

ARABIAN CENTRES COMPANY
(A Saudi Joint Stock Company)
Interim condensed consolidated financial statements
(Unaudited)
For the three-month and nine-month periods ended 30 September 2025
together with the
Independent Auditor's Review Report

Arabian Centres Company (A Saudi Joint Stock Company)
Interim Condensed consolidated financial statements

For the three-month and nine-month periods ended 30 September 2025

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Arabian Centres Company (A Saudi Joint Stock Company)
Interim Condensed consolidated financial statements

For the three-month and nine-month periods ended 30 September 2025

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**INDEPENDENT AUDITOR'S REVIEW REPORT
ON THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
TO THE SHAREHOLDERS OF ARABIAN CENTRES COMPANY
(A SAUDI JOINT STOCK COMPANY)**

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Arabian Centres Company (the "Company") and its subsidiaries (collectively with the Company, referred to as the "Group") at 30 September 2025, and the related interim condensed consolidated statements of profit or loss and other comprehensive income for the three-month and nine-month periods ended 30 September 2025 and the related interim condensed consolidated statements of changes in equity and cash flows for the nine-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 statement 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.

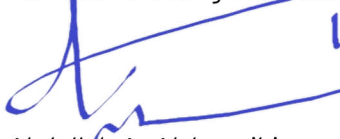
Conclusion

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 IAS 34 as endorsed in the Kingdom of Saudi Arabia.

Other Matter

The consolidated financial statements for the year ended 31 December 2024 and the interim condensed consolidated financial statements for the three-month and nine-month periods ended 30 September 2024 were audited and reviewed, respectively, by another auditor who expressed an unmodified audit opinion and an unmodified review conclusion on those statements on 18 Ramadan 1446H (corresponding to 18 March 2025) and 11 Jumada Al-Ula 1446H (corresponding to 13 November 2024), respectively.

for Ernst & Young Professional Services


Abdullah A. Alshenaibir
Certified Public Accountant
License No. (583)



Riyadh: 18 Jumada Al-Ula 1447H
(9 November 2025)

Arabian Centres Company (A Saudi Joint Stock Company)
Interim condensed consolidated statement of financial position

As at 30 September 2025

		30 September 2025	31 December 2024
	Note	Unaudited	Audited
Assets			
Investment properties	8	29,827,587,969	28,019,429,550
Property and equipment		46,851,990	49,006,026
Intangible assets	9	272,920,002	--
Accrued revenue – non-current portion		132,766,952	137,318,657
Amounts due from related parties– non-current portion	12	101,925,840	234,967,548
Investment in equity accounted investees	10A	106,916,130	87,717,039
Investment at fair value through profit or loss (“FVTPL”)	10B	200,058,266	58,266
Other non-current assets		44,651,493	12,545,436
Non-current assets		30,733,678,642	28,541,042,522
Development properties		353,774,251	353,774,251
Accrued revenue		66,383,476	68,659,329
Accounts receivable and others		625,039,896	482,886,879
Amounts due from related parties	12	177,894,467	408,420,267
Prepayments and other assets		424,130,858	430,971,432
Investment at fair value through profit or loss (“FVTPL”)	10B	258,070,859	255,949,188
Cash and cash equivalents	11	621,949,421	670,342,011
		2,527,243,228	2,671,003,357
Asset held for sale	8A	94,274,956	240,500,000
Current assets		2,621,518,184	2,911,503,357
Total assets		33,355,196,826	31,452,545,879
Equity			
Share capital		4,750,000,000	4,750,000,000
Share premium		411,725,703	411,725,703
Statutory reserve		873,992,101	873,992,101
Other reserves		8,900,590	10,320,410
Retained earnings		9,394,913,820	8,739,245,345
Equity attributable to the shareholders of the Company		15,439,532,214	14,785,283,559
Non-controlling interest		49,420,916	42,753,264
Total equity		15,488,953,130	14,828,036,823
Liabilities			
Loans and borrowings	14A	12,734,334,715	12,137,599,887
Leases and other financial liabilities	14B	2,868,183,450	2,790,696,853
Employees’ defined benefit liabilities		41,742,547	34,641,302
Other non-current liabilities		5,168,588	22,464,724
Non-current liabilities		15,649,429,300	14,985,402,766
Loans and borrowings – current portion	14A	--	34,709,205
Leases and other financial liabilities – current portion	14B	466,197,954	339,625,574
Accounts payable and other liabilities		992,417,423	670,921,001
Amount due to related parties	12B	316,295,278	234,743,486
Unearned revenue		350,414,147	282,746,367
Zakat liabilities	19	91,489,594	76,360,657
Current liabilities		2,216,814,396	1,639,106,290
Total liabilities		17,866,243,696	16,624,509,056
Total equity and liabilities		33,355,196,826	31,452,545,879

The attached notes from 1 to 24 are an integral part of these interim condensed consolidated financial statements. These interim condensed consolidated financial statements were authorized for issue by the Board of Directors on 11 Jumada Al-Ula 1447H (corresponding to 2 November 2025) and signed on its behalf by:


Jabri Maali
Chief Financial Officer


Alison Rehill-Erguven
Chief Executive Officer


Kamel Badih Al-Qalam
Board Member

All amounts are presented in Saudi Riyals unless otherwise stated.

Arabian Centres Company (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	Three-month period ended		Nine-month period ended	
		30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
Revenue	15	551,281,825	587,066,758	1,724,531,971	1,759,369,409
Cost of revenue		(99,445,250)	(100,619,411)	(271,569,085)	(300,390,970)
Gross profit		451,836,575	486,447,347	1,452,962,886	1,458,978,439
Other operating income	16A	253,042,856	3,147,273	289,436,373	9,165,462
Net fair value gain on investment properties	8	179,874,753	253,926,761	504,968,151	429,945,862
Advertisement and promotion expenses		(13,691,912)	(4,140,119)	(20,924,831)	(16,266,927)
General and administration expenses		(96,429,753)	(63,349,215)	(245,674,672)	(190,330,079)
Impairment loss on accounts receivable, related parties and accrued revenue		(81,007,099)	(130,139,449)	(234,542,841)	(256,223,077)
Other operating expenses	16B	-	--	(22,000,000)	(102,609)
Operating profit		693,625,420	545,892,598	1,724,225,066	1,435,167,071
Contract modification loss on related parties' receivables	12	(13,731,223)	(53,571,680)	(13,731,223)	(53,571,680)
Finance income on due from related parties	12	7,973,109	8,962,704	34,108,867	8,962,704
Finance income on time deposits		340,206	1,303,247	5,875,488	1,303,247
Finance costs over loans and borrowings		(136,587,304)	(129,393,040)	(413,070,832)	(385,818,038)
Finance costs over lease and other financial liabilities		(36,640,137)	(32,686,379)	(102,269,339)	(100,781,035)
Net finance costs		(178,645,349)	(205,385,148)	(489,087,039)	(529,904,802)
Share of loss of equity accounted investees	10A	(2,836,178)	(1,359,108)	(3,332,135)	(4,661,283)
Profit before zakat		512,143,893	339,148,342	1,231,805,892	900,600,986
Zakat expense	19	(12,333,333)	(11,000,000)	(34,666,666)	(33,000,000)
Profit for the period		499,810,560	328,148,342	1,197,139,226	867,600,986
Profit for the period is attributable to:					
- Shareholders of the Company		500,651,305	334,649,223	1,190,471,574	866,100,377
- Non-controlling interest		(840,745)	(6,500,881)	6,667,652	1,500,609
		499,810,560	328,148,342	1,197,139,226	867,600,986
Earnings per share					
Basic and diluted earnings per share	17	1.05	0.70	2.51	1.82

The attached notes from 1 to 24 are an integral part of these interim condensed consolidated financial statements.


Jabri Maali
Chief Financial Officer


Alison Rehill-Erguven
Chief Executive Officer


Kamel Badih Al-Qalam
Board Member

All amounts are presented in Saudi Riyals unless otherwise stated.

Arabian Centres Company (A Saudi Joint Stock Company)
Interim condensed consolidated statement of comprehensive income

For the three-month and nine-month periods ended 30 September 2025

	Three-month period ended		Nine-month period ended	
	30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
Profit for the period	499,810,560	328,148,342	1,197,139,226	867,600,986
Other comprehensive income (loss)				
<i>Items that are or may be reclassified subsequently to profit or loss:</i>				
- Foreign currency translation difference of an equity accounted investee	(233,740)	470,908	181,459	644,043
<i>Items that will not be reclassified to profit or loss:</i>				
- Remeasurement of employees defined benefit liabilities	--	4,738,598	(2,136,249)	4,738,598
Total other comprehensive (loss) income for the period	(233,740)	5,209,506	(1,954,790)	5,382,641
Total comprehensive income for the period	499,576,820	333,357,848	1,195,184,436	872,983,627
Total comprehensive income for the period attributable to:				
- Shareholders of the Company	500,417,565	339,858,729	1,188,516,784	871,483,018
- Non-controlling interests	(840,745)	(6,500,881)	6,667,652	1,500,609
	499,576,820	333,357,848	1,195,184,436	872,983,627

The attached notes from 1 to 24 are an integral part of these interim condensed consolidated financial statements.



