tadawul"). Accordingly, the Company has been classified as a Saudi Joint Stock Company, and is currently in the process of updating its by-laws to convert from a closed joint stock company to a public joint stock company.

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

#### a) Consolidated Subsidiaries

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

<i>Name</i>	<i>Country of incorporation</i>	<i>% of shareholding</i>	
		<i>30 September 2025</i>	<i>31 December 2024</i>
Mohammed and Khalid sons of Abdul Rahman Al Majid Real Estate Company	Kingdom of Saudi Arabia	100 %	100 %
Hossam and Majed sons of Abdul Rahman Al Majed Real Estate Company	Kingdom of Saudi Arabia	100 %	100 %
Fikra Estesmar for Real Estate Development Company	Kingdom of Saudi Arabia	100 %	100 %
Nibras Al Amaken for Real Estate Development Company	Kingdom of Saudi Arabia	100 %	100 %
Taj Al Hudo for Real Estate Development Company	Kingdom of Saudi Arabia	100 %	100 %
Al Raayea Real Estate Company	Kingdom of Saudi Arabia	100 %	100 %
Jadet Al Shatea Real Estate Company	Kingdom of Saudi Arabia	70 %	70 %
Jadet Al Rabea Real Estate Company*	Kingdom of Saudi Arabia	25 %	25 %
Al Majdiah Investment Fund	Kingdom of Saudi Arabia	100 %	100 %
Al Dar Investment Fund	Kingdom of Saudi Arabia	70 %	70 %
Al Narjis Investment Fund	Kingdom of Saudi Arabia	64 %	64 %
Burj Al Raayea Real Estate Company**	Kingdom of Saudi Arabia	50 %	50 %

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

\*\*During 2024, Al Raayea Real Estate Company owned 50% shares in Burj Al Raayea Real Estate Company, a limited liability company that was established in 2024 under Saudi Arabian Regulations for Companies under Commercial Registration No. 1009072138 issued on 11 Muharram 1446H (corresponding to 17 July 2024).



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

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) (Continued) FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025

### 2 BASES OF PREPERATION

#### a) *Statement of compliance*

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

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

These interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements and should therefore be read in conjunction with the annual consolidated financial statements for the year ended 31 December 2024. In addition, results for the nine-month period ended 30 September 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

#### b) *Bases of measurement*

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

#### c) *Functional and presentation currency*

These interim condensed consolidated financial statements are presented in Saudi Riyal (ﷲ), which represents the Group’s presentation currency. These interim condensed consolidated financial statements have been rounded-off to the nearest Saudi Riyal, unless otherwise stated.

#### d) *Critical accounting estimates and judgments*

In preparing these interim condensed consolidated financial statements, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets, 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 Group’s last annual financial statements for the year ended 31 December 2024.

#### *Fair value measurement*

A number of the Company’s accounting policies and disclosures require the measurement of fair values, for both financial assets and liabilities.

The Group has a robust framework in place for controls related to the measurement of the fair values of financial assets and liabilities. This framework includes a dedicated team with full responsibility for overseeing all significant fair value measurements, including Level 3 fair value measurements, reporting directly to the Chief Financial Officer.

The team regularly reviews significant unobservable inputs and valuation adjustments. When information from external parties—such as broker quotations or pricing services—is used to measure fair values, the valuation team assesses the evidence obtained from such third parties to support the conclusion that these valuations meet the relevant accounting standards’ requirements, including the appropriate classification level within the fair value hierarchy. Significant valuation matters are reported to the Group’s Audit Committee.

When measuring the fair value of an asset or a liability, the Group uses observable market data as much as possible. Fair values are classified into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**3 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS**

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

Following are the standards and amendments effective on January 2025 or after (unless otherwise stated): and do not have a material impact on the Group's interim condensed financial statements. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

**Amendments to IAS 21: Lack of exchangeability**

IAS 21: The Effects of Changes in Foreign Exchange Rates specifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enable users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments are effective for annual reporting periods beginning on or after 1 January 2025. When applying the amendments, an entity cannot restate comparative information.

The amendments are not expected to have a material impact on the Group's interim condensed consolidated financial statements.

