

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

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

**FOR THE THREE-MONTH AND SIX-MONTH PERIOD ENDED
30 JUNE 2026 (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 SIX-MONTH PERIODS ENDED 30 JUNE 2026

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INDEPENDENT AUDITOR'S REVIEW REPORT ON THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

To the Shareholders of Dar Al Majid Real Estate Company
(A Saudi 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 June 2026, and the related interim condensed consolidated statement of profit or loss and the interim consolidated statement of comprehensive income for the three-month and six-month periods ended 30 June 2026, and the related interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the six-month period then ended, and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34, "Interim Financial Reporting" ("IAS 34") as endorsed in the Kingdom of Saudi Arabia. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

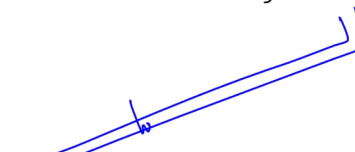
Scope of Review

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

Conclusion

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

for Ernst & Young Professional Services


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



Riyadh: 21 Safar 1448 H
(4 August 2026)

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

		30 June 2026 (Unaudited)	31 December 2025 (Audited)
	Note	ﷲ	ﷲ
ASSETS			
NON-CURRENT ASSETS			
Properties and building improvements	4	31,156,399	32,012,620
Right-of-use assets		4,052,545	2,094,327
Right-of-land development assets		79,964,306	73,168,435
Investment properties	5	461,549,721	434,628,526
Properties inventory under development	6	1,015,557,567	1,141,385,915
Prepayments for the purchase of investments		51,852,870	18,075,735
Finance lease contracts		1,133,333	4,202,978
Investment in associates	7	201,743,914	173,734,999
Investment in equity instruments at fair value through other comprehensive income	8	100,640,640	112,991,089
Financial assets at fair value through profit or loss		72,629,594	68,485,162
TOTAL NON-CURRENT ASSETS		2,020,280,889	2,060,779,786
CURRENT ASSETS			
Properties inventory	6	403,031,207	376,718,318
Trade receivables		18,553,226	54,374,774
Contract assets	9	301,388,522	117,980,552
Prepaid expenses and other current assets		170,751,886	164,852,689
Amounts due from related parties	10-1	18,562,796	7,398,437
Cash and cash equivalents	11	60,079,685	100,686,341
Restricted cash	12	150,335,600	216,921,301
TOTAL CURRENT ASSETS		1,122,702,922	1,038,932,412
TOTAL ASSETS		3,142,983,811	3,099,712,198
EQUITY AND LIABILITIES			
EQUITY			
Share capital		300,000,000	300,000,000
Reserve		44,598,701	44,598,701
Fair value reserve on investments at fair value through other comprehensive income	8	20,599,576	32,950,025
Retained earnings		790,347,807	710,020,589
Equity attributable to shareholders of the Parent Company		1,155,546,084	1,087,569,315
Non-controlling interest		6,500,893	18,649,820
TOTAL EQUITY		1,162,046,977	1,106,219,135
LIABILITIES			
NON-CURRENT LIABILITIES			
Bank facilities	13	829,721,274	975,136,677
Employee's defined benefit liabilities		5,801,632	7,455,105
Land development contract liability		38,112,607	47,123,777
Lease liability		4,797,073	5,838,390
Contract liabilities		26,246,861	46,017,145
TOTAL NON-CURRENT LIABILITIES		904,679,447	1,081,571,094
CURRENT LIABILITIES			
Bank facilities	13	473,908,797	328,105,335
Lease liability		5,446,354	5,091,710
Land development contract liability		34,041,606	26,044,658
Trade and other payables		388,919,532	354,368,700
Contract liabilities		101,505,056	120,453,897
Amounts due to related parties	10-2	70,605,049	69,877,367
Zakat provision	14	1,830,993	7,980,302
TOTAL CURRENT LIABILITIES		1,076,257,387	911,921,969
TOTAL LIABILITIES		1,980,936,834	1,993,493,063
TOTAL EQUITY AND LIABILITIES		3,142,983,811	3,099,712,198

Chief Executive Financial Officer
Mohammed Salah

Chief Executive Officer
Abdelsalam Al Majid

Chairman of the Board of Directors
Khalid Al Majid

The accompanying notes 1 to 23 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 AND SIX-MONTH PERIODS ENDED 30 JUNE 2026

	Note	<i>For the three-month period ended</i>		<i>For the six-month period ended</i>	
		<i>30 June 2026</i>	<i>30 June 2025</i>	<i>30 June 2026</i>	<i>30 June 2025</i>
		<i>(Unaudited)</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>	<i>(Unaudited)</i>
		ﷲ	ﷲ	ﷲ	ﷲ
Revenue from sale of property units	15-1	257,140,160	142,016,643	426,207,880	319,708,413
Revenue from sale of lands	15-1	-	242,192,000	-	314,497,870
Cost of sales of property units	15-2	(204,838,125)	(111,995,430)	(338,529,502)	(248,636,294)
Cost of sales of land	15-2	-	(170,158,470)	-	(208,344,652)
Profit from sale of property units and lands		52,302,035	102,054,743	87,678,378	177,225,337
Revenue from real estate development	15-1	2,983,987	4,821,320	19,551,400	11,467,973
Revenue from real estate commission	15-1	16,856,742	29,265,307	23,155,559	34,089,450
Operating cost – development and commission	15-2	(5,517,486)	(4,298,349)	(9,113,710)	(9,229,855)
Profit from real estate development and commission		14,323,243	29,788,278	33,593,249	36,327,568
Revenue from sale of investment property	15-1	-	-	6,281,240	-
Cost of sales – investment property	15-2	-	-	(6,034,376)	-
Gains from valuation on investment properties	5	247,143	105,223	7,069,242	55,994,427
Profit from investment properties		247,143	105,223	7,316,106	55,994,427
Rental revenue	15-1	7,117,955	2,191,269	12,975,644	5,010,607
Depreciation of right-of-use assets	15-2	(283,469)	(174,528)	(497,203)	(349,055)
Rental cost	15-2	(673,077)	(303,204)	(1,084,858)	(654,681)
Rental profit		6,161,409	1,713,537	11,393,583	4,006,871
Maintenance revenue	15-1	4,137,000	4,137,000	8,274,000	8,274,000
Maintenance cost	15-2	(4,611,204)	(3,232,959)	(7,252,737)	(7,625,057)
Maintenance (losses) profit		(474,204)	904,041	1,021,263	648,943
Gross profit		72,559,626	134,565,822	141,002,579	274,203,146
General and administration expenses		(14,843,055)	(11,876,426)	(20,666,554)	(24,784,821)
Selling and marketing expenses		(2,264,041)	(11,689,476)	(5,768,009)	(13,475,878)
OPERATING PROFIT		55,452,530	110,999,920	114,568,016	235,942,447
Finance costs		(14,226,107)	(3,099,968)	(28,211,384)	(7,828,675)
Share of results of associates	7	(921,100)	(5,188,821)	(1,891,911)	(5,188,821)
Other revenue, net		2,261,304	3,115,720	5,198,460	3,163,998
Losses from valuation of financial asset at fair value through profit or loss		(967,152)	9,750,966	(7,943,454)	7,536,579
Profit for the period before zakat		41,599,475	115,577,817	81,719,727	233,625,528
Zakat	14	(133,666)	(1,500,000)	(1,374,072)	(3,809,217)
Net profit for the period		41,465,809	114,077,817	80,345,655	229,816,311
Attributable to:					
Parent Company's shareholders		41,664,333	110,310,530	80,327,218	212,218,222
Non-controlling interest		(98,524)	3,767,287	18,437	17,598,089
		41,465,809	114,077,817	80,345,655	229,816,311