Jabri Maali
Chief Financial Officer



Alison Rehill-Erguven
Chief Executive Officer



Kamel Badih Al-Qalam
Board Member

Arabian Centres Company (A Saudi Joint Stock Company)

Interim condensed consolidated statement of changes in equity

For the nine-month period ended 30 September 2025

	Note	Attributable to shareholders of the Company						Non-Controlling interest	Total equity
		Share capital	Share premium	Statutory reserve	Other reserves	Retained earnings	Total		
At 31 December 2023 – Audited		4,750,000,000	411,725,703	873,992,101	4,106,041	8,231,652,970	14,271,476,815	40,491,288	14,311,968,103
<i>Total comprehensive income for the period</i>									
Profit for the period		--	--	--	--	866,100,377	866,100,377	1,500,609	867,600,986
Other comprehensive income		--	--	--	5,382,641	--	5,382,641	--	5,382,641
Total comprehensive income for the period		--	--	--	5,382,641	866,100,377	871,483,018	1,500,609	872,983,627
Deficit on sale of treasury shares		--	--	--	--	(1,588,300)	(1,588,300)	--	(1,588,300)
<i>Transactions with shareholders of the Company</i>									
Treasury shares sold	13	--	--	--	815,539	--	815,539	--	815,539
Dividends		--	--	--	--	(534,375,000)	(534,375,000)	--	(534,375,000)
At 30 September 2024 – Unaudited		4,750,000,000	411,725,703	873,992,101	10,304,221	8,561,790,047	14,607,812,072	41,991,897	14,649,803,969
At 31 December 2024– Audited		4,750,000,000	411,725,703	873,992,101	10,320,410	8,739,245,345	14,785,283,559	42,753,264	14,828,036,823
<i>Total comprehensive income for the period</i>									
Profit for the period		--	--	--	--	1,190,471,574	1,190,471,574	6,667,652	1,197,139,226
Other comprehensive loss		--	--	--	(1,954,790)	--	(1,954,790)	--	(1,954,790)
Total comprehensive income for the period		--	--	--	(1,954,790)	1,190,471,574	1,188,516,784	6,667,652	1,195,184,436
Deficit on sale of treasury shares		--	--	--	--	(428,099)	(428,099)	--	(428,099)
<i>Transactions with shareholders of the Company</i>									
Treasury shares sold		--	--	--	534,970	--	534,970	--	534,970
Dividends	13	--	--	--	--	(534,375,000)	(534,375,000)	--	(534,375,000)
At 30 September 2025 – Unaudited		4,750,000,000	411,725,703	873,992,101	8,900,590	9,394,913,820	15,439,532,214	49,420,916	15,488,953,130

The attached notes from 1 to 24 are an integral part of these interim condensed consolidated financial statements.

Jabri Maali
Chief Financial Officer

Alison Rehill-Erguven
Chief Executive Officer

Kamel Badih Al-Qalam
Board Member

All amounts are presented in Saudi Riyals unless otherwise stated.

Arabian Centres Company (A Saudi Joint Stock Company)

Interim condensed consolidated statement of cash flows

For the nine-month period ended 30 September 2025

		30 September 2025 Unaudited	30 September 2024 Unaudited
	<i>Note</i>		
Cash flows from operating activities:			
Profit before zakat		1,231,805,892	900,600,986
<i>Adjustments to reconcile profit before zakat to net cashflows:</i>			
- Depreciation on property and equipment		10,613,866	12,421,921
- Amortization expense on intangible assets		6,997,949	--
- Impairment loss on accounts receivable, due from related parties and accrued revenue		234,542,841	256,223,077
- Provision for employees' defined benefit liabilities		6,326,108	6,827,027
- Finance cost over loans and borrowings		413,070,832	385,818,038
- Finance cost over leases and other financial liabilities		102,269,339	100,781,035
- Finance cost over due from related parties		13,731,223	53,571,680
- Finance income on due from related parties	12	(34,108,867)	(8,962,704)
- Finance income on term deposits		(5,875,488)	(1,303,247)
- Share of loss of equity-accounted investees	10A	3,332,135	4,661,283
- Gain on disposal of investment properties	16A	(31,441,391)	--
- Lease termination cost	16B	22,000,000	--
- (Gain) loss on investments at FVTPL	10B	(2,121,671)	513,358
- Lease rental concession		(937,536)	(1,875,000)
- Net fair value gain on investment properties	8A	(504,968,151)	(429,945,862)
		1,465,237,081	1,279,331,592
Changes in:			
- Accounts receivable		(249,104,260)	(184,958,683)
- Amounts due from / to related parties, net		337,905,346	(350,092,709)
- Prepayments and other assets		(182,123,232)	(32,015,685)
- Accounts payable and other liabilities		154,063,692	(150,727,411)
- Accrued revenue		6,827,558	(50,890,212)
- Unearned revenue		67,667,780	(102,391,944)
Cash generated from operating activities		1,600,473,965	408,254,948
Employees' defined benefit liabilities paid		(1,361,112)	(4,313,802)
Zakat paid		(19,537,729)	(21,644,227)
Net cash from operating activities		1,579,575,124	382,296,919
Cash flows from investing activities:			
Additions to investment properties		(1,070,914,920)	(937,192,918)
VAT payments for CAPEX Transactions, net		134,857,749	(209,958,917)
Acquisition of equity-accounted investee		(22,349,767)	(5,338,502)
Acquisition of property and equipment		(8,459,830)	(7,068,386)
Acquisition of investment at FVTPL		(200,000,000)	--
Finance income on term deposits received		5,875,488	1,303,247
Proceeds from disposal of investment property	8A	271,003,313	--
Net cash used in investing activities		(889,987,967)	(1,158,255,476)
Cash flows from financing activities:			
Proceeds from loans and borrowings	14	554,976,611	7,676,846,476
Repayments of loans and borrowings	14	--	(5,552,421,869)
Transaction costs paid on loans and borrowings	14	(5,974,265)	(110,093,990)
Payment of finance costs on loans and borrowings		(721,886,146)	(445,004,218)
Payment of dividend to shareholders	13	(356,250,000)	(480,754,578)
Repurchase of treasury shares		(260,077,396)	(38,306,459)
Proceeds from sale of treasury shares		260,184,267	37,533,699
Payment of finance costs on leases and other financial liabilities		(102,269,339)	(100,781,081)
Payments of principal portion of leases and other financial liabilities		(106,683,479)	(112,626,785)
Net cash (used in) / from financing activities		(737,979,747)	874,391,195
Net (decrease) / increase in cash and cash equivalents		(48,392,590)	98,432,638
Cash and cash equivalents at the beginning of the period		670,342,011	84,995,834
Cash and cash equivalents at end of the period		621,949,421	183,428,472

The attached notes from 1 to 24 are an integral part of these interim condensed consolidated financial statements.


Jabri Maali
Chief Financial Officer


Alison Rehill-Erguven
Chief Executive Officer


Kamel Badih Al-Qalam
Board Member

All amounts are presented in Saudi Riyals unless otherwise stated.

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements

For the nine-month period ended 30 September 2025
(All amounts in Saudi Riyal unless otherwise stated)

1. REPORTING ENTITY

Arabian Centres Company (the “Company”) is a Saudi Joint Stock Company registered in Riyadh, Kingdom of Saudi Arabia (“KSA”) under commercial registration numbered 1010209177 and dated 7 Rabi Thani 1426H (corresponding to 15 May 2005), and Unified Identification Number 7001497135. The registered office is located at Nakheel District, P.O. Box 341904, Riyadh 11333, KSA.

On 17 Ramadan 1440H (corresponding to 22 May 2019), the Company completed its Initial Public Offering (“IPO”) and its ordinary shares were listed on the Saudi Stock Exchange (“Tadawul”).

The Company’s licensed activities include general construction for residential and non-residential buildings, construction of prefabricated buildings on site, renovations of residential and non-residential buildings, buying and selling land and real estate, subdividing them, and off-plan sales activities, management and leasing of owned or rented residential and non-residential properties, real estate development for residential and commercial buildings using modern construction methods, property management - real estate facility management - real estate marketing and advertising and maintenance service activities for buildings.

The Company and its subsidiaries’ (collectively referred to as the “Group”) principal business objectives are to purchase lands, build, develop and invest in buildings, sell or lease of buildings and the construction of commercial buildings including demolition, repair, excavation and maintenance works. It also includes maintenance and operation of commercial centres, tourist resorts, hotels and restaurants, managing and operating temporary and permanent exhibitions, compounds and hospitals.

The new Regulations for Companies issued through Royal Decree M/132 on 1 Thul-Hijjah 1443H (corresponding to 30 June 2022) (hereinafter referred as “the new Regulations for Companies”) came into force on 26 Jumada Al Akhirah 1444H (corresponding to 19 January 2023) as well as the amended implementing regulations issued by the Capital Market Authority (“CMA”) based on the new Regulations. Management amended its By-laws to align with the provisions of the new Regulations for Companies and the amended CMA implementing regulations, and with any other amendments that may take advantage of the new Regulations and the amended CMA implementing regulations.