**New and amended standards and interpretations not yet effective**

The new amended and issued standards and interpretations, which are not yet effective and have not been early adopted by the Company will be adopted on their effective date as applicable. The adoption of these standards and interpretations is not expected to have any material impact on the Group on the effective date, except for IFRS (18) Leases, which the Group is currently assessing the impacts of adopting it in these financial statements.

<b><i>Standard, amendment or interpretation</i></b>	<b><i>Effective date</i></b>
- Amendments to IFRS 9 and IFRS 7: Classification and measurement of financial instruments	1 January 2026
- IFRS (18): Presentation and Disclosure in Financial Statements - replaces IAS (1) - Presentation of Financial Statements.	1 January 2027
- IFRS (19) - Subsidiaries without Public Accountability: Disclosures	1 January 2027
- Amendments to IFRS (10) and IAS (28): Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Effective date deferred indefinitely



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

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) (Continued)  
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025

**4 PROPERTY AND EQUIPMENT**

	<i>Lands</i>	<i>Buildings</i>	<i>Leasehold improvements</i>	<i>Motor vehicles</i>	<i>Furniture and office equipment</i>	<i>Computers, programs and electronic devices</i>	<i>Work in progress*</i>	<i>Total</i>
	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>
<i>30 September 2025 (unaudited)</i>								
<i>Cost</i>								
At the beginning of the period	18,411,250	3,588,750	1,725,875	921,963	1,089,457	2,316,519	-	28,053,814
Additions	1,100,000	-	283,600	60,430	43,088	1,032,982	4,883,616	7,403,716
Disposal	-	-	-	(169,500)	-	(6,271)	-	(175,771)
At the end of the period	19,511,250	3,588,750	2,009,475	812,893	1,132,545	3,343,230	4,883,616	35,281,759
<i>Accumulated depreciation</i>								
At the beginning of the period	-	631,129	391,755	641,200	815,491	1,347,224	-	3,826,799
Charge for the period	-	67,289	136,362	71,461	68,195	401,870	-	745,177
Disposal	-	-	-	(146,599)	-	(4,262)	-	(150,861)
At the end of the period	-	698,418	528,117	566,062	883,686	1,744,832	-	4,421,115
<i>31 December 2024 (Audited)</i>								
<i>Cost</i>								
At the beginning of the year	18,411,250	3,588,750	1,655,875	921,963	1,089,457	1,924,857	-	27,592,152
Additions	-	-	70,000	-	-	399,448	-	469,448
Disposal	-	-	-	-	-	(7,786)	-	(7,786)
At the end of the year	18,411,250	3,588,750	1,725,875	921,963	1,089,457	2,316,519	-	28,053,814
<i>Accumulated depreciation</i>								
As at the beginning of the year	-	451,691	226,169	522,469	705,603	895,049	-	2,800,981
Charge for the year	-	179,438	165,586	118,731	109,888	456,711	-	1,030,354
Disposal	-	-	-	-	-	(4,536)	-	(4,536)
As at the end of the year	-	631,129	391,755	641,200	815,491	1,347,224	-	3,826,799
<i>Net book value</i>								
As at 31 December 2024 (Audited)	18,411,250	2,957,621	1,334,120	280,763	273,966	969,295	-	24,227,015
As at 30 September 2025 (Unaudited)	19,511,250	2,890,332	1,481,358	246,831	248,859	1,598,398	4,883,616	30,860,644

\* The work in progress mainly represents the preparation and finishing of the Company's sales center located on King Salman Road in the Al Malqa district of Riyadh, which is expected to be completed by the end of 2025.

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**5 INVESTMENT PROPERTIES**

	<i>30 September 2025 (Unaudited) S</i>	<i>31 December 2024 (Audited) S</i>
Lands	6,182,763	6,214,360
Buildings	438,412,161	155,438,432
	<u>444,594,924</u>	<u>161,652,792</u>

**5.1 Movement in Investments properties**

<i>30 September 2025 (unaudited)</i>	<i>Lands S</i>	<i>Buildings S</i>	<i>Total S</i>
At 1 January 2025	6,214,360	155,438,432	161,652,792
Development works for owned properties	-	2,158,324	2,158,324
Transferred from inventory properties (note 6)	-	226,744,275	226,744,275
Remeasurement adjustment	(31,597)	54,071,130	54,039,533
<b>At 30 September 2025</b>	<u>6,182,763</u>	<u>438,412,161</u>	<u>444,594,924</u>