Earnings per share (ﷲ):

Basic and diluted earnings per share from the profit for the period attributable to the Parent Company's shareholders

	15	0.14	0.37	0.27	0.71
Chief Executive Financial Officer					
Mohammed Salah					
Chief Executive Officer					
Abdelsalam Al Majid					
Chairman of the Board of Directors					
Khalid Al Majid					

The accompanying notes 1 to 23 form an integral part of these interim condensed consolidated financial statements.

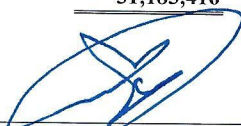
DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THREE AND SIX-MONTH PERIODS ENDED 30 JUNE 2026

	Note	For the three-month period ended 30 June 2026 (Unaudited)	30 June 2025 (Unaudited)	For the six-month period ended 30 June 2026 (Unaudited)	30 June 2025 (Unaudited)
Profit for the period		41,465,809	114,077,817	80,345,655	229,816,311
Other comprehensive (loss) income					
<i>Other comprehensive income that will not be reclassified to profit or loss in subsequent periods</i>					
Unrealized (loss) profit from change in fair value on investment in equity instruments	8	(10,282,393)	(1,504,041)	(12,350,449)	14,100,385
Total other comprehensive (loss) income for the period		(10,282,393)	(1,504,041)	(12,350,449)	14,100,385
Total comprehensive income for the period		31,183,416	112,573,776	67,995,206	243,916,696
Total comprehensive income attributable to:					
Parent Company's shareholders		31,381,940	108,806,489	67,976,769	226,318,607
Non-controlling interest		(198,524)	3,767,287	18,437	17,598,089
		31,183,416	112,573,776	67,995,206	243,916,696



Chief Executive Financial Officer
Mohammed Salah



Chief Executive Officer
Abdelsalam Al Majid



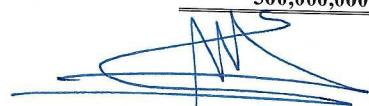
Chairman of the Board of Directors
Khalid Al Majid

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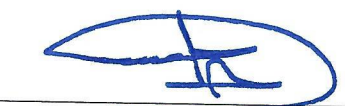
DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

	Share capital س.م	Reserve س.م	Fair value reserve on investment at fair value through other comprehensive income س.م	Retained earnings س.م	Total equity attributable to the Parent Company's shareholders س.م	Non-controlling interest س.م	TOTAL EQUITY س.م
As at 31 December 2024 (Audited)	300,000,000	44,598,701	84,463,434	447,231,690	876,293,825	36,391,862	912,685,687
Net profit for the period	-	-	-	212,218,222	212,218,222	17,598,089	229,816,311
Other comprehensive Income	-	-	14,100,385	-	14,100,385	-	14,100,385
Total comprehensive income for the period	-	-	14,100,385	212,218,222	226,318,607	17,598,089	243,916,696
Dividends (note 18)	-	-	-	-	-	(43,066,355)	(43,066,355)
As at 30 June 2025 (Unaudited)	300,000,000	44,598,701	98,563,819	659,449,912	1,102,612,432	10,923,596	1,113,536,028
As at 31 December 2025 (Audited)	300,000,000	44,598,701	32,950,025	710,020,589	1,087,569,315	18,649,820	1,106,219,135
Net profit for the period	-	-	-	80,327,218	80,327,218	18,437	80,345,655
Other comprehensive loss	-	-	(12,350,449)	-	(12,350,449)	-	(12,350,449)
Total other comprehensive income	-	-	(12,350,449)	80,327,218	67,976,769	18,437	67,995,206
Dividends (note 18)	-	-	-	-	-	(12,167,364)	(12,167,364)
As at 30 June 2026 (Unaudited)	300,000,000	44,598,701	20,599,576	790,347,807	1,155,546,084	6,500,893	1,162,046,977


Chief Executive Financial Officer
Mohammed Salah


Chief Executive Officer
Abdelsalam Al Majid

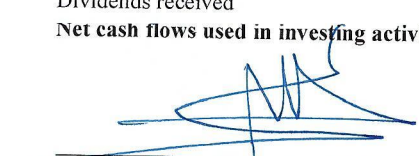

Chairman of the Board of Directors
Khalid Al Majid

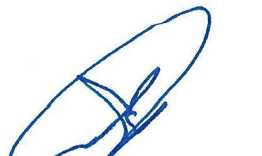
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DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
(A SAUDI JOINT STOCK COMPANY)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