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
(All amounts in Saudi Riyal unless otherwise stated)

1. REPORTING ENTITY (CONTINUED)

Following is the list of subsidiaries included in these interim condensed consolidated financial statements as at 30 September 2025 and 31 December 2024:

No	Subsidiary	Country of incorporation	Direct ownership interest held by the Group as at:		Indirect ownership interest held by the Group as at: (v)		Share Capital (SR)	Number of shares issued
			30 September 2025	31 December 2024	30 September 2025	31 December 2024		
1	Al Bawarij International for Development & Real Estate Investment Company	Kingdom of Saudi Arabia	95%	95%	5%	5%	500,000	500
2	Al Makarem International for Real Estate Development Company	Kingdom of Saudi Arabia	95%	95%	5%	5%	500,000	500
3	Oyoun Al Raed Mall Trading	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
4	Oyoun Al Basateen Company for Trading	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
5	Al-Qaseem Company for Entertainment and Commercial Projects Owned by Abdulmohsin AlHokair and Company	Kingdom of Saudi Arabia	50%	50%	--	--	500,000	500
6	Yarmouk Mall Company Limited	Kingdom of Saudi Arabia	95%	95%	5%	5%	500,000	500
7	Mall of Arabia Company Limited	Kingdom of Saudi Arabia	95%	95%	5%	5%	500,000	500
8	Dhahran Mall Trading Company Limited	Kingdom of Saudi Arabia	95%	95%	5%	5%	500,000	500
9	Al Noor Mall Trading Company Limited	Kingdom of Saudi Arabia	95%	95%	5%	5%	500,000	500
10	Al Yasmeen Mall Trading Company Limited	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
11	Al Hamra Mall Trading Company Limited	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
12	Al Erth Al Rasekh Trading Company Limited	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
13	Al Erth Almatin Trading Company Limited (iii)	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
14	Aziz Mall Trading Co (iii)	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
15	Arkan Salam Co (iii)	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
16	Al Malaz Trading Co (iii)	Kingdom of Saudi Arabia	95%	95%	5%	5%	100,000	100
17	Riyad Real Estate Development Fund – Jawharat AlRiyadh (i)	Kingdom of Saudi Arabia	100%	100%	--	--	--	--
18	Riyad Real Estate Development Fund – Jawharat Jeddah (ii)	Kingdom of Saudi Arabia	100%	100%	--	--	--	--
19	Tijan Fund – Qaseem project (iv)	Kingdom of Saudi Arabia	100%	--%	--	--	--	--

- i) The Company invested in a private real estate fund named Riyadh Real Estate Development Fund – Jawharat AlRiyadh. The Company signed an agreement with Riyadh Capital Company to manage the fund. The units were subscribed by transfer of a parcel of land, construction work in progress and advances to contractor to the fund with carrying value of **SR 2,796 million** at the time of transfer.
- ii) The Company invested in a private real estate fund named Riyadh Real Estate Development Fund – Jawharat Jeddah. The Company signed an agreement with Riyadh Capital Company to manage the fund. The units were subscribed by transfer of a parcel of land, construction work in progress and advances to contractor to the fund with carrying value of **SR 1,568 million** at the time of transfer.
- iii) During the fourth quarter of year 2024, the Company acquired 100% equity interests in these subsidiaries through common shareholding. The acquisition was executed without any consideration, as the transfer of ownership resulted from the common control of the entities involved.
- iv) The Company invested in a private real estate fund named Tijan Fund. The Company signed an agreement with GIB capital to manage the fund. The units were subscribed by transfer of a parcel of land, construction work in progress and advances to contractor to the fund with a carrying value of **SR 783 million**.
- v) It represents 5% ownership by subsidiaries of the Company.

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
(All amounts in Saudi Riyal unless otherwise stated)

2. STATEMENT OF COMPLIANCE

These interim condensed consolidated financial statements for the nine month period ended 30 September 2025 have been prepared in accordance with International Accounting Standard 34, “Interim Financial Reporting” (“IAS 34”) as endorsed in the Kingdom of Saudi Arabia. The Company has prepared the interim condensed consolidated financial statements on the basis that it will continue to operate as a going concern. The Directors consider that there are no material uncertainties that may cast significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

These interim condensed consolidated financial statements do not include all of the information and disclosures required in the annual financial statements and should be read in conjunction with the Group’s annual consolidated financial statements as at and for the year ended 31 December 2024 (“last annual financial statements”). However, certain 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 financial performance since the last annual financial statements. The results shown in these interim condensed consolidated financial statements may not be indicative of the annual results of the Group’s operations for the year ending 31 December 2025.

3. BASIS OF MEASUREMENT

These interim condensed consolidated financial statements are prepared under the historical cost convention using accrual basis of accounting, except for the following material items:

- Employees’ defined benefit liabilities using projected unit credit method
- Investment properties at fair value
- Other investments at fair value

4. FUNCTIONAL AND PRESENTATION CURRENCY

These interim condensed consolidated financial statements are presented in Saudi Riyal (“SR”), which is the functional currency of the Company. All values are rounded to the nearest Saudi Riyal, except when otherwise indicated.

5. SIGNIFICANT ACCOUNTING ESTIMATES, ASSUMPTIONS, AND JUDGEMENTS

The preparation of these interim condensed consolidated financial statements in conformity with IAS 34 as endorsed in the Kingdom of Saudi Arabia, requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the interim condensed consolidated financial statements and the reported amounts of revenue and expenses during the reporting period.

The significant judgments and estimates used in the preparation of these interim condensed consolidated financial statements are consistent with those used in preparation of the Group’s annual consolidated financial statements for the year ended 31 December 2024.

6. MATERIAL ACCOUNTING POLICIES

The accounting policies applied in these interim condensed consolidated financial statements are the same as those applied in the latest annual consolidated financial statements as at and for the year ended 31 December 2024, except for the adoption of new standards effective as of 1 January 2025. One amendment applies for the first time in 2025 but does not have a material impact on the interim condensed consolidated financial statements of the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Lack of exchangeability - Amendments to IAS 21

The amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates specify 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 enables 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 did not have a material impact on the Group’s interim condensed consolidated financial statements.

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
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7. NEW STANDARDS, AMENDMENT TO STANDARDS AND INTERPRETATIONS

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's interim condensed consolidated financial statements are disclosed below. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective, and is currently assessing the implication of adopting these standards.

- IFRS 18, Presentation and Disclosure in Financial Statements
- IFRS 19 Subsidiaries without Public Accountability: Disclosures
- Amendments to the Classification and Measurement of Financial Instruments—Amendments to IFRS 9 and IFRS 7
- Annual Improvements to IFRS Accounting Standards - Volume 11
- Contracts Referencing Nature-dependent Electricity – Amendments to IFRS 9 and IFRS 7

8. INVESTMENT PROPERTIES

		30 September 2025	31 December 2024
	Note	Unaudited	Audited
Investment properties	8A	29,235,985,793	27,190,984,975
Advance payment for projects under construction	8B	591,602,176	828,444,575
		29,827,587,969	28,019,429,550

A. Investment properties

		30 September 2025	31 December 2024
	Note	Unaudited	Audited
At the beginning of the period / year		27,431,484,975	24,637,157,057
Additions during the period / year		1,633,369,545	2,131,777,930
Disposal during the period	(i)	(239,561,922)	--
Impact of reassessment of lease		--	97,268,140
Net fair value gain on investment properties		504,968,151	565,281,848
At the end of the period / year		29,330,260,749	27,431,484,975

Presented in interim condensed consolidated statement of financial position as:

Investment properties		29,235,985,793	27,190,984,975
Assets held for sale	(i)	94,274,256	240,500,000
		29,330,260,749	27,431,484,975

(i) The Group was committed to sell two parcels of land and a mall.

- During the period ended 30 September 2025, the Group entered into an agreement to sell a parcel of land comprising multiple title deeds. As of the reporting date, the Group has transferred the majority of the title deeds and recognized the disposal, with net proceeds amounting to SR 71 million. A gain on disposal of SR 9.4 million has been recorded under other operating income in the condensed consolidated statement of profit or loss. Remaining title deeds are expected to be transferred before the end of the fourth quarter of 2025. Further, control of these assets is also not transferred to the buyer as of reporting date. Any resulting gain or loss from the subsequent transfer will be recognized in the financial period in which the transaction is completed.
- During the year ended 31 December 2024, the Group entered into an agreement to sell a mall and its land. During the period ended 30 June 2025, the Group transferred the title deed of the property and record the disposal with net proceeds of SR 200 million, resulting in a gain of SR 22 million, which has been recorded under other operating income in the interim condensed consolidated statement of profit or loss. Further, an early evacuation cost of SR 22 million was also recorded under other operating expenses.
- During the year ended 31 December 2023, the Group entered into an agreement to sell a plot of land and are still in the process of completing the required pre-conditions to execute the sale. As the sale is considered highly probable, the carrying value of the land is classified as an asset held for sale under current assets.

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements (continued)

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8. INVESTMENT PROPERTIES (CONTINUED)

A. Investment properties (continued)

On 15 May 2022, there was partial fire outbreak at the Mall of Dhahran in the Eastern Province of Kingdom of Saudi Arabia. Impact of the fire outbreak has been factored in by the valuers in the fair value of the mall. During the period, insurance claim of SR 250 million has been accepted by the insurer during the period and recognized in the interim condensed consolidated statement of profit or loss (refer note 16B).

All leasehold interests meet the definition of an investment property and, accordingly, the Group has accounted for the right-of-use assets as part of investment property as allowed by IFRS 16. The lands are restricted to be used for commercial purposes in relation to the Group's businesses and the right to renew the lease is based on mutual agreements between the parties. If the respective leases are not renewed the land and buildings will be transferred to the lessors at the end of the lease term.