<i>31 December 2024 (Audited)</i>	<i>Lands S</i>	<i>Buildings S</i>	<i>Total S</i>
At 1 January 2024	25,029,719	139,908,936	164,938,655
Development works for owned properties	31,597	14,827,050	14,858,647
Remeasurement adjustment	(846,956)	702,446	(144,510)
Transferred to property inventories (note 6)	(18,000,000)	-	(18,000,000)
<b>At 31 December 2024</b>	<u>6,214,360</u>	<u>155,438,432</u>	<u>161,652,792</u>

The Group entered into a lease contract with an external lessee for one of the two projects reclassified from inventory properties for a period of ten years, with a total rental value of S15 million and an upward rent increase after the fifth year. The property's fair value is determined based on a market comparison approach between the valued properties and similar recently sold properties located in the same area. The value indicator of the valued property is derived by applying appropriate comparison units and adjusting the sale prices of comparable properties based on comparative elements.

The valuations were performed by Olat Real Estate (OPM), a subsidiary of Olat Real Estate Valuation Company, and Qiam Valuation — both of which are independent valuation firms with recognized professional qualifications, relevant expertise, and experience in the location and type of the investment property being valued, and are accredited by the Saudi Authority for Accredited Valuers ("TAQEEM") under membership numbers 1210000397 and 1210000052, respectively. The recommended valuation method of the International Valuation Standards Committee was applied, and the valuation model complies with the principles set out in IFRS (13).



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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**6 INVENTORY PROPERTIES**

	<i>30 September 2025 (Unaudited)</i>	<i>31 December 2024 (Audited)</i>
	<b>ﷲ</b>	<b>ﷲ</b>
At the beginning of the period/year	<b>1,693,445,511</b>	1,494,586,457
Development costs incurred	<b>584,400,348</b>	1,153,366,461
<i>Capitalized borrowing cost related to properties for which revenue is recognized at a point of time</i>	<b>57,505,510</b>	30,245,333
Transferred (to) from investment properties (note 5)	<b>(226,744,275)</b>	18,000,000
Disposals (recognized in cost of sales)	<b>(584,362,610)</b>	(1,002,752,740)
At the end of the period/year	<b><u>1,524,244,484</u></b>	<b><u>1,693,445,511</u></b>
Inventory properties expected to be completed and sold within the next 12 months	<b>460,018,360</b>	723,915,374
Inventory properties under development not expected to be completed and sold within the next 12 months	<b><u>1,064,226,124</u></b>	<u>969,530,137</u>
	<b><u>1,524,244,484</u></b>	<b><u>1,693,445,511</u></b>

**7 INVESTMENT IN AN ASSOCIATE**

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

- 7.1 Effective 1 September 2021, the Group obtained 15% equity of First Avenue Real Estate Development Company for a total consideration of ﷲ 60.75 million. On 22 November 2022, the Group entered into an arrangement with the Investee to buy an additional 484,795 shares at a price of ﷲ 65 per share and total value of ﷲ 31.5 million in exchange for 2,442,578 units in Al Shorfa Investment Fund at a price of ﷲ 12.9 per unit shares and a total value of ﷲ 31.5 million resulting in the Group's total shareholdings of 17.57% as at year end.
- 7.2 On 7 June 2023, the Associate's Board members in the extraordinary meeting approved to issue 1 share for each 2 shares as a transfer ﷲ 74,948,967 from share premium to share capital. Out of this ﷲ 18,135,427 was given against the employee share incentive program. Therefore, Group's total shareholdings decreased from 17.57 % to 15.79% as result of forfeiture of the respective shares towards employees of the associate resulting in decrease in the ownership percentage in investment and recorded losses of ﷲ 3,167,828.
- 7.3 On 27 August 2024, the Group sold part of its shares in First Avenue Real Estate Development Company, amounting to 10,911,411 shares, to Makkah Construction and Development Company. Consequently, the Group's ownership percentage of the shares decreased from 15.79% to 10% as a result of the sale of shares. The sale of shares resulted in a profit of ﷲ 12,299,199.
- 7.4 On 14 August 2024, First Avenue Real Estate Development Company announced in its prospectus the offering of 16.42 million new shares in the Parallel Market "Nomu". The offered shares represented 8.01% of the group's share capital after the offering, bringing the total share capital to ﷲ 205,000,000 million. On 5 September 2024, the Saudi Capital Market Authority announced the issuance of its board resolution approving the offering and listing of the Group's shares on the Nomu - Parallel Market. The offering period for the Group's shares commenced on 10 September 2024, and lasted for five business days, concluding on 16 September 2024. The Group's shares were subsequently listed on 16 October 2024. As a result, the Group's ownership percentage in the shares decreased from 10% to 9.2% following the offering. Consequently, the Group lost its significant influence over the associate company, leading to the reclassification of the investment to investment in fair value through other comprehensive income (Note 8). The Group's ownership in the associate before the offering and share reduction stood at 10%.