		<i>For the six-month period ended 30 June 2026 (Unaudited)</i>	<i>For the six-month period ended 30 June 2025 (Unaudited)</i>
	<i>Note</i>	<i>ﷲ</i>	<i>ﷲ</i>
OPERATING ACTIVITIES			
Profit for the period before zakat		81,719,727	233,625,528
<i>Adjustments to reconcile profit before zakat to net cash flows:</i>			
Depreciation of properties and building improvements	4	1,095,579	471,151
Depreciation of right-of-use assets		497,203	349,055
Profit on disposal of property and equipment		-	(47,000)
Losses from finance lease contracts		-	740,235
Losses (gains) from valuation of financial asset at fair value through profit or loss		7,943,454	(7,536,579)
Gains from valuation on investment properties	5	(7,069,242)	(55,994,427)
Dividends		-	(1,219,374)
Share of the results of an associate	7	1,891,911	5,188,821
(Reversal of) / provision for employees' defined benefit liabilities		(530,896)	740,500
Finance interests		(177,987)	(280,612)
Finance cost		47,857,356	7,828,675
		<u>133,227,105</u>	<u>183,865,973</u>
<i>Working capital adjustments:</i>			
Properties inventory under development – non current		99,606,428	(191,611,469)
Properties inventory		(26,312,889)	253,676,893
Contract assets		(183,407,970)	23,358,744
Restricted cash		66,585,701	(193,972,296)
Trade receivables		35,821,548	21,572,065
Prepayments and other current assets		(4,596,565)	(8,326,191)
Finance lease contracts		1,945,000	2,295,000
Amounts due from related parties		(11,164,359)	(4,555,100)
Trade and other payables		33,530,375	12,338,669
Contract liabilities		(38,719,125)	13,841,540
		<u>106,515,249</u>	<u>112,483,828</u>
Finance cost paid		(46,563,647)	(55,222,940)
Zakat Paid	14	(7,523,381)	(11,250,534)
Employee defined benefit liabilities paid		(1,122,577)	(43,132)
Net cash flows from operating activities		<u>51,305,644</u>	<u>45,967,222</u>
INVESTING ACTIVITIES			
Additions to properties and building improvements	4	(239,358)	(5,369,883)
Proceeds from sale of property and equipment		-	47,000
Disposals of investment properties	5	6,034,376	-
Addition to investment properties	5	(2,312,857)	-
Prepayments for the purchase of investments		(33,777,135)	(18,075,735)
Purchase of financial assets at fair value through profit or loss		(13,000,000)	(122,356,590)
Proceeds from sales of financial assets at fair value through profit or loss		912,114	7,325,000
Investment in associate	7	(29,900,826)	-
Dividends received		-	1,219,374
Net cash flows used in investing activities		<u>(72,283,686)</u>	<u>(137,210,834)</u>


Chief Executive Financial Officer
Mohammed Salah


Chief Executive Officer
Abdelsalam Al Majid

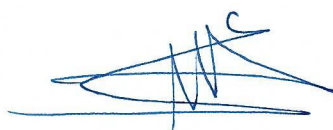

Chairman of the Board of Directors
Khalid Al Majid

The accompanying notes 1 to 23 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 SIX-MONTH PERIOD ENDED 30 JUNE 2026

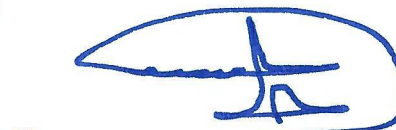
		<i>For the six-month period ended 30 June 2026 (Unaudited)</i>	<i>For the six-month period ended 30 June 2025 (Unaudited)</i>
		ﷲ	ﷲ
FINANCING ACTIVITIES			
Proceeds from bank facilities	13	1,171,684,542	1,103,342,012
Bank facilities paid	13	(1,171,296,483)	(948,087,011)
Amounts due to related parties		727,682	(81,538,900)
Lease liability paid		(3,415,346)	(750,000)
Land development contract liability paid		(5,161,645)	-
Dividends paid		(12,167,364)	(43,066,355)
Net cash flows (used in) generated from financing activities		(19,628,614)	29,899,746
Net decrease in cash and cash equivalents			
		(40,606,656)	(61,343,866)
Cash and cash equivalents at the beginning of the period		100,686,341	153,251,322
Cash and cash equivalents at end of the period	11	60,079,685	91,907,456
SIGNIFICANT NON-CASH TRANSACTIONS:			
Investment properties transferred from properties inventory	5, 6	23,573,472	181,580,396
Finance and transaction cost capitalized	6	19,372,720	(47,394,265)
Recognition of right-of-use and lease liability		2,455,421	11,680,100
Recognition of right-of-use and lands development liability		10,973,473	-
Accrued land development contracts liabilities		(10,323,289)	-
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
Abdelsalam Al Majid



Chairman of the Board of Directors
Khalid Al Majid

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

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

1 CORPORATE INFORMATION

Dar Al Majid Real Estate Company - a Saudi Joint Stock Company (referred to in the consolidated financial statements as the "Company" or the "Parent Company") under the companies' law in the Kingdom of Saudi Arabia under unified number 7001852156 and commercial register No. 1010417874 issued on 20 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 Salem Sons of Abdul Rahman Al Majid Real Estate Company with a share capital of SR 100,000. On 7 Rabi' al-Thani 1442H (corresponding to 22 November 2020), the Company increased its share capital to SR 300,000,000 and was converted into a Closed Joint Stock Company.

On 27 Thul-Qi'dah 1445H (corresponding to 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 SR 10 to SR 1.

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 SR 10 to SR 1. On 27 Thul-Qi'dah 1445H (corresponding to 4 June 2024), the Company's Board of Directors resolved to offer the for Company 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 institutional investors. The offered shares represent 30% of the Group's share capital after the offering, amounting to 300 million shares.

On 20 Ramadhan 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 institutional investors. On 18 Rabi' al-Awwal 1447H (corresponding to 10 September 2025), The Company was listed under the Tadawul code 4326 and the ISIN: 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 Article of Association to convert from a Closed Joint Stock Company to a Public Joint stock Company.

On 25 Rajab 1447H (corresponding to 14 January 2026), the Company announced the results of the Extraordinary General Assembly meeting (first meeting), approving the transfer of the Company's statutory reserve balance amounting to SR 44,598,701 to retained earnings, and approving the amendment of the Company's by-laws to align with its transformation into a Listed Joint Stock Company. The procedures for issuing the Company's new by-laws were not completed until the approval of these interim condensed consolidated financial statements.

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.

The geopolitical situation

During the period ended 30 June 2026, geopolitical tensions in the Middle East escalated, resulting in a regional instability. As of the issuance date of these interim condensed consolidated financial statements, the Group has not identified any material impact on its operations, supply chains, or financial position. Management continues to monitor the geopolitical situation in the Middle East to assess whether any further escalation or continuation of the conflict may have an impact on the Group's operations and results.

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

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

1 CORPORATE INFORMATION (Continued)

(a) Consolidated subsidiaries

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

<i>Name</i>	<i>Country of incorporation</i>	<i>% of shareholding</i>	
		<i>30 June 2026</i>	<i>31 December 2025</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% stake in Jadet Al Rabea Real Estate Company. The remaining shares are in name of other individual shareholders, the Group manage and control all the operations, financial and strategy of the Company, therefore, it has been consolidated in these interim condensed consolidated financial statements.