The carrying amount at the reporting date includes the fair value for following:

		30 September 2025 Unaudited	31 December 2024 Audited
Shopping malls on owned lands	(i)	12,664,506,539	12,593,408,177
Shopping malls on leasehold lands	(i)	7,013,757,154	7,191,815,802
Owned lands/buildings held as investment properties	(ii)	419,546,929	548,572,880
Projects under construction	(i) (iii)	9,232,450,127	7,097,688,116
		29,330,260,749	27,431,484,975

(i) Investment properties held for rental

(ii) Investment properties for undetermined future use

(iii) Projects under construction pertain to expenditure relating to malls which are in the course of construction at the end of the reporting period and these are expected to be completed within 2 to 5 years. During the period ended 30 September 2025, the Group capitalized finance costs amounting to SR 325.6 million (30 September 2024: SR 271 million).

Fair value of investment properties

Fair value hierarchy

The fair value measurement for investment property of SR 29,330 million (31 December 2024: SR 27,431 million) has been categorized as a level 3 fair value based on the significant unobservable inputs adopted by the valuer in the valuation technique used which are future retail rental payment terms; discount rates; capitalization rate (yields); forecasted occupancy; and cost to complete projects.

The fair value of investment properties as at the reporting dates for all properties, whether owned or leased, is determined by independent external valuers with appropriate qualifications and experience in the valuation of properties. Effective dates of the valuations are 31 December 2024 and 30 September 2025 and are prepared in accordance with Royal Institution of Chartered Surveyors ("RICS") Global Standards 2020 which comply with the international valuation standards and the RICS Professional Standards. The valuations have been performed by Colliers Saudi Arabia (License no. 1005248198, ValuStart (License no. 1210001039) and NATA Real Estate Appraisal Company (License no. 1210001567), which are accredited in Kingdom of Saudi Arabia. As per the CMA regulations for annual reporting, the Group has opted for the lower of the two valuations for the properties performed by the independent and competent valuers.

Following table shows the valuation technique to measure fair value of investment properties:

Discounted cash flows	The gross fair value (net costs to complete), as applicable, is derived using DCF and is benchmarked against net initial yield.
Comparable transaction	Properties held for future development are valued using comparable methodology which involves analyzing other relevant market transactions.

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
(All amounts in Saudi Riyal unless otherwise stated)

8. INVESTMENT PROPERTIES (CONTINUED)

A. Investment properties (continued)

Fair value of investment properties (continued)

Inter-relationship between key unobservable inputs and fair value measurement

30 September 2025 (Unaudited)

Property	Fair value SR million	Valuation technique	Significant unobservable input	Range
Shopping Malls	19,678	Discounted cash flows	Occupancy (%)	49%-99%
			Future rent growth (%)	0%-2.5%
			Discount rate (%)	8.5%-18.5%
Properties under construction	9,232	Discounted cash flows – Residual method	Occupancy (%)	90%-95%
			Future rent growth (%)	2.5%
			Discount rate (%)	11%-15%
Owned land	420	Comparable transaction	Average price (SR /sqm)	220-8,943

The estimated fair value would increase (decrease) if the discount rates were lower/(higher) and/or the growth rates and occupancy% were higher/(lower).

31 December 2024 (Audited)

Property	Fair value SR million	Valuation technique	Significant unobservable input	Range
Shopping Malls	19,785	Discounted cash flows	Occupancy (%)	64% - 99%
			Future rent growth (%)	2% - 4%
			Discount rate (%)	9% - 18%
Projects under construction	7,098	Discounted cash flows – Residual method	Occupancy (%)	90% - 95%
			Future rent growth (%)	2%
			Discount rate (%)	12% - 15%
Owned land	549	Comparable transaction	Average price (SR /sqm)	220-8,943

Reconciliation of fair value as per the valuer to accounting fair value

Accrued lease income at the reporting date, relating to the accounting for operating lease rentals on a straight -line basis as per IFRS 16 and lease liabilities have been adjusted from the fair valuation as per the valuer, in order to avoid double counting of assets and liabilities, as mentioned below:

	30 September 2025 Unaudited	31 December 2024 Audited
Fair value of land and buildings as per the valuer	26,696,699,771	24,699,818,150
Less: Adjustment for accrued operating lease income	(199,150,428)	(205,977,986)
Add: Carrying amount of lease liabilities	2,832,711,406	2,937,644,811
Total carrying amount of investment properties	29,330,260,749	27,431,484,975

Amounts recognized in the interim condensed consolidated statement of profit or loss for investment properties that generated income.

	Three-month period ended		Nine-month period ended	
	30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
Revenue from investment properties	551,281,825	587,066,758	1,724,531,971	1,759,369,409
Direct operating expenses on properties that generated rental income	(99,445,250)	(100,619,411)	(271,569,085)	(300,390,970)

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
(All amounts in Saudi Riyal unless otherwise stated)

8. INVESTMENT PROPERTIES (CONTINUED)

B. Advance payments for projects under construction

It represents advance payments to the contractor for the construction of shopping malls, which are under various stages of completion.

		Balances	
		30 September 2025	31 December 2024
Name of related party	Relationship	Unaudited	Audited
Lynx Contracting Company	Common shareholder	590,632,781	826,892,735
Others		969,395	1,551,840
		591,602,176	828,444,575

Lynx Contracting Company is a related party controlled by the controlling shareholders of the Group. With the approval of General Assembly of shareholders, the Group has signed a framework agreement with Lynx Contracting Company for the construction of projects and has engaged Lynx Contracting for design and construction services for all of its current Projects under Construction. Business relationships with Lynx are only entered with after due tendering processes and cost verifications from third parties. As is market practice, advance payments are required by the contractor from time to time in relation to design work, mobilization, and advance procurement of long lease items. Advances paid are commensurate with the associated contract values and repayment mechanisms are in place against progress billing.

9. INTANGIBLE ASSET

In July 2025, the Group has recognised an exclusive franchise right arising from a contractual arrangement that grants the exclusive and sub-licensable right to use trademarks within the Kingdom of Saudi Arabia. The franchise right meets the definition of an intangible asset under IAS 38, as it represents identifiable rights controlled by the Group and is expected to generate future economic benefits. The asset is initially measured at cost, representing the present value of future contractual payments, and is amortized over the contractual term of 10 years. Financing component arising from deferred payments is recognized as interest expense over the credit period.

10. INVESTMENTS

		30 September 2025	31 December 2024
		Unaudited	Audited
Investment in equity accounted investees	A	106,916,130	87,717,039
Investments at Fair value through profit for loss ("FVTPL")	B	458,129,125	256,007,454
		565,045,255	343,724,493

A. Investment in equity accounted investees ("EAI")

		30 September 2025	31 December 2024
		Unaudited	Audited
FAS Lab Holding Company (Associate)	(i)	106,666,130	87,467,039
Khozam Mall Real Estate Development Company (Joint venture)	(ii)	250,000	250,000
		106,916,130	87,717,039

- i. This represents 50% equity investment in share capital of FAS Lab Holding Company, a Limited Liability Company incorporated in Kingdom of Saudi Arabia, which is engaged primarily in leading digital initiatives of the Group including but not limited to providing the malls visitors and shoppers with a specialized and advanced loyalty program, simplified and innovative consumer financing solutions and an e-commerce platform.

		30 September 2025	31 December 2024
		Unaudited	Audited
At the beginning of the period / year		87,467,039	78,384,195
Additions during the period / year		22,349,767	16,040,698
Share in results for the period / year		(1,227,047)	(7,089,208)
Prior period adjustment in retained earnings		(2,105,088)	--
Share of other comprehensive income for the period / year		181,459	131,354
At the end of the period / year		106,666,130	87,467,039

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10. INVESTMENTS (CONTINUED)

A. Investment in equity accounted investees ("EAI") (continued)

Summarized financial statements – FAS Lab Holding Company

	30 September 2025 Unaudited	31 December 2024 Audited
Assets	289,792,283	303,931,484
Liabilities	(82,582,337)	(117,812,182)
Net Assets	207,209,946	186,119,302
Net assets attributable to owners of investee	167,577,434	148,242,259
Share of net assets (50%)	83,788,717	74,121,129
Additional contribution	22,877,413	13,345,910
Carrying amount of investee	106,666,130	87,467,039

	30 September 2025 Unaudited	30 September 2024 Unaudited
Revenue	292,166,708	311,763,620
Gross profit	63,687,397	(8,229,685)
Total comprehensive loss	(1,047,307)	(9,060,214)
Loss for the period attributable to partners of the Company	(2,454,093)	(8,440,177)
Share of loss for the period	(1,227,047)	(4,220,089)

No impairment has been recognised over balance of investment in above EAI.

- ii. This represents 50% equity investment in the share capital of Khozam Mall Real Estate Development Company, a closed joint stock Company incorporated in the Kingdom of Saudi Arabia, which is engaged primarily in the construction of real estate projects. The Company was established during the year 2023 and is yet to commence commercial operations.