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**7 INVESTMENT IN AN ASSOCIATE (continued)**

7.5 On 7 November 2024, the Group participated in Jadwa Al-Majdiah Real Estate Fund 2, a closed-ended real estate investment fund that is compliant with Shariah standards and regulations. The fund was established and is managed by Jadwa Investment Company (the Fund Manager), a closed joint stock company based in Riyadh, under Commercial Registration No. (1010228782). The Group holds 34.78% of the fund's equity through Al-Majdiah Investment Fund. The fund has three investment periods, which may each be extended twice for an additional year per extension, subject to the approval of the Fund Manager and the Capital Market Authority.

	<i>30 September</i> <i>2025</i> <i>ﷲ</i> <i>(Unaudited)</i>	<i>31 December</i> <i>2024</i> <i>ﷲ</i> <i>(Audited)</i>
Current assets	146,411,573	207,898,959
Non-current assets	1,228,141,014	1,157,045,588
Current liabilities	(31,769,068)	(5,451,885)
Non-current liabilities	(900,000,000)	(900,000,000)
Equity	442,783,519	459,492,662
Group's share in equity – 34.78%	153,974,232	160,000,000

	<i>30 September</i> <i>2025</i> <i>ﷲ</i> <i>(Unaudited)</i>	<i>31 December</i> <i>2024</i> <i>ﷲ</i> <i>(Audited)</i>
Administrative expenses	(17,216,481)	-
Net loss from operations	(17,216,481)	-
Net loss for the period	(17,216,481)	-
Total comprehensive loss	(17,216,481)	-
Group's share of income	(6,025,768)	-

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

	<i>30 September</i> <i>2025</i> <i>ﷲ</i> <i>(Unaudited)</i>	<i>31 December</i> <i>2024</i> <i>ﷲ</i> <i>(Audited)</i>
At the beginning of the period/ year	160,000,000	120,847,554
Share in profit or loss	(6,025,768)	6,795,138
Share in other comprehensive income	-	6,703,533
Additions during the period/year (Note 7-5)	-	160,000,000
Losses (Note 7-2)	-	(3,167,828)
Disposals (note 7- 3)	-	(47,931,131)
Dividends	-	(3,206,202)
Transferred to investments classified at fair value through other comprehensive income(note 7-4 and 8)	-	(80,041,064)
At the end of the period / year	153,974,232	160,000,000



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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**8 Investment classified at fair value through other comprehensive income**

The Group holds a 9.2% share in First Avenue Real Estate Development Company, which is engaged in real estate development activities in the Kingdom of Saudi Arabia. As outlined in (note 7), the Group accounted for its share in First Avenue Real Estate Development using the equity method in the consolidated financial statements. However, following the listing of the investee in the Nomu Parallel Market in 2024, and the decrease in the Group's ownership percentage, the Group lost its significant influence over the investee. Consequently, the Group reclassified the investment to investment at fair value through other comprehensive income, which the Group has chosen to treat as irrevocable and to recognize changes at fair value through other comprehensive income, considering it a strategic investment.