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

2 BASIS OF PREPARATION

a) Statement of compliance

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

The material accounting policies adopted in the preparation of these interim condensed consolidated financial statements are consistent with those followed in the preparation of the annual financial statements for the year ended 31 December 2025, except for the new standards and amendments effective from 1 January 2026 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 2025. In addition, results for the six-month period ended 30 June 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

b) Basis of measurement

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

DAR AL MAJID REAL ESTATE COMPANY AND ITS SUBSIDIARIES
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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
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2 BASIS OF PREPARATION (CONTINUED)

c) Functional and presentation currency

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

d) Critical accounting estimates and judgments

In preparing these interim condensed consolidated financial statements, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets and liabilities, income and 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 2025.

Fair Value Measurement

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

The Group has a robust framework in place for controls related to 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 measurement activities, 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 and 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.

3 NEW STANDARDS, INTERPRETATION AND AMENDMENTS

3.1 New standards and amendments adopted by the Group

The new and amended standards and interpretations

Below are the standards and amendments effective on or after 1 January 2026 (unless otherwise stated), with no material impact on the interim condensed consolidated financial statements of the Group. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

Classification and measurement of financial instruments - Amendments to IFRS (9) and IFRS (7)

In May 2024, the IASB issued amendments to IFRS 9 and IFRS 7, Amendments to the Classification and Measurement of Financial Instruments (the Amendments). The Amendments include:

- A clarifications regarding financial assets and liabilities recognition and de-recognition.
Specifically, financial liability is derecognized on the 'settlement date' and introduce an accounting policy choice (if specific conditions are met) to derecognize financial liabilities settled using an electronic payment system before the settlement date.

3 NEW STANDARDS, INTERPRETATION, AND AMENDMENTS (continued)

3.1 New standards and amendments adopted by the Group (continued)

New and amended standards and interpretations (continued)

Classification and measurement of financial instruments - Amendments to IFRS (9) and IFRS (7) (continued)

- Additional guidance on how the contractual cash flows for financial assets with environmental, social and corporate governance (ESG) and similar features should be assessed.
- Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments.
- The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through other comprehensive income (OCI).

The new standard had no impact on the Group's interim condensed consolidated financial statements.

Volume (11): Annual Improvements to IFRS Accounting Standards

In July 2024, the IASB issued nine narrow scope amendments as part of its periodic maintenance of IFRS accounting standards. The amendments include clarifications, simplifications, corrections or changes to improve consistency in IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 7 Financial instruments: Disclosure and its accompanying Guidance on implementing the standard, IFRS 9 Financial instruments, IFRS 10 interim condensed financial statements and IAS 7 Statements of Cash Flows.

The new standard had no impact on the Group's interim condensed consolidated financial statements.

Contracts Referencing Nature-dependent Electricity – Amendments to IFRS 9 and IFRS 7

In December 2024, the IASB issued Amendments to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity. The amendments apply only to contracts that reference nature-dependent electricity; they include:

- Clarify the application of the 'own-use' requirements for in-scope contracts
- Amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts
- Add new disclosure requirements to enable investors to understand the effect of these contracts on a Group's financial performance and cash flows

The new standard had no impact on the Group's interim condensed consolidated financial statements.

New and amended standards and interpretations that are issued, but not yet effective

New and amended standards and interpretations, issued but are not yet effective, have not been adopted early by the Group and will be adopted on their effective date as applicable. The application of these standards and interpretations is not expected to have any material impact on the Group upon their effective date, except for IFRS (18), for which the Company is currently assessing the impact of its application on the interim condensed consolidated financial statements.

<u>Standard, Amendment or Interpretation</u>	<u>Effective date</u>
- IFRS (18): Presentation and Disclosure in Financial Statements - replaces IAS (1) presentation of Financial Statements.	1 January 2027
- IFRS (19): Subsidiaries without Public Accountability.	1 January 2027
- IAS 21 The Effects of Changes in Foreign Exchange Rates - Translation to a Hyperinflationary Presentation Currency	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.

3 NEW STANDARDS, INTERPRETATION, AND AMENDMENTS (CONTINUED)

3.2 *Expected Impact of IFRS 18 Presentation and Disclosure in Financial Statements*

In April 2024, the International Accounting Standards Board issued IFRS 18 'Presentation and Disclosure in Financial Statements' ("IFRS 18"), which replaces IAS 1 Presentation of Financial Statements, and it becomes effective for annual periods beginning on or after 1 January 2027. The new standard introduces new requirements and updates to the condensed consolidated statement of profit or loss, and its primary objective is to improve comparability within the condensed consolidated statement of profit or loss and enhance transparency regarding management-defined performance measures.

The key new concepts introduced by IFRS 18 include the following:

- A modified structure for the profit or loss statement that requires revenues and expenses to be classified into five specific categories based on the entity's primary operating activities, with the presentation of mandatory subtotals.
- Enhanced principles for aggregation and disaggregation, which apply generally to the primary financial statements and the accompanying notes.
- Required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures).

Management is still in the process of assessing the potential impact of applying IFRS 18 on the Group's condensed consolidated financial statements and has not yet been able to reliably determine the financial impact of the initial application of the standard as of the date of preparation of these condensed consolidated financial statements.

a. The structure of the statement of profit or loss

The application of this standard is expected to result in changes to the presentation of certain line items and subtotals in the condensed consolidated statement of profit or loss, particularly those relating to operating, investing, and financing activities, Zakat, and discontinued operations, as this classification is based on the nature of the entity's principal activities.

Based on the assessment conducted by the Company's management regarding the nature of its principal activities and the requirements of IFRS 18, the Group anticipates that the application of the standard will result in the following changes to the structure of the condensed consolidated statement of profit or loss:

- Assess whether certain investment activities of the company constitute a specified main business activity in accordance with the requirements of the standard, and determine the resulting impact on the classification of related income and expenses.
- Reassess the classification of finance income, including commission income or returns on deposits and investments, in accordance with the categories stipulated by the standard.
- Reclassify certain financing costs and bank commission expenses under financing activities rather than presenting them as operating expenses, whenever required by the standard.
- Reclassify losses from investments in associates in accordance with the standard's requirements relating to the investing activities category.
- Present the new mandatory subtotals required by the standard, including operating profit or loss and other related subtotals.

The expected impact of applying IFRS 18 primarily relates to changes in presentation, disclosure, and the reclassification of certain items within the condensed consolidated statement of profit or loss; it is not expected to have a material effect on the measurement or recognition of assets, liabilities, equity, or the Group's net results.

b. Aggregation and disaggregation

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

The Group is assessing the grouping of items on the basis of shared and dissimilar characteristics. Based on this assessment, it will present line items in the primary financial statements that provide useful, structured summaries and disclose additional material information in the notes. The Company is also assessing line items currently labelled as other and will use more informative labels.