B. Investments at fair value through profit or loss ("FVTPL")

Name of entity		30 September 2025 Unaudited	31 December 2024 Audited
Al Jawhara Real Estate Fund	(i)	58,266	58,266
Al-Baraka Real Estate Fund	(ii)	200,000,000	--
Other investment	(iii)	258,070,859	255,949,188
		458,129,125	256,007,454

- i. This represents an investment in 80,000 units (0.03%) (31 December 2024: same) of Al Jawhara Real Estate Fund (formerly known as Digital City Fund), purchased for SR 6.8 million and valued at a unit price of SR 0.73 (31 December 2024: SR 0.73). No unrealized fair value gain or loss has been recognized in the interim condensed consolidated statement of profit or loss (30 September 2024: nil).
- ii. This represents an investment in 20 million units (31 December 2024: none) of the Al-Baraka Real Estate Fund at a unit price of SR 10, amounting to SR 200 million. No unrealized fair value gain or loss has been recognized in the interim condensed consolidated statement of profit or loss.
- iii. At 30 September 2025, one of the Group's subsidiaries, Riyadh Real Estate Development Fund, held 139,383 units (31 December 2024: 139,383 units) of Diversified Trade Fund at a unit price of SR 1,851 (31 December 2024: SR 1,836) for trading purposes. Fair value gain of SR 2.1 million has been recognized in the interim condensed consolidated statement of profit or loss (30 September 2024: nil)

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Notes to the interim condensed consolidated financial statements (continued)

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10. INVESTMENTS (CONTINUED)

B. Investments at fair value through profit or loss (“FVTPL”) (continued)

	30 September 2025 Unaudited	31 December 2024 Audited
At the beginning of the period / year	255,949,188	303,026,022
Disposals during the period / year	--	(48,516,565)
Fair value adjustment	2,121,671	1,439,731
At the end of the period / year	258,070,859	255,949,188
Proceeds	--	50,000,000
Carrying amount	--	(48,516,565)
Gain on disposal	--	1,483,435

11. CASH AND CASH EQUIVALENTS

	30 September 2025 Unaudited	31 December 2024 Audited
Bank balances – current accounts	620,964,421	253,157,011
Cash in hand	985,000	935,000
Bank balances – time deposits	--	416,250,000
	621,949,421	670,342,011

12. RELATED PARTY TRANSACTIONS AND BALANCES

For the purpose of these interim condensed consolidated financial statements, a party is considered related to the Group if the Group has the ability, directly or indirectly, to control or exercise significant influence over the party in financial and operating decisions, or vice versa. A party is also considered related if both the Group and the party are subject to common control or if the Group can be directly or indirectly influenced by another party. Related parties may include both individuals and entities. Balances and transactions between the Company and its subsidiaries, which are related parties within the Group, have been eliminated on consolidation.

Key management personnel compensation

The remunerations of directors and other key management personnel (“KMP”) during the three-month and nine-month periods ended 30 September are as follows:

	Three-month period ended		Nine-month period ended	
	30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
Board and committees’ expenses, rewards and allowances	1,456,144	1,290,330	3,865,621	4,231,833
End of service benefits	393,826	535,443	1,419,862	1,397,394
Salaries and short-term benefits	6,837,925	6,654,342	19,844,275	23,449,586
Total key management compensation	7,231,751	7,189,785	21,264,137	24,846,980

Arabian Centres Company (A Saudi Joint Stock Company)
Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
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12. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Related party transactions and balances

	30 September 2025 Unaudited	31 December 2024 Audited
Amounts due from related parties – current portion	177,894,467	408,420,267
Amounts due from related parties – non-current portion	101,925,840	234,967,548
Amounts due from related parties	279,820,307	643,387,815
Amounts due to related parties	316,295,278	234,743,486

Breakdown of amounts due from related parties are presented below:

	30 September 2025 Unaudited	31 December 2024 Audited
Amounts due from related parties – gross	350,785,081	771,881,877
Modification loss on related parties' receivables - net (refer to note below)	(16,138,314)	(36,515,958)
Less: Impairment loss on amounts due from related parties	(54,826,460)	(91,978,104)
Amounts due from related parties – net	279,820,307	643,387,815

During the year ended 31 December 2024, the Group restructured the balances due from certain related parties. As per the restructure agreement, the amounts are receivable over a period of three years, hence, the balances are measured at the present value of the contractual amounts by using the average incremental borrowing rate consequently. Further, during the period ended 30 September 2025, the Group has restructured the balances from the related parties with new payment plans over different payment periods with related parties, for which the Group has recorded contract modification loss of **SR 13.7 million** (30 September 2024: 53.6 million) in interim condensed consolidated statement of profit or loss. For above modifications, finance income of **SR 34.1 million** (30 September 2024: 8.9 million) has been recognized in the interim condensed consolidated statement of profit or loss. For other related parties, outstanding balances at the period-end are unsecured, current in nature, interest free and settlement occurs in cash.

Arabian Centres Company (A Saudi Joint Stock Company)

Notes to the interim condensed consolidated financial statements (continued)

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12. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Related party transactions and balances (continued)

During the period, the Group transacted with its related parties. The terms of those transactions are approved by the management / Board of Directors. The significant transactions and the related amounts are as follows:

Name of related party	Business status	Transactions during the period			Outstanding balances	
		Rental income and other fees/	Services	Total	Due from	Due to
		9-month ended 30 September 2025 (unaudited)	Received**			
<i>Transactions with ultimate parent</i>						
Saudi FAS Holding Company	Closed Joint Stock Company	329,980	--	329,980	6,416,212	--
<i>Transactions with fellow subsidiaries</i>						
Fawaz Abdulaziz Al Hokair Company and its subsidiaries	Joint Stock Company	184,813,475	--	184,813,475	--	--
Abdul Mohsin Al Hokair Group for Tourism and Development and its subsidiaries	Joint Stock Company	19,377,883	--	19,377,883	43,116,092	--
Salman and Sons Holding Company and its associates	Limited Liability Company	22,581,278	--	22,581,278	101,010,940	--
Majd Al Amal Company Limited and its associates	Limited Liability Company	9,256,348	--	9,256,348	42,448,615	--
Tadaris Alnajd Security Company	Limited Liability Company	--	(35,430,997)	(35,430,997)	11,723,582	--
Ezdihar Holding Company and its subsidiaries	Limited Liability Company	27,681,426	--	27,681,426	115,713,768	--
Lynx Contracting Company	Limited Liability Company	--	(1,142,210,376)	(1,142,210,376)	--	(294,041,531)
Others, net	Limited Liability Companies	5,126,267	(24,432,082)	(19,305,815)	30,355,872	(22,253,747)
		269,166,657	(1,202,073,455)	(932,906,798)	350,785,081	(316,295,278)
9-month ended 30 September 2024 (unaudited)				As of 31 December 2024 (Audited)		
<i>Transactions with ultimate parent</i>						
Saudi FAS Holding Company	Closed Joint Stock Company	1,947,547	--	1,947,547	6,447,086	--
<i>Transactions with fellow subsidiaries</i>						
Fawaz Abdulaziz Al Hokair Company and its subsidiaries	Joint Stock Company	211,471,691	--	211,471,691	487,541,807	--
Abdul Mohsin Al Hokair Group for Tourism and Development and its subsidiaries	Joint Stock Company	21,302,975	--	21,302,975	34,876,385	--
Salman & Sons Holding Company and its associates	Limited Liability Company	32,758,430	--	32,758,430	72,774,205	--
Majd Al Amal Company Limited and its associates	Limited Liability Company	12,956,845	--	12,956,845	28,376,076	--
Tadaris Alnajd Security Company	Limited Liability Company	--	(45,683,403)	(45,683,403)	8,950,560	--
Ezdihar Holding Company and its subsidiaries	Limited Liability Company	39,468,641	--	39,468,641	107,539,059	--
Lynx Contracting Company	Limited Liability Company	--	(956,378,454)	(956,378,454)	--	(231,906,096)
Others, net	Limited Liability Companies	7,469,808	(11,127,809)	(3,658,001)	25,376,699	(2,837,390)
		327,375,937	(1,013,189,666)	(685,813,729)	771,881,877	(234,743,486)

* Refer to note 15 for three-month period transactions related to revenue.

** Services received amounts to SR 242.1 million for the three-month period ended 30 September 2025 (30 September 2024: SR 347.7 million).

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Notes to the interim condensed consolidated financial statements (continued)

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13. DIVIDENDS DISTRIBUTION

In its meeting held on 5 Muharram 1447H (corresponding to 30 June 2025), the Ordinary General Assembly of the Company has authorised the Board of Directors to distribute interim dividends on a quarterly or semi-annual basis for the year ending 31 December 2025.

30 September 2025

On 19 Safar 1447H (corresponding to 13 August 2025), the Board of Directors resolved to distribute an interim dividend for the first quarter of the year ending 31 December 2025 amounting to SR 0.375 per share aggregating to SR 178,125,000. The dividend is unpaid as of reporting date and is presented under accounts payable and other liabilities, which has been paid subsequent to reporting date.

On 13 Thul-Qi'dah 1446H (corresponding to 11 May 2025), the Board of Directors resolved to distribute dividends for the fourth quarter of the year ended 31 December 2024 amounting to SR 0.375 per share aggregating to SR 178,125,000. The dividend was paid on 3 July 2025.

On 10 Ramadan 1446H (corresponding to 10 March 2025), the Board of Directors resolved to distribute an interim dividend for the third quarter of the year ended 31 December 2024 amounting to SR 0.375 per share aggregating to SR 178,125,000. The dividend was paid on 6 April 2025.

30 September 2024

On 8 Thul-Qi'dah 1445H (corresponding to 16 May 2024), the Board of Directors resolved to distribute dividends for the first quarter of the year ending 31 December 2024 amounting to SR 0.375 per share aggregating to SR 178,125,000. The dividend was paid on 18 July 2024.