The details equity instruments at fair value through other comprehensive income during the year is as follows:

<u>Company</u>	<u>Country of incorporation</u>	<u>% of shareholding</u>	
		<b>30 September 2025</b>	<b>31 December 2024</b>
		<b>ﷲ</b>	<b>ﷲ</b>
		<b>(Unaudited)</b>	<b>(Audited)</b>
	Kingdom of Saudi		
First Avenue Real Estate Development Company	Arabia	9,2 %	9,2%

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

	<b>30 September 2025</b>	<b>31 December 2024</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
	<b>ﷲ</b>	<b>ﷲ</b>
Balance at the beginning of the period/ year	164,504,498	-
Transferred from investment in associate (note 7)	-	80,041,064
Unrealized profit of fair value changes	2,068,056	84,463,434
Balance at the end of the period/year	166,572,554	164,504,498

The movement in fair value reserve is as follows:

	<b>30 September 2025</b>	<b>31 December 2024</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
	<b>ﷲ</b>	<b>ﷲ</b>
Balance at the beginning of the period/ year	84,463,434	-
Unrealized profit of fair value changes	2,068,056	84,463,434
Balance at the end of the period/year	86,531,490	84,463,434

**9 CONTRACT ASSETS**

	<b>30 September 2025</b>	<b>31 December 2024</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
	<b>ﷲ</b>	<b>ﷲ</b>
Contract asset - Real estate development	65,422,717	66,674,567
Contract asset - off-plan sales (note 9-1)	2,682,175	21,932,736
	68,104,892	88,607,303

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

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**10 BALANCES AND TRANSACTIONS WITH RELATED PARTIES**

Related parties represent the shareholders, 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.

**10.1 Amounts due from related parties**

<i>Related Parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Amount of transaction</i>		<i>Balance</i>	
			<i>30 September 2025 (Unaudited) ﷲ</i>	<i>30 September 2024 (Unaudited) ﷲ</i>	<i>30 September 2025 (Unaudited) ﷲ</i>	<i>31 December 2024 (Audited) ﷲ</i>
First Avenue Real Estate Development Company	Related Party	Proceeds received	(1,579,223)	(1,601,523)	2,067,526	3,646,749
Shareholders (note 10.1.1)	IPO recoverable debts	Proceeds received, IPO (expenses)	(16,631,256)	5,801,540	-	16,631,256
					<u>2,067,526</u>	<u>20,278,005</u>

10.1.1 This amount represents the IPO cost which is agreed to be reimbursed by the shareholders upon successful completion of listing process, and it have been settled by the shareholders.

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

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

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) (Continued)  
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025

**10 BALANCES AND TRANSACTIONS WITH RELATED PARTIES (continued)**

**10.2 Amount due to related parties**

<i>Related Parties</i>	<i>Relationship</i>	<i>Nature of transaction</i>	<i>Amount of transaction</i>		<i>Balance</i>	
			<i>30 September 2025 (Unaudited) ﷲ</i>	<i>30 September 2024 (Unaudited) ﷲ</i>	<i>30 September 2025 (Unaudited) ﷲ</i>	<i>31 December 2024 (Audited) ﷲ</i>
Related party to a subsidiary	Partner in a subsidiary	Repayment	(55,524,398)	(23,651,239)	25,023,412	80,547,810
Related party to a subsidiary	Partner in a subsidiary	Project financing of subsidiary	1,000,000	21,812,700	24,330,859	23,330,859
Related party to a subsidiary	Partner in a subsidiary	Project financing of subsidiary	1,000,000	21,812,700	24,330,859	23,330,859
Related party to a subsidiary	Partner in a subsidiary	Repayment	(22,982,513)	(30,000)	14,866,749	37,849,262
Emmar Opportunities Real Estate	SPV of subsidiary	(Repayment) / Finance charges	3,599,404	(164,895)	13,032,830	9,433,426
Jadwa Investment Company	Fund manager of subsidiary investment funds	Administration fee	(2,049,890)	1,355,802	-	-
		Performance fee	-	(36,758,771)	-	-
		Repayment	-	(4,392,249)	1,471,646	3,521,536
Albilad Investment Company	Custodian of a fund subsidiary to the Parent Company	(Repayment) / Finance charges	46,174	(5,006)	116,232	70,058
					<u>103,172,587</u>	<u>178,083,810</u>



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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**11 CASH AND CASH EQUIVALENTS AND RESTRICTED CASH**

	<i>30 September 2025 (Unaudited) ﷲ</i>	<i>31 December 2024 (Audited) ﷲ</i>
<b>Cash and cash equivalents - unrestricted</b>		
Short term deposits	<b>211,500,000</b>	40,000,000
Cash at banks	<b>34,628,189</b>	81,770,399
Cash in hand	<b>75,736</b>	7,713
	<b>246,203,925</b>	121,778,112
<b>Restricted cash</b>		
Cash in banks (note 11- 1)	<b>187,568,411</b>	31,473,210
Total cash and cash equivalents and restricted cash	<b>433,772,336</b>	153,251,322

11.1 Cash at banks includes restricted account balances amounting to 188 million as at 30 September 2025 (31 December 2024: ﷲ 31.4 million), related to amounts received from customers for the sale of off-plan residential units. The Company is required to obtain approval from “Wafi”, Ministry of Municipal Rural Affairs and Housing’s off-plan sales and leasing Committee, before withdrawing any amounts to finance the ongoing projects.