3 NEW STANDARDS, INTERPRETATION, AND AMENDMENTS (CONTINUED)

3.2 *Expected Impact of IFRS 18 Presentation and Disclosure in Financial Statements*

c. Management-defined performance measures (MPMs)

Management defined performance measures (MPMs) are subtotals of revenue and expenses used in public communications outside the financial statements that communicate to users management's view of an aspect of the financial performance of the entity as a whole. Group must disclose specific information about MPMs by the Management in a single note in the condensed consolidated financial statements.

Management is currently assessing its public communications to meet the definition of an MPM. These metrics relate to the same reporting period covered by the condensed consolidated financial statements. Accordingly, MPMs disclosed by the Group following adoption of IFRS 18 will be determined based on public communications issued by the Group relating to the reporting period of initial reporting for year 2027.

d. Consequential amendments

IFRS 18 introduces consequential amendments to IAS 7 Statement of Cash Flows, which require entities to use the newly defined operating profit subtotal as the starting point for the statement of condensed consolidated cash flows when presenting operating cash flows under the indirect method. The Group currently uses profit before zakat as the starting point of the reconciliation to cash flows from operating activities. Certain adjusting items included in the reconciliation will change as a result of the new starting point.

The consequential amendments also provide specific guidance regarding the classification of cash flows related to interest and dividends. The Group will classify cash flows from interest paid as financing activities rather than operating activities under this guidance. Cash flows from interest received and dividends received and paid will continue to be classified as investing activities and financing activities, respectively.

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4. PROPERTIES AND BUILDING IMPROVEMENTS

	<i>Lands</i>	<i>Buildings</i>	<i>Building improvements</i>	<i>Motor vehicles</i>	<i>Furniture and office equipment</i>	<i>Computers, Software and electronic devices</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>
30 June 2026 (Unaudited)							
<i>Cost</i>							
At the beginning of the period	19,511,250	3,588,750	6,439,666	812,893	1,628,976	4,990,613	36,972,148
Additions	-	-	-	111,100	28,130	100,128	239,358
At the end of the period	19,511,250	3,588,750	6,439,666	923,993	1,657,106	5,090,741	37,211,506
<i>Accumulated depreciation</i>							
At the beginning of the period	-	720,853	737,028	586,465	924,313	1,990,869	4,959,528
Charge for the period	-	44,862	417,822	47,811	80,988	504,096	1,095,579
At the end of the period	-	765,715	1,154,850	634,276	1,005,301	2,494,965	6,055,107
31 December 2025 (Audited)							
<i>Cost</i>							
As at the beginning of the year	18,411,250	3,588,750	1,725,875	921,963	1,089,457	2,316,519	28,053,814
Additions	1,100,000	-	4,713,791	60,430	539,519	2,680,365	9,094,105
Disposal	-	-	-	(169,500)	-	(6,271)	(175,771)
As at the end of the year	19,511,250	3,588,750	6,439,666	812,893	1,628,976	4,990,613	36,972,148
<i>Accumulated depreciation</i>							
As at the beginning of the year	-	631,129	391,755	641,200	815,491	1,347,224	3,826,799
Charge for the year	-	89,724	345,273	91,864	108,822	647,907	1,283,590
Disposal	-	-	-	(146,599)	-	(4,262)	(150,861)
As at the end of the year	-	720,853	737,028	586,465	924,313	1,990,869	4,959,528
Net book value							
As at 31 December 2025 (Audited)	19,511,250	2,867,897	5,702,638	226,428	704,663	2,999,744	32,012,620
As at 30 June 2026 (Unaudited)	19,511,250	2,823,035	5,284,816	289,717	651,805	2,595,776	31,156,399

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5 INVESTMENT PROPERTIES

	30 June 2026 (Unaudited) ﷲ	31 December 2025 (Audited) ﷲ
Land	-	6,034,376
Buildings	461,549,721	428,594,150
	<u>461,549,721</u>	<u>434,628,526</u>

5.1 Movement in Investment properties

	Land ﷲ	Buildings ﷲ	Total ﷲ
30 June 2026 (Unaudited)			
Balance at 1 January 2026	6,034,376	428,594,150	434,628,526
Development works for owned properties	-	2,312,857	2,312,857
Disposals (under cost of sales 15- 2)	(6,034,376)	-	(6,034,376)
Transferred from properties inventory (note 6)	-	23,573,472	23,573,472
Remeasurement adjustment	-	7,069,242	7,069,242
Balance at 30 June 2026	<u>-</u>	<u>461,549,721</u>	<u>461,549,721</u>
31 December 2025 (Audited)			
	Land ﷲ	Buildings ﷲ	Total ﷲ
Balance at 1 January 2025	6,214,360	155,438,432	161,652,792
Development works for owned properties	-	6,606,670	6,606,670
Disposals (under cost of sales)	-	(439,472)	(439,472)
Remeasurement adjustment	(179,984)	53,298,126	53,118,142
Transferred from properties inventory (note 6)	-	213,690,394	213,690,394
Balance at 31 December 2025	<u>6,034,376</u>	<u>428,594,150</u>	<u>434,628,526</u>

The Group entered into a lease contract with an external tenant for one of the two projects reclassified from properties inventory for a period of ten years, with a total rental value of ﷲ 15 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).

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6. PROPERTIES INVENTORY

	30 June 2026 (Unaudited) ﷲ	31 December 2025 (Audited) ﷲ
Balance at the beginning of the period / year	1,518,104,233	1,693,445,511
Development costs incurred	239,037,193	767,201,666
Borrowing cost capitalized*	19,372,720	41,812,888
Amortization costs of assets related to right-of-land development assets transferred to Properties inventory	4,177,602	23,892,397
Transfer to investment properties (note 5)	(23,573,472)	(213,690,394)
Disposals (under cost of sales 15, 2)	(338,529,502)	(794,557,835)
Balance at the end of the period / year	<u>1,418,588,774</u>	<u>1,518,104,233</u>
Properties inventory expected to be completed and sold within the next 12 months	403,031,207	376,718,318
Properties inventory under development not expected to be completed and sold within the next 12 months	<u>1,015,557,567</u>	<u>1,141,385,915</u>
	<u>1,418,588,774</u>	<u>1,518,104,233</u>

During 2026, the Group capitalized a portion of the aforementioned borrowing costs, amounting to ﷲ 12 million, relating to the Al-Rafee'ah 166 land, the Hittin 190 project, and the Diriyah 172 project, as they are considered to be qualifying assets for borrowing cost capitalization, and require a period of time to prepare them for their intended use. Management is currently finalizing the procedures for obtaining the necessary regulatory licenses and approvals to complete the development works. All required licenses and approvals are expected to be secured by 2026, with development activities to be completed thereafter.