On 15 Ramadan 1445H (corresponding to 26 March 2024), the Board of Directors resolved to distribute an interim dividend for the second half of the year ended 31 December 2023 amounting to SR 0.75 per share aggregating to SR 356,250,000. The dividend was paid on 16 April 2024.

14A. LOANS AND BORROWINGS

		30 September 2025 Unaudited	31 December 2024 Audited
Islamic facilities with banks			
Facility 1	(i)	5,186,931,223	5,182,390,278
Facility 2	(ii)	1,632,279,830	1,080,545,719
Sukuks	(iii)	5,915,123,662	5,909,373,095
		12,734,334,715	12,172,309,092
Loans and Borrowings - Current liabilities		--	34,709,205
Loans and Borrowings – Non-current liabilities		12,734,334,715	12,137,599,887
		12,734,334,715	12,172,309,092

Information about the Group's exposure to interest rate, foreign currency and liquidity risks is included in note 20.

AA. Terms and repayment

(i) Facility 1

During the year ended 31 December 2024, the Group has entered into various long-term Islamic facilities amounting to SR 4.2 billion (equivalent USD 1,120 million), with an additional accordion for SR 1.05 billion, with a syndicate of banks (local and international banks). The facilities include two term Murabha tranches (maturing in 12 years) and revolving Murabha facility (maturing in 5 years). These term Murabaha facilities and revolving murabaha facility are fully utilized as at reporting date.

The long-term loan is repayable in unequal quarterly instalments, starting from third quarter of year 2027 with last installment date in February 2036 and is subject to commission rates based on SIBOR/SOFR plus an agreed commission rate. The pricing applicable to the facilities are linked to sustainability targets i.e. reducing carbon emissions, increasing grid connectivity, and enhancing female representation in leadership roles.

The facilities are secured by security over land and buildings of several malls with carrying amount of SR 8.0 billion.

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14A. LOANS AND BORROWINGS (CONTINUED)

AA. Terms and repayment (continued)

(ii) Facility 2

During the period ended 30 September 2025, the Group has drawn-down SR 555 million (year ended 31 December 2024: SR 521 million) from the facilities. The facility is non-recourse to the Company.

Further, during the period, a subsidiary of the Group has entered into a long-term Islamic facility arrangement amounting to SR 557 million with a local bank. The facility is partially utilized at the reporting period (part of SR 555 million above).

In 2024, a subsidiary of the Group has entered into a long-term facility arrangement amounting to SR 350 million from National Development Fund. The facility is non-recourse to the Company.

In 2023, a subsidiary of the Group has entered into a long-term Islamic facility arrangement amounting to SR 1,000 million with a local bank. The facility is non-recourse to the Company.

In 2022, a subsidiary of the Group has entered into a long-term Islamic facility arrangement amounting to SR 800 million with a local bank.

Above long-term loans are repayable in semi-annual instalments, starting from fourth quarter of year 2026 with last installment date in April 2034, and is subject to commission rates based on SIBOR plus an agreed commission rate. The facility is secured by the lands of projects under construction whose carrying amount as of reporting date is SR 8.6 billion. The above facility agreements contain covenants, which among other things, require certain financial ratios to be maintained. As at 30 September 2025, there has not been any non-compliance observed for any of the covenants.

(iii) Sukuk

During the year ended 31 December 2024, the Company issued Shari'ah compliant Sukuk amounting to USD 710 million (equivalent SR 2,662.5 million), maturing in first quarter of year 2029 with annual yield of 9.5% payable semi-annually. The proceeds from the issuance have been used to refinance the Company's 2019 Sukuk issue. Sukuk Certificates are subject to early redemption at the option of the Company as per specified conditions mentioned in the Sukuk Certificate. During the year ended 31 December 2024, the Sukuk issued in 2019 had been early redeemed.

On 7 April 2021, Arabian Centres Sukuk II Limited (a special purpose company established for the purpose of issuing Sukuk) issued a Five- and half-year International USD denominated Shari'ah compliant Sukuk "Sukuk II Certificates" amounting to USD 650 million (equivalent SR 2,437.5 million), at a par value of USD 0.2 million each, annual yield of 5.625% payable semi-annually. On 28 July 2021, the Company issued additional Sukuk II certificates amounting to USD 225 million (equivalent SR 843.75 million), at a premium of 4.75%, maturing in October 2026. Sukuk Certificates may be subject to early redemption at the option of the Company as per specified conditions mentioned in the Sukuk Certificate.

AB. Reconciliation of carrying amount

30 September 2025 (Unaudited)

	Islamic Facilities with Banks		Sukuks	Total
	Facility 1	Facility 2		
At the beginning of the period	5,249,999,921	1,092,747,346	5,943,750,000	12,286,497,267
Proceeds received during the period	--	554,976,611	--	554,976,611
(i) Un-amortized transaction costs	5,249,999,921	1,647,723,957	5,943,750,000	12,841,473,878
(ii) Deferred Sukuk premium/Discount, net	(63,068,698)	(15,444,127)	(32,900,783)	(111,413,608)
(iii)	--	--	4,274,445	4,274,445
At the end of the period	5,186,931,223	1,632,279,830	5,915,123,662	12,734,334,715

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14A. LOANS AND BORROWINGS (CONTINUED)

AB. Reconciliation of carrying amount (continued)

31 December 2024 (Audited)

	Islamic Facilities with Banks		Sukuks	Total
	Facility 1	Facility 2		
At the beginning of the year	3,327,471,876	571,659,696	5,156,200,000	9,055,331,572
Proceeds received during the year	5,249,999,921	521,087,650	2,662,500,000	8,433,587,571
Repayments made during the year	(3,327,471,876)	--	(1,874,950,000)	(5,202,421,876)
Un-amortized transaction costs	(i) 5,249,999,921	1,092,747,346	5,943,750,000	12,286,497,267
Deferred Sukuk premium/Discount, net	(ii) (67,609,643)	(12,201,627)	(43,402,048)	(123,213,318)
	(iii) --	--	9,025,143	9,025,143
At the end of the year	5,182,390,278	1,080,545,719	5,909,373,095	12,172,309,092

i. Below is the repayment schedule of the principal portion of outstanding long-term loans:

	Islamic facilities with banks	Sukuks	Total
30 September 2025 – Unaudited			
Within one year	--	--	--
Between two to five years	5,790,811,622	5,943,750,000	11,734,561,622
More than five years	1,106,912,256	--	1,106,912,256
	6,897,723,878	5,943,750,000	12,841,473,878

	Islamic facilities with banks	Sukuks	Total
31 December 2024 – Audited			
Within one year	34,709,205	--	34,709,205
Between two to five years	1,132,215,599	5,943,750,000	7,075,965,599
More than five years	5,175,822,463	--	5,175,822,463
	6,342,747,267	5,943,750,000	12,286,497,267

ii. Un-amortized transaction costs movement is as follows:

	Islamic Facilities with Banks		Sukuks	Total
	Facility 1	Facility 2		
At 31 December 2023 – Audited	40,910,564	13,601,627	34,263,790	88,775,981
Arrangement fees paid	72,590,177	--	32,070,639	104,660,816
Amortization for the year	(43,689,240)	--	(20,753,576)	(64,442,816)
Capitalized arrangement fees	(2,201,858)	(1,400,000)	(2,178,805)	(5,780,663)
At 31 December 2024 (Audited)	67,609,643	12,201,627	43,402,048	123,213,318
Arrangement fees paid	--	4,730,000	1,244,265	5,974,265
Amortization for the period	(3,193,087)	--	(10,163,995)	(13,357,082)
Capitalized arrangement fees	(1,347,858)	(1,487,500)	(1,581,535)	(4,416,893)
At 30 September 2025 (Unaudited)	63,068,698	15,444,127	32,900,783	111,413,608

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14A. LOANS AND BORROWINGS (CONTINUED)

AB. Reconciliation of carrying amount (continued)

iii. Deferred Sukuk premium/Discount, net

This represents the premium / discount on further issuances of Sukuk II, Sukuk III, and is amortized over the life of the instrument using the effective interest rate at the date of its initial recognition. Movement is as follows:

	Deferred Discount	Deferred Premium	Total
At 31 December 2023 – Audited	--	20,148,566	20,148,566
Additions during the year	(4,125,000)	--	(4,125,000)
Amortization for the year	297,917	(7,296,340)	(6,998,423)
At 31 December 2024 - Audited	(3,827,083)	12,852,226	9,025,143
Amortization for the period	695,139	(5,445,837)	(4,750,698)
At 30 September 2025- Unaudited	(3,131,944)	7,406,389	4,274,445

14B. LEASES AND OTHER FINANCIAL LIABILITIES

	30 September 2025 Unaudited	31 December 2024 Audited
Lease liabilities	3,066,730,677	3,130,322,427
Payable for acquisition of intangible asset	267,650,727	--
	3,334,381,404	3,130,322,427
Current liabilities		
Lease liabilities	426,604,398	339,625,574
Payable for acquisition of intangible asset	39,593,556	--
Non-current liabilities		
Lease liabilities	2,640,126,279	2,790,696,853
Payable for acquisition of intangible asset	228,057,171	--
	3,334,381,404	3,130,322,427

15. REVENUE

	Three-month period ended		Nine-month period ended	
	30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
Income from leases				
Rental income	495,235,024	532,411,650	1,549,261,682	1,605,601,771
Turnover rent	20,827,120	12,820,778	63,856,248	50,521,483
Revenue from contracts with customers				
Service and management fee income	33,846,363	40,390,404	108,104,328	99,751,595
Commission income on provisions for utilities, net	1,373,318	1,443,926	3,309,713	3,494,560
	551,281,825	587,066,758	1,724,531,971	1,759,369,409

Rental income includes fixed service and management fee income related to utilities, maintenance, cleaning and security charges of Malls' premises as a part of rent for each of the tenants for the period ended 30 September 2025 amount to SR 180.5 million (30 September 2024: SR 185.2 million). Revenue from related parties amounts to SR 77.6 million for the three-month period ended 30 September 2025 (30 September 2024: SR 84.1 million) and SR 269.2 million for the nine-month period ended 30 September 2025 (30 September 2024: SR 327.4 million).