**12 Bank facilities**

The Group has entered into Murabaha agreements with banks to obtain bank facilities and borrowings as shown below:

	<i>30 September 2025 (Unaudited) ﷲ</i>	<i>31 December 2024 (Audited) ﷲ</i>
Al Rajihi Bank	<b>581,246,709</b>	256,388,264
Arab National Bank	<b>248,862,896</b>	397,357,896
Banque Saudi Fransi	<b>208,485,600</b>	209,737,252
Masar Al Nomou Finance Company	<b>173,150,000</b>	173,150,000
Riyad Bank	<b>87,383,000</b>	112,383,000
	<b>1,299,128,205</b>	1,149,016,412
<b>Current</b>	<b>418,788,264</b>	165,000,000
<b>Non-current</b>	<b>880,339,941</b>	984,016,412
	<b>1,299,128,205</b>	1,149,016,412

Set out below is the movement of commission-bearing bank facilities and borrowings:

	<i>30 September 2025 (Unaudited) ﷲ</i>	<i>31 December 2024 (Audited) ﷲ</i>
Balance at the beginning of the period/ year	<b>1,149,016,412</b>	630,176,652
Add: Proceeds	<b>1,633,455,670</b>	2,884,254,291
Less: Repayment	<b>(1,483,343,877)</b>	(2,365,414,531)
Balance at the end of the period/year	<b>1,299,128,205</b>	1,149,016,412

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**13 ZAKAT PROVISION**

***Movement in the Zakat provision:***

	<b>30 September 2025 (Unaudited) ﷲ</b>	<b>31 December 2024 (Audited) ﷲ</b>
At the beginning of the period/ year	<b>15,890,929</b>	20,117,522
Charge during the period/year	<b>5,141,720</b>	9,754,449
Paid during the period / year	<b>(11,250,534)</b>	(13,981,042)
At the end of the period/year	<b>9,782,115</b>	15,890,929

***Status of Zakat assessments***

During 2022, the Company has obtained approval from ZATCA to submit group zakat return which include the results of the Parent Company and its wholly owned subsidiaries as mentioned in note (1). The Group has submitted its first consolidated zakat return to ZATCA for the year ended 2022, and its zakat declaration for the year 2023. The zakat assessment have not been issued by ZATCA yet. During the period ended in 30 September 2025, the Group has filed its consolidated zakat return to ZATCA for the year 2024.

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

**Dar Almajid Real Estate Company (Parent Company)**

The Company has submitted its individual zakat returns to ZATCA for all years up to the year ended 2021. It also submitted a consolidated zakat return for the years 2022, 2023 and 2024. The last final assessment received was in 2020 and has been settled.

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

The Company has submitted its individual zakat returns to ZATCA for all years up to the year ended 2021. It also submitted a consolidated zakat return for the years 2022, 2023 and 2024. The last final assessment received was in 2020 and has been settled.

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

The Company has submitted its individual zakat returns to ZATCA for all years up to the year ended 2021. It also submitted a consolidated zakat return for the years 2022, 2023 and 2024. The last final assessment received was in 2020 and has been settled.

**Fikra Estesmar for real Estate Development Company**

The Company has submitted its individual zakat returns to ZATCA for all years up to the year ended 2021. It also submitted a consolidated zakat return for the years 2022, 2023 and 2024. The last final assessment received was in 2020 and has been settled.

**AL-Raayea Real Estate Company**

The Company has submitted its individual zakat returns to ZATCA for all years up to the year ended 2021. It also submitted a consolidated zakat return for the years 2022, 2023 and 2024. The last final assessment received was in 2020 and has been settled.