6.1 White land fees

The Group has received a number of White Land Fees invoices totaling ﷲ 18.8 million, related to lands within the geographic scope of the White Land Fees program in Riyadh. The Group clarifies that it is currently reviewing these invoices and completing the required regulatory procedures, including filing formal objections to certain invoices within the prescribed timelines and controls, and fulfilling other statutory requirements based on its legal right to file an objection on fees. Management confirms that these invoices do not have any material impact on the Group's operational activities or condensed consolidated financial position.

7. INVESTMENT IN ASSOCIATES

- 7.1 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.
- 7.2 On 12 September 2023, the Group participated in Al-Majdiah Office Tower Fund, a closed real estate investment fund that is compliant with Shariah standards and regulations. The fund was established and is managed by Musharaka Company ("Fund Manager"), a closed joint stock company based in Khobar, under Commercial Registration No. (2051056409). The Group holds a variable ownership interest in the Fund based on the project development percentage, whereby the development percentage is converted into an ownership interest in the Fund through Dar Al Majed Real Estate Company. The Fund has three terms, each of which may be extended twice, for an additional one year per extension, subject to the approval of the fund manager after obtaining the approval of the Capital Market Authority.

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7 INVESTMENT IN ASSOCIATES (CONTINUED)

The following table presents summarized financial information of the Group's investments:

<i>Investment name</i>	<i>Ownership interest</i>	<i>CURRENT ASSETS ﷲ</i>	<i>NON-CURRENT ASSETS ﷲ</i>	<i>CURRENT LIABILITIES ﷲ</i>	<i>NON-CURRENT LIABILITIES ﷲ</i>	<i>EQUITY ﷲ</i>	<i>Revenue ﷲ</i>	<i>Total loss ﷲ</i>	<i>Total comprehensive Loss ﷲ</i>	<i>Group's share in equity ﷲ</i>
30 June 2026										
Jadwa Al-Majdiah Real Estate Fund 2	34.78%	85,985,795	1,270,501,740	20,749,022	900,000,000	435,738,513	-	(4,994,294)	(4,994,294)	151,308,855
Al-Majdiah Office Tower Fund	37.67%	4,779,251	131,023,584	1,922,399	-	133,880,436	186,859	(412,104)	(412,104)	50,435,059
31 December 2025										
Jadwa Al-Majdiah Real Estate Fund 2	34.78%	147,616,670	1,240,018,801	47,188,693	900,000,000	440,446,778	-	(19,553,222)	(19,553,222)	152,971,016
Al-Majdiah Office Tower Fund	23.60%	3,390,894	87,541,601	2,949,518	-	87,982,977	267,800	(971,090)	(971,090)	20,763,983

A summary of movement in investment in an associate is set out below:

	30 June 2026 (Unaudited) ﷲ	31 December 2025 (Audited) ﷲ
Balance at the beginning of the period/ year	173,734,999	160,000,000
Additions	29,900,826	20,763,404
Share of results of associates	(1,891,911)	(7,028,405)
Balance at the end of the period / year	<u>201,743,914</u>	<u>173,734,999</u>

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8. INVESTMENTS IN EQUITY INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

On June 15, 2026, First Avenue Real Estate Development Company announced the results of the Extraordinary General Assembly meeting, which approved a capital increase via capitalization, by the issuance of 95,000,000 new shares representing a 46.34% increase in the current capital distributed as follows: 92,249,711 shares as bonus shares to shareholders ("Bonus Shares") at a ratio of 9 shares for every 20 existing shares representing 97.1% of the capital increase, and 2,750,289 new shares of treasury shared allocated to the employee incentive program ("Employee Shares") representing 2.9% of the capital increase. Consequently, the number of the Group's shares increased from 18.8 million to 27.3 million.

The details of equity instruments at fair value through other comprehensive income is as follows:

<u>Company</u>	<u>Country of incorporation</u>	<u>% of shareholding</u>	
		30 June 2026	31 December 2025
		(Unaudited)	(Audited)
First Avenue Real Estate Development Company	Kingdom of Saudi Arabia	9.12%	9.2%

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

	30 June 2026	31 December 2025
	(Unaudited)	(Audited)
	ﷲ	ﷲ
Balance at the beginning of the period/ year	112,991,089	164,504,498
Unrealized loss of fair value change	(12,350,449)	(51,513,409)
Balance at the end of period / year	100,640,640	112,991,089

The movement in fair value reserve is as follows:

	30 June 2026	31 December 2025
	(Unaudited)	(Audited)
	ﷲ	ﷲ
Balance at the beginning of the period/ year	32,950,025	84,463,434
Unrealized loss of fair value change	(12,350,449)	(51,513,409)
Balance at the end of period / year	20,599,576	32,950,025

9. CONTRACT ASSETS

	30 June 2026	31 December 2025
	(Unaudited)	(Audited)
	ﷲ	ﷲ
Contract asset - Real estate development	36,939,620	12,574,034
Contract asset - off-plan sales (note 9.1)	264,448,902	105,406,518
	301,388,522	117,980,552
Contract liabilities - Off-Plan sales (note 9.1)	(8,050,170)	(28,478,460)
	293,338,352	89,502,092

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.

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10. BALANCES AND TRANSACTIONS WITH RELATED PARTIES

Related parties represent the shareholders, and key management personnel of the Group, directors 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 June 2026 (Unaudited)</i>	<i>30 June 2025 (Unaudited)</i>	<i>30 June 2026 (Unaudited)</i>	<i>31 December 2025 (Audited)</i>
			<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>
Jadwa Home Real Estate Fund	Related Party	Expenses paid on behalf	13,094,574	-	13,094,574	-
First Avenue Real Estate Development Company	Related Party	Expenses paid on behalf	-	3,470,595	3,317,752	3,317,752
Jadwa Al Dar Real Estate Fund 2	Related Party	Proceeds received	(1,958,260)	-	1,951,528	3,909,788
Dar Almajid investment Company	Shareholder	Expenses paid on behalf	97,045	-	198,942	101,897
Dar Almajid Holding Company	Majority shareholder	Proceeds received	(69,000)	-	-	69,000
					<u>18,562,796</u>	<u>7,398,437</u>

10.1.1 The above balances are unsecured, interest free and have no fixed repayment date. The management estimates the allowance on the amounts due from related parties' balances at the reporting date at an amount equal to lifetime ECL. There is no receivable balance from related parties at the reporting date past due, taking into account the historical default experience and the future prospects of the industries in which the related parties operate. Management considers that related parties' 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.