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15. REVENUE (CONTINUED)

Group as a lessor:

The Group has entered into operating leases on its investment properties portfolio consisting of various buildings. These leases have terms between 1 to 5 years. Lease include clauses to enable upward revision of the rental charge depending on the lease agreements. Future minimum rentals receivable under non-cancellable operating leases as at the end of the reporting periods are as follows:

	30 September 2025 Unaudited	30 September 2024 Unaudited
Within one year	1,407,702,307	1,651,962,458
After one year but not more than five years	1,598,013,468	1,785,717,362
More than five years	411,581,613	265,905,877
	3,417,297,388	3,703,585,697

16A. OTHER OPERATING INCOME

	Three-month period ended		Nine-month period ended	
	30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
(Loss) gain on sale of investment properties	(486,697)	(23,310)	31,441,391	(23,310)
Foreign exchange gain	5,018	(2,397,055)	57,645	(130,708)
Insurance claim (note 8)	250,000,000	--	250,000,000	--
Others	3,524,535	5,567,638	7,937,337	9,319,480
	253,042,856	3,147,273	289,436,373	9,165,462

16B. OTHER OPERATING EXPENSES

	Three-month period ended		Nine-month period ended	
	30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
Lease termination costs (note 8)	--	--	(22,000,000)	--
Others	--	--	--	(102,609)
	--	--	(22,000,000)	(102,609)

17. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the profit attributable to the ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the financial period as all the Company's shares are ordinary shares. Diluted earnings per share is calculated by adjusting the basic earnings per share for the weighted average number of additional ordinary shares that would have been outstanding assuming the conversion of all dilutive potential ordinary shares (if any).

	Three-month period ended		Nine-month period ended	
	30 September 2025 Unaudited	30 September 2024 Unaudited	30 September 2025 Unaudited	30 September 2024 Unaudited
Profit attributable to ordinary shareholders	500,651,305	334,649,223	1,190,471,574	866,100,377
Weighted average number of ordinary shares	474,957,268	474,941,661	474,957,268	474,941,661
Basic and diluted earnings per share	1.05	0.70	2.51	1.82

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18. OPERATING SEGMENTS

The Group's activities and business lines used as a basis for the financial reporting are consistent with the internal reporting process and information reviewed by Chief Executive Officer, who is the Chief operating decision maker ("CODM"). Management considers the operations of the Group as a whole as one operating segment as all subsidiaries engage in similar business activities. The Group's revenue, gross profit, investment properties, total assets and total liabilities pertaining to the Group's operations as a whole are presented in the interim condensed consolidated financial statements. All of the Group's operations are conducted in KSA. Hence, geographical information is not applicable in this case. Revenue from top five customers represents 24% (30 September 2024: 22.2%) of the total Group's revenue.

19. ZAKAT

Movement in zakat provision during the period were as follows:

	30 September 2025 Unaudited	31 December 2024 Audited
At the beginning of the period / year	76,360,657	68,384,195
Charge for the period / year	34,666,666	44,000,000
Payments during the period / year	(19,537,729)	(36,023,538)
At the end of the period / year	91,489,594	76,360,657

Status of zakat assessment

The Group submitted zakat return upto the year ended 31 December 2024 and obtained provisional zakat certificate from to Zakat, Tax and Customs Authority ("ZATCA"). The Company received final zakat assessments until the year ended 31 December 2022. Zakat return for the years ended 31 December 2023 and 31 December 2024 is still under review by ZATCA. Until the year ended 31 March 2019 (i.e. the Company completed its IPO), the majority shareholder, FAS Real Estate Company Limited, prepared and submitted combined zakat returns for its wholly owned subsidiaries, including Arabian Centres Company. The majority shareholder received final assessment order for zakat until the year ended 31 March 2016.

20. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT

A. Accounting classification and fair values

Financial instruments have been categorized as follows:

		30 September 2025 Unaudited	31 December 2024 Audited
Financial assets			
Investments at fair value through profit or loss ("FVTPL")	10	458,129,125	256,007,454
Other financial assets		66,563,240	44,313,130
Amounts due from related parties	12	279,820,307	643,387,815
Accounts receivable and others		625,039,896	482,886,879
Accrued revenue		199,150,428	205,977,986
Cash and cash equivalents	11	621,949,421	670,342,011
		2,250,652,417	2,302,915,275

		30 September 2025 Unaudited	31 December 2024 Audited
Financial liabilities			
Loans and borrowings	14	12,734,334,715	12,172,309,092
Leases and other financial liabilities		3,334,381,404	3,130,322,427
Accounts payable		345,694,444	180,634,812
Tenants' security deposits		84,006,235	105,755,795
Amount due to related parties	12	316,295,278	234,743,486
Other liabilities		343,105,509	363,943,714
		17,157,817,585	16,187,709,326

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20. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTINUED)

B. Financial risk management

Following table presents the Group's financial instruments measured at fair value at 30 September 2025 and 31 December 2024. There were no transfers between Level 1 and Level 3 fair value measurements during the period. The fair value increase on financial instruments categorised within Level 1 of SR 2.12 million during the nine-month period ended 30 September 2025 was recorded in the interim condensed consolidated statement of profit or loss:

Financial assets	30 September 2025 – Unaudited				
	Carrying amount	Fair value			Total
		Level 1	Level 2	Level 3	
Investment at FVTPL					
Al Jawhara Real Estate Fund	58,266	--	--	58,266	58,266
Other Investments					
Riyadh SR Diversified Trade Fund	258,070,859	258,070,859	--	--	258,070,859
Al-Barakah Fund	200,000,000	--	--	200,000,000	200,000,000
31 December 2024-Audited					
Financial assets	Carrying amount	Fair value			Total
		Level 1	Level 2	Level 3	
Investment at FVTPL					
Al Jawhara Real Estate Fund	58,266	--	--	58,266	58,266
Other Investments					
Riyadh SR Diversified Trade Fund	255,949,188	255,949,188	--	--	255,949,188

The Group has exposure to the following risk arising from financial instruments:

- Credit risk
- Liquidity risk
- Market risk (including commission rate risk, real estate risk and currency risk)
- Capital management risk

The Group's principal financial liabilities are loans and borrowings. The main purpose of the Group's loans and borrowings is to finance the acquisition and development of the Group's investment properties portfolio. The Group has accounts receivable, amounts due to and from related parties, leases and other financial liabilities, accounts payable and cash and bank balances that arise directly from its operations.

i. Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risks from its leasing activities, including deposits with banks and financial institutions.

Credit risk is managed by requiring tenants to pay rentals in advance. The credit quality of the tenant is assessed based on an extensive credit rating scorecard at the time of entering into a lease agreement. Outstanding tenants' receivables are regularly monitored. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial asset.

Bank balances and deposits are held with local banks with sound external credit ratings.

Financial instruments and cash deposit

Credit risk from balances with banks and financial institutions is managed by Company's treasury in accordance with the Group's policy. Cash is substantially placed with national banks with sound credit ratings ranging BBB+ and above or in money market instruments from reputable managers associated with leading domestic banks. The Group does not consider itself exposed to a concentration of credit risk with respect to banks due to their strong financial background.

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20. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTINUED)

B. Financial risk management (continued)

i. Credit risk (continued)

Accounts Receivable and accrued revenue

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and sector in which customers operate.

Each entity within the group has established a credit policy under which each new customer is analyzed individually for creditworthiness before the entity's standard payment and delivery terms and conditions are offered. The review includes financial statements, industry information and in some cases bank references. Credits to each customer are reviewed periodically. The Group limits its exposure to credit risk by offering credit terms which are typically not longer than three months on average.

In monitoring customer credit risk, customers are grouped according to their credit characteristics, trading history with the Group and existence of previous financial difficulties.

Loss rates are based on actual historic credit loss experience. These rates are multiplied by scalar factors to reflect differences between economic conditions during the year over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables. Scalar factors are based on actual and forecast gross domestic product growth.

Following table provides information about the exposure to credit risk and ECLs for accounts receivable from customers after adjusting with Loss given Default ("LGD") ratio as at 30 September 2025 and 31 December 2024.

30 September 2025 - Unaudited			
	Gross carrying amount	Weighted-average loss	Loss allowance (%)
0-90 days	138,881,108	15,131,607	10.9%
91-180 days	150,260,400	26,433,724	17.6%
181-270 days	85,163,921	27,456,663	32.2%
271-360 days	84,383,219	34,884,547	41.3%
More than 360 days	728,037,435	457,779,646	62.9%
	1,186,726,083	561,686,187	

31 December 2024 - Audited			
	Gross carrying amount	Weighted-average loss	Loss allowance (%)
0-90 days	84,375,756	10,810,219	12%
91-180 days	91,644,631	20,124,491	22%
181-270 days	71,444,907	20,180,788	28%
271-360 days	69,059,028	22,532,176	33%
More than 360 days	590,118,127	350,107,896	59%
	906,642,449	423,755,570	

Due from related parties

An impairment analysis is performed at each reporting date on an individual basis for the major related parties. The maximum exposure to credit risk at the reporting date is the carrying value of the amounts due from related parties. The Group does not hold collateral as a security. This assessment is undertaken each financial year through examining the financial position of the related parties and the market in which the related parties operate. The Group evaluates the risk with respect to due from related parties as low, as the majority of the related parties are owned by the same shareholders.