**Taj AL-Hedoa for Real Estate Development Company**

The Company has submitted its individual zakat returns to ZATCA for all years up to the year ended 2021. It also submitted a consolidated zakat return for the years 2022, 2023 and 2024. The last final assessment received was in 2020 and has been settled.

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

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) (Continued) FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025

### 13 ZAKAT PROVISION (continued)

#### Nibras Al Amaken for Real Estate Development Company

The Company has submitted its individual zakat returns to ZATCA for all years up to the year ended 2021. It also submitted a consolidated zakat return for the years 2022, 2023 and 2024. The last final assessment received was in 2020 and has been settled.

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

#### Jadet AlShatea Real Estate Company

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

#### Jadet Al Rabea Real Estate Company

The subsidiary has submitted its separate Zakat returns to the Zakat, Tax and Customs Authority ("ZATCA") for all years up to the year ended 2024. However, no zakat assessment has been raised yet.

#### Burj Al Raayea Real Estate Company

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

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

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

### 14 OPERATING INCOME AND COST

#### 14.1 OPERATING INCOME

	<i>For the three-month period ended</i>		<i>For the nine-month period ended</i>	
	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>(Unaudited)</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>
	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>
Revenue from sale of property units	4,968,000	164,211,857	94,955,050	789,757,528
Revenue from sale of off-plan property units	180,880,324	-	410,601,687	-
	185,848,324	164,211,857	505,556,737	789,757,528
Revenues from sale of lands	-	129,086,444	314,497,870	129,086,444
Revenue from Real estate development (note 14-1-2)	7,259,507	3,878,497	18,727,480	22,147,007
Revenue from Real estate commission (note 14-1-1)	14,546,512	20,125,611	48,635,962	46,017,480
Rental revenue	5,240,876	3,241,192	10,251,483	7,873,812
Maintenance revenue (note 14-1-3)	4,137,000	4,137,000	12,411,000	12,411,000
	217,032,219	324,680,601	910,080,532	1,007,293,271

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

14.1.2 Real estate development represents the construction and development services provided to customers.

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

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**14 OPERATING INCOME AND COST (continued)**

**14.1 OPERATING INCOME (continued)**

***Disaggregation of revenue from contracts with customers***

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

	<i>For the three-month period ended</i>		<i>For the nine-month period ended</i>	
	<b>30 September</b>	<b>30 September</b>	<b>30 September</b>	<b>30 September</b>
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>	<b>(Unaudited)</b>	<b>(Unaudited)</b>
	<b>ﷲ</b>	<b>ﷲ</b>	<b>ﷲ</b>	<b>ﷲ</b>
<b>Timing of revenue recognition</b>				
<i>Revenue at a point in time</i>	<b>19,514,512</b>	313,423,912	<b>458,088,882</b>	964,861,452
<i>Revenue over a period of time</i>	<b>197,517,707</b>	11,256,689	<b>451,991,650</b>	42,431,819
All these revenues were generated from projects in Saudi Arabia	<b>217,032,219</b>	324,680,601	<b>910,080,532</b>	1,007,293,271

**14.2 OPERATING COST**

	<i>For the three-month period ended</i>		<i>For the nine-month period ended</i>	
	<b>30 September</b>	<b>30 September</b>	<b>30 September</b>	<b>30 September</b>
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>	<b>(Unaudited)</b>	<b>(Unaudited)</b>
	<b>ﷲ</b>	<b>ﷲ</b>	<b>ﷲ</b>	<b>ﷲ</b>
Cost of sale of property units	<b>4,096,363</b>	128,370,506	<b>73,658,073</b>	623,063,830
Cost of sale of off-plan property units	<b>123,285,301</b>	-	<b>302,359,885</b>	-
	<b>127,381,664</b>	128,370,506	<b>376,017,958</b>	623,063,830
Cost of sale of land	-	102,213,639	<b>208,344,652</b>	102,213,639
Operating cost – development and commission	<b>5,213,373</b>	9,957,951	<b>14,443,228</b>	17,048,629
Maintenance cost	<b>3,376,846</b>	3,060,311	<b>11,001,903</b>	9,798,601
Cost of rent	<b>56,839</b>	450,489	<b>711,520</b>	798,485
Depreciation expense of right-of-use asset	-	266,904	-	458,626
	<b>136,028,722</b>	244,319,800	<b>610,519,261</b>	753,381,810

**15 SEGMENT INFORMATION**

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



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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**16 EARNINGS PER SHARE**

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

Diluted earnings per share is the same as the basic earnings per share as the Group does not have any convertible securities or diluted instruments to exercise.