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 June 2026 (Unaudited)</i>	<i>30 June 2025 (Unaudited)</i>	<i>30 June 2026 (Unaudited)</i>	<i>31 December 2025 (Audited)</i>
			<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>	<i>ﷲ</i>
Related party to a subsidiary	Partner in a subsidiary	Project financing of subsidiary	1,534,190	-	26,910,636	25,376,446
Related party to a subsidiary	Partner in a subsidiary	Project financing of subsidiary	1,534,190	-	26,910,636	25,376,446
Emmar Opportunities Real Estate	SPV of subsidiary	Repayment	(8,865,093)	(1,325,944)	9,093,083	17,958,176
Emaarna Company for Contracting	Related Party	Purchases	6,539,937	-	6,539,937	-
Jadwa Investment Company	Fund Manager of subsidiary investment funds	Repayment	(15,542)	(1,723,361)	1,150,757	1,166,299
					<u>70,605,049</u>	<u>69,877,367</u>

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11. CASH AND CASH EQUIVALENTS

	30 June 2026 (Unaudited) ﷲ	31 December 2025 (Audited) ﷲ
Cash at banks	37,079,685	100,644,413
Short term deposits	23,000,000	-
Cash in hand	-	41,928
	60,079,685	100,686,341

12. RESTRICTED CASH

Restricted cash includes accounts amounting to ﷲ150.3 million (2025: ﷲ216.9 million) related to payments received from customers for the sale of off-plan property units. The Group is required to obtain approval to withdraw any amounts held in the project accounts from the Off-Plan Sale and Lease Committee (“Wafi”), which works under the Ministry of Municipal, Rural Affairs, and Housing.

13. BANK FACILITIES

The Group entered into Murabaha agreements with banks to obtain bank facilities, as detailed below:

	30 June 2026 (Unaudited) ﷲ	31 December 2025 (Audited) ﷲ
Al Rajhi Bank	623,770,145	565,426,123
Arab National Bank	225,078,773	250,078,774
Banque Saudi Fransi	245,707,245	208,485,600
Masar Al Nomou Finance Company	107,690,933	191,868,515
Riyad Bank	87,383,000	87,383,000
Alistithmar Capital	13,999,975	-
	1,303,630,071	1,303,242,012
Current	473,908,797	328,105,335
Non-current	829,721,274	975,136,677
	1,303,630,071	1,303,242,012

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

	30 June 2026 (Unaudited) ﷲ	31 December 2025 (Audited) ﷲ
Balance at the beginning of the period/ year	1,303,242,012	1,149,016,412
Add: Proceeds	1,171,684,542	2,233,739,659
Less: Repayment	(1,171,296,483)	(2,079,514,059)
Balance at the end of period / year	1,303,630,071	1,303,242,012
Less: Non current portion of bank facilities	829,721,274	975,136,677
Current portion of bank facilities	473,908,797	328,105,335

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14. ZAKAT PROVISION

Movement in the Zakat provision:

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
	ﷲ	ﷲ
At the beginning of the period/ year	7,980,302	15,890,929
Charge during the period/year	1,374,072	6,194,008
Reversal of provision	-	(2,854,101)
Paid during the period/year	(7,523,381)	(11,250,534)
At the end of the period / year	1,830,993	7,980,302

Status of Zakat assessments

During 2022, the Company obtained approval from ZATCA to submit consolidated 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 June 2026, 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, 2024 and 2025. 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, 2024 and 2025. 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, 2024 and 2025. 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, 2024 and 2025. 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, 2024 and 2025. The last final assessment received was in 2020 and has been settled.

Taj Al Hudo 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, 2024, and 2025. The last final assessment received was in 2020 and has been settled.

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14. 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, 2024 and 2025. 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 Al Shatea Real Estate Company

The subsidiary has submitted its separate Zakat returns to ZATCA for all years up to the year ended 2025. However, no Zakat assessment has been raised yet.

Jadet Al Rabea Real Estate Company

The subsidiary has submitted its separate Zakat returns to ZATCA for all years up to the year ended 2025. 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 2025 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 units holders 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.

15. OPERATING INCOME AND COST

15-1 OPERATING INCOME

	For the three-month period ended		For the six-month period ended	
	30 June	30 June	30 June	30 June
	2026	2025	2026	2025
	ﷲ	ﷲ	ﷲ	ﷲ
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Revenue from sale of property units	59,891,340	14,743,001	82,641,340	89,987,050
Revenue from sale of off-plan property units	197,248,820	127,273,642	343,566,540	229,721,363
	257,140,160	142,016,643	426,207,880	319,708,413
Revenue from Real estate commission (note 15.1.1)	16,856,742	29,265,307	23,155,559	34,089,450
Revenue from Real estate development (note 15.1.2)	2,983,987	4,821,320	19,551,400	11,467,973
Rental revenue	7,117,955	2,191,269	12,975,644	5,010,607
Maintenance Revenue (note 15.1.3)	4,137,000	4,137,000	8,274,000	8,274,000
Revenue from sale of investment property	-	-	6,281,240	-
Sale of lands revenue	-	242,192,000	-	314,497,870
	288,235,844	424,623,539	496,445,723	693,048,313

15.1.1 This represents the amounts charged to customers in respect of marketing services provided. The commission is charged at agreed upon percentage out of each property sold for, which marketing was done by the Group.

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

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

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15. OPERATING INCOME AND COST (CONTINUED)

15-1 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.

	For the three-month period ended		For the six-month period ended	
	30 June	30 June	30 June	30 June
	2026	2025	2026	2025
	ﷲ	ﷲ	ﷲ	ﷲ
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Timing of revenue recognition				
Service provided over time	211,487,762	138,423,232	384,367,584	254,473,943
Services provided at a point of time	76,748,082	286,200,307	112,078,139	438,574,370
All these revenues were generated from projects in Kingdom of Saudi Arabia	288,235,844	424,623,539	496,445,723	693,048,313

15-2 OPERATING COST

	For the three-month period ended		For the six-month period ended	
	30 June	30 June	30 June	30 June
	2026	2025	2026	2025
	ﷲ	ﷲ	ﷲ	ﷲ
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Cost of sale of property units	45,709,416	11,533,812	67,161,031	69,561,710
Cost of sale of off-plan property units	159,128,709	100,461,618	271,368,471	179,074,584
	204,838,125	111,995,430	338,529,502	248,636,294
Cost of development operations and commission	5,517,486	4,298,349	9,113,710	9,229,855
Maintenance cost	4,611,204	3,232,959	7,252,737	7,625,057
Cost of the investment property	-	-	6,034,376	-
Rental cost	673,077	303,204	1,084,858	654,681
Depreciation expense of right-of-use asset	283,469	174,528	497,203	349,055
Cost of lands sale	-	170,158,470	-	208,344,652
	215,923,361	290,162,940	362,512,386	474,839,594

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16. SEGMENT INFORMATION

Management has adopted the business segment only, since it carries out its activities entirely in the Kingdom of Saudi Arabia. The Group has determined its business segments on the basis of type of inventory supplied and services rendered by the Group's business segments and reported to the Group's executive management for the purposes of resource allocation and assessment of segment performance.