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20. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTINUED)

B. Financial risk management (continued)

ii. Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation. The management believes that the Group is not exposed to significant risks in relation to liquidity and maintains different lines of credit. At reporting date, the Group was in a net current assets position amounting to SR 370 million (31 December 2024: SR 1,272 million).

Below table summarizes the maturity profile of the Group's financial liabilities based on contractual undiscounted payments:

Contractual maturities of financial liabilities:	Carrying amount	Less than 6 months	Between 6 and 12 months	Between 1 and 2 years	Between 2 and 5 years	Over 5 years	Total
30 September 2025-Unaudited							
Accounts payable	345,694,444	345,694,444	--	--	--	--	345,694,444
Other non-current liabilities	5,168,588	--	--	5,168,588	--	--	5,168,588
Other liabilities	421,943,156	421,943,156	--	--	--	--	421,943,156
Due to related parties	316,295,278	316,295,278	--	--	--	--	316,295,278
Leases and other financial liabilities	3,334,381,404	420,574,678	190,031,704	354,132,210	882,488,112	3,765,513,524	5,612,740,228
Loans and borrowings	12,734,334,715	445,748,289	404,046,374	4,152,653,960	9,449,038,888	1,112,261,944	15,563,749,455
	17,157,817,585	1,950,255,845	594,078,078	4,511,954,758	10,331,527,000	4,877,775,468	22,265,591,149
31 December 2024-Audited							
Accounts payable	180,634,812	180,634,812	--	--	--	--	180,634,812
Other non-current liabilities	22,464,724	--	--	17,240,970	5,223,754	--	22,464,724
Other liabilities	447,234,785	437,930,162	9,304,623	--	--	--	447,234,785
Due to related parties	234,743,486	234,743,486	--	--	--	--	234,743,486
Lease and other financial liabilities	3,130,322,427	365,791,038	135,883,976	332,874,763	788,303,550	3,844,040,921	5,466,894,248
Loans and borrowings	12,172,309,092	1,208,079,447	419,629,501	4,140,448,470	5,383,698,309	4,425,822,542	15,577,678,269
	16,187,709,326	2,427,178,945	564,818,100	4,490,564,203	6,177,225,613	8,269,863,463	21,929,650,324

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20. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTINUED)

B. Financial risk management (continued)

iii. Market risk

Market risk is the risk that changes in market prices, such as currency rates and interest rates that will affect the Group's profit or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Commission rate risk

Commission rate risk is the risk that the value of financial instruments will fluctuate due to changes in the market commission rates. The Group has no significant commission bearing long-term assets, but has commission bearing liabilities at 30 September 2025 and 31 December 2024. The Group manages its exposure to commission rate risk by continuously monitoring movements in commission rates.

The following table demonstrates the sensitivity of the Group to a reasonably possible change, with all other variables held constant, of the Group's profit before zakat (through the impact on floating rate borrowings):

Gain (loss) through the interim condensed consolidated statement of profit or loss	Nine-month period ended 30 September 2025 Unaudited	Nine-month period ended 30 September 2024 Unaudited
Floating rate debt:		
SIBOR +100bps	(51,732,929)	(37,874,999)
SIBOR -100bps	51,732,929	37,874,999

Real estate risk

The Group has identified the following risks associated with the real estate portfolio:

- The cost of the development projects may increase if there are delays in the planning process. The Group uses advisors who are experts in the specific planning requirements in the project's location in order to reduce the risks that may arise in the planning process.
- A major tenant may become insolvent causing a significant loss of rental income and a reduction in the value of the associated property. To reduce this risk, the Group reviews the financial status of all prospective tenants and decides on the appropriate level of security required via rental deposits or guarantees.

Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. Currency risk arises from recognized assets and liabilities which are denominated in currency that is not Group's functional currency. The Group has certain US Dollar denominated financial liabilities which are not exposed to significant currency risk as Group's functional currency is pegged to US Dollar.

iv. Capital management risk

The Board's policy is to maintain an efficient capital base as to maintain investor, creditor and market confidence and to sustain future development of its business. The Board of Directors monitor the return on capital employed and the level of dividends to ordinary shareholders.

The Group's objectives when managing capital are:

- to safeguard the entity's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and
- to provide an adequate return to shareholders

The Group monitors capital using a ratio of 'net debt' to 'equity'. Net debt is calculated as total liabilities less cash and cash equivalents and short-term investments held for trading. The Group's net debt to equity ratio at 30 September 2025 was as follows.

Arabian Centres Company (A Saudi Joint Stock Company)
Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
(All amounts in Saudi Riyal unless otherwise stated)

20. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTINUED)

B. Financial risk management (continued)

iv. Capital management risk (continued)

	30 September 2025 Unaudited	31 December 2024 Audited
Total liabilities	17,866,243,696	16,624,509,056
Cash and cash equivalents	(621,949,421)	(670,342,011)
Other investments	(258,070,859)	(255,949,188)
Net debt	16,986,223,416	15,698,217,857
Total equity	15,488,953,130	14,828,036,823
Net debt to equity	1.10	1.06

21. COMMITMENTS AND CONTINGENCIES

	30 September 2025 Unaudited	31 December 2024 Audited
Commitments for projects under construction (i)	4,433,813,721	4,376,754,571
Outstanding bank guarantees	53,350,000	11,164,208

(i) These commitments pertain to construction of shopping malls across the Kingdom of Saudi Arabia.

22. SUMMARIZED FINANCIAL INFORMATION OF MATERIAL SUBSIDIARIES

The following are the summarized financial statements of material subsidiaries consolidated within the Group's interim condensed consolidated financial statements:

30 September 2025 - Unaudited	Al-Qasseem Company for Entertainment and Commercial Projects Owned by Abdulmohsin Alhokair and Company	Riyadh Real Estate Development Funds Jawharat Jeddah	Riyadh Real Estate Development Funds Jawharat Riyadh	Tijan Fund
Assets				
Investment properties	152,268,080	3,078,490,698	4,118,614,848	409,235,153
Cash and cash equivalents	--	27,275,410	2,497,518	103,618,989
Other assets	11,964,711	56,830,574	150,628,153	1,546,513
	164,232,791	3,162,596,682	4,271,740,519	514,400,655
Liabilities				
Loans and borrowings	--	597,429,475	924,120,354	110,730,000
Lease liabilities	56,020,915	--	--	--
Other liabilities	19,771,732	12,521,641	24,523,356	7,011,951
	75,792,647	609,951,116	948,643,710	117,741,951
Net assets	88,440,144	2,552,645,566	3,323,096,809	396,658,704
Non-Controlling Interest	49,420,916	--	--	--
31 December 2024 - Audited				
Assets				
Investment properties	153,678,756	2,783,011,705	3,848,078,294	--
Cash and cash equivalents	--	27,615,276	88,418,919	--
Other assets	21,890,234	170,635,320	413,800,940	--
	175,568,990	2,981,262,301	4,350,298,153	--

Arabian Centres Company (A Saudi Joint Stock Company)
Notes to the interim condensed consolidated financial statements (continued)

For the nine-month period ended 30 September 2025
(All amounts in Saudi Riyal unless otherwise stated)

22. SUMMARIZED FINANCIAL INFORMATION OF MATERIAL SUBSIDIARIES (CONTINUED)

31 December 2024 – Audited	Al-Qasseem Company for Entertainment and Commercial Projects Owned by Abdulmohsin Alhokair and Company	Riyadh Real Estate Development Funds Jawharat Jeddah	Riyadh Real Estate Development Funds Jawharat Riyadh	Tijan Fund
Liabilities				
Loans and borrowings	--	458,970,644	621,575,075	--
Lease liabilities	54,041,050	--	--	--
Other liabilities	10,836,574	34,071,378	24,869,622	--
	64,877,624	493,042,022	646,444,697	--
Net assets	110,691,366	2,488,220,279	3,703,853,456	--
Non-controlling interest	42,753,264	--	--	--

Nine-month period ended 30 September 2025 -Unaudited

Statement of profit or loss

Revenue	40,985,749	--	--	--
Gross profit	33,326,050	--	--	--
Profit (loss) for the period	13,335,303	(7,832,274)	(8,552,939)	(11,486,118)

Nine-month period ended 30 September 2024 - Unaudited

Statement of profit or loss

Revenue	37,553,449	--	--	--
Gross profit	26,826,636	--	--	--
Profit (loss) for the period	3,012,243	(5,191,731)	(11,380,769)	--

23. EVENTS AFTER THE REPORTING DATE

Management believes that no significant subsequent event since the nine-month period ended 30 September 2025 would have a material impact on the financial position of the Company as reflected in these interim condensed consolidated financial statements.

24. APPROVAL OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

These interim condensed consolidated financial statements were approved by the Board of Directors for issuance on 11 Jumada Al-Ula 1447H (corresponding to 2 November 2025).