The following table reflects the profit for the period attributable to ordinary shareholders and weighted average number of ordinary share outstanding during the period, used in the basic and diluted EPS calculations:

	<i>For the three-month period ended</i>		<i>For the nine-month period ended</i>	
	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>(Unaudited)</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>
	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>
Net profit attributable to the parent company's shareholders	<b>36,839,831</b>	78,911,430	<b>249,058,053</b>	181,501,610
Weighted average number of ordinary shares outstanding	<b>300,000,000</b>	300,000,000	<b>300,000,000</b>	300,000,000
Earnings per share – basic and diluted	<b>0.12</b>	0.26	<b>0.83</b>	0.61

**17 DIVIDENDS**

On 27 Thul-Qi'dah 1445H (corresponding to 4 June 2024), the Board of Directors recommended distributing profits in the amount of ﷲ 44,214,265 to the shareholders for the fiscal year ending 31 December 2023, which was approved by the shareholders at the Extraordinary General Assembly meeting held on 27 Thul-Qi'dah 1445H (corresponding to 4 June 2024). The dividends distribution date is 7 Thul-Hijjah 1445H (corresponding to 13 June 2024).

Dividends were distributed to non-controlling interests for a total amount of ﷲ 43,066,355 during the period ended 30 December 2025 (30 December 2024: ﷲ 48,166,491 million).

**18 CONTINGENCIES AND COMMITMENTS**

**18.1 Contingencies**

The Group has provided letters of guarantee, i.e. financial guarantees, bid bonds and performance guarantees through its local banks for its own business activities and on behalf of certain subsidiaries, limited to ﷲ 103,4 million as at 30 September 2025 (31 December 2024: ﷲ 256 million).

**18.2 Capital commitments**

At 30 September 2025, the Group has future capital commitments amounting to ﷲ 1,177 million (31 December 2024: ﷲ 1,100 million) in respect of inventory property under development.

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**19 FAIR VALUE MEASUREMENT**

The following table provides the fair value hierarchy of the Group's assets:

	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Total</i>
	<u>ﷲ</u>	<u>ﷲ</u>	<u>ﷲ</u>	<u>ﷲ</u>
<i>30 September 2025 (unaudited)</i>				
<b>Investment property</b>				
Lands	-	6,182,763	-	6,182,763
Building	-	438,412,161	-	438,412,161
<b>Investment at fair value through other comprehensive income</b>				
Equity instruments	-	-	166,572,554	166,572,554
<b>Financial assets at fair value through profit or loss</b>				
Real estate funds	-	-	69,497,804	69,497,804
<b>Total</b>	<u>-</u>	<u>444,594,924</u>	<u>236,070,358</u>	<u>680,665,282</u>
	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Total</i>
	<u>ﷲ</u>	<u>ﷲ</u>	<u>ﷲ</u>	<u>ﷲ</u>
<i>31 December 2024 (Audited)</i>				
<b>Investment property</b>				
Lands	-	6,214,360	-	6,214,360
Building	-	155,438,432	-	155,438,432
<b>Investment at fair value through other comprehensive income</b>				
Equity instruments	-	-	164,504,498	164,504,498
<b>Financial assets at fair value through profit or loss</b>				
Real estate funds	-	-	44,859,391	44,859,391
<b>Total</b>	<u>-</u>	<u>161,652,792</u>	<u>209,363,889</u>	<u>371,016,681</u>

The fair values of other financial instruments are not significantly different from the carrying values included in the consolidated financial statements.

**20 SUBSEQUENT EVENTS**

In the opinion of management, no events have occurred subsequent to 30 September 2024 and before the date of issuing the interim condensed consolidated financial statements that could have a significant effect on the interim condensed consolidated financial statements as at 30 September 2025.

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

**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**(UNAUDITED) (Continued)**  
**FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025**

**21 COMPARATIVE FIGURES**

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

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

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

**22 APPROVAL OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

The interim condensed consolidated financial statements were approved for issuance by the Board of Directors on 13 Jumada al-Ula 1447H (corresponding to 4 November 2025).