For executive management purposes, the Group is organized in the following business segments:

Properties Unit Sales Segment	This segment represents activities relating to the sale of completed property units after the completion of their development.
Off-Plan Property Unit Sales Segment	This segment represents activities relating to the sale of property units prior to the completion of their construction, in accordance with approved off-plan sale models, and includes revenue recognized based on the percentage of completion.
Land Sales Segment	This segment represents activities relating to the sale of land owned by the Group.
Real Estate Commission Segment	This segment represents activities under contracts with customers to provide, on their behalf, marketing services for the sale of properties owned by the customers. Under these contracts, the Group provides marketing services for such properties.
Real Estate Development Segment	This segment represents activities under contracts with customers to provide, on their behalf, real estate development services for real estate projects owned by the customers. Under these contracts, the Group provides development services for such properties.
Maintenance Segment	This segment represents maintenance activities with customers under conditional exchange arrangements for contracts related to future maintenance liability for a specified period, as part of properties inventory sales contract.
Leasing Segment	This segment represents activities performed from acting as a lessor under operating lease contracts that do not substantially transfer all the risks and rewards incidental to ownership of investment properties.

	<i>Sale of property units</i>	<i>Sale of off-plan property units</i>	<i>Sale of lands</i>	<i>Investment property</i>	<i>Real Estate development and commission</i>	<i>Maintenance</i>	<i>Leasing</i>	<i>Common sector</i>	<i>Total</i>
	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ	ﷲ
30 June 2026									
(Unaudited)									
Total revenue	82,641,340	343,566,540	-	6,281,240	42,706,959	8,274,000	12,975,644	-	496,445,723
Gross Profit	15,480,309	72,198,069	-	246,864	33,593,249	1,021,263	11,890,786	-	134,430,540
Total asset	-	264,448,902	-	461,549,721	36,939,620	-	9,137,137	2,370,908,431	3,142,983,811
Total liabilities	-	8,050,170	-	-	119,701,747	25,333,000	1,382,442	1,826,469,475	1,980,936,834
31 December 2025									
(Audited)									
Total Revenue	101,554,021	698,067,500	314,497,870	-	76,896,803	16,548,000	16,314,600	-	1,223,878,794
Gross profit (loss)	20,266,871	178,287,787	118,533,287	-	54,741,066	(1,472,780)	14,818,094	-	385,174,325
Total asset	-	105,406,518	-	434,628,526	12,574,034	-	150,000	2,546,953,120	3,099,712,198
Total liabilities	17,643,090	28,478,460	-	-	149,412,042	33,607,000	1,356,584	1,762,995,887	1,993,493,063

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17. EARNINGS PER SHARE

Basic earnings per share are calculated based on the dividend distributed to the shareholders of the Parent Company and the weighted average number of ordinary shares as at 30 June 2026 300 million shares (2025: 300 million shares).

Profit attributable to ordinary shareholders (Basic)

	For the three-month period ended		For the six-month period ended	
	30 June	30 June	30 June	30 June
	2026	2025	2026	2025
	ﷲ	ﷲ	ﷲ	ﷲ
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Profit attributable to the Company's shareholders	41,664,333	110,310,530	80,327,218	212,218,222
Weighted average number of shares outstanding at the end of the period	300,000,000	300,000,000	300,000,000	300,000,000
Earnings per share attributable to Company's shareholders	0.14	0.37	0.27	0.71

18. DIVIDENDS

Dividends were distributed to non-controlling interests for a total amount of ﷲ12,167,364 during the period ended 30 June 2026 (30 June 2025: ﷲ43,066,355).

19. CONTINGENCIES AND COMMITMENTS

19.1 Contingencies

The Group has provided letters of guarantee, i.e. financial guarantees, bid bonds and performance guarantees through its local banks for its own business activities and on behalf of certain subsidiaries, limited to ﷲ77.5 million as at 30 June 2026 (31 December 2025: ﷲ84 million).

19.2 Capital commitments

At 30 June 2026, the Group has future capital commitments amounting to ﷲ1,271 million (31 December 2025: ﷲ1,260 million) in respect of inventory Property under development.

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20 FAIR VALUE MEASUREMENT

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

	<i>Level 1</i> ﷲ	<i>Level 2</i> ﷲ	<i>Level 3</i> ﷲ	<i>Total</i> ﷲ
30 June 2026 (Unaudited)				
Investment property				
Building	-	461,549,721	-	461,549,721
Investment at fair value through other comprehensive income				
Equity instruments	-	-	100,640,640	100,640,640
Financial assets held at FVTPL				
Real estate funds	-	-	72,629,594	72,629,594
Total	<u>-</u>	<u>461,549,721</u>	<u>173,270,234</u>	<u>634,819,955</u>
	<i>Level 1</i> ﷲ	<i>Level 2</i> ﷲ	<i>Level 3</i> ﷲ	<i>Total</i> ﷲ
31 December 2025 (Audited)				
Investment property				
Lands	-	6,034,376	-	6,034,376
Building	-	428,594,150	-	428,594,150
Investment at fair value through other comprehensive income				
Equity instruments	-	-	112,991,089	112,991,089
Financial assets held at FVTPL				
Real estate funds	-	-	68,485,162	68,485,162
Total	<u>-</u>	<u>434,628,526</u>	<u>181,476,251</u>	<u>616,104,777</u>

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

21. SUBSEQUENT EVENTS

In the opinion of management, no events have occurred subsequent to 30 June 2026 and before the issuing date of the interim condensed consolidated financial statements that could have a significant effect on the interim condensed consolidated financial statements as at 30 June 2026.

22. 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 condensed consolidated financial position.

23. APPROVAL OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The interim condensed consolidated financial statements have been approved by the Board of Directors on 19 Safar 1448 H (corresponding to 02 August 2026).