

Kuwait Resorts Company K.P.S.C.
And its Subsidiary
State of Kuwait

**Interim Condensed Consolidated Financial Information
and review report
For the three months ended 31 March 2026
(Unaudited)**

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Kuwait Resorts Company K.P.S.C.

State of Kuwait

Report on Review of Interim Condensed Consolidated Financial Information to the Board of Directors

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Kuwait Resorts Company K.P.S.C. (the "Parent Company") and its subsidiary (together referred to as the "Group") as at 31 March 2026 and the related interim condensed consolidated statements of income, comprehensive income, changes in equity and cash flows for the three-months period then ended. Management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with IAS 34 "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

Scope of Review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34 "Interim Financial Reporting".

Report on Other Legal and Regulatory Requirements

Furthermore, based on our review, the interim condensed consolidated financial information is in agreement with the books of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016, the Executive Regulation, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended, during the three-months period ended 31 March 2026 that might have had a material effect on the business of the Parent Company or on its financial position.

We further report that, during the course of our review, we have not become aware of any material violations provisions of Law No. 7 of 2010, as amended, concerning the Capital Markets Authority and its related regulations during the three-month period ended 31 March 2026, that might have a material effect on the business of the Parent Company or on its financial position.



Ali Bader Al-Wazzan

License No. 246 A

Deloitte & Touche - Al-Wazzan & Co.

Kuwait, 07 May 2026

Interim Condensed Consolidated Statement of Financial Position as at 31 March 2026
(Unaudited)

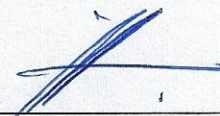
(All amounts are in Kuwaiti Dinars)

	Note	31 March 2026 (Unaudited)	31 December 2025 (audited)	31 March 2025 (Unaudited) (Restated)
Assets				
Non-current assets				
Property, plant and equipment		5,506	6,016	5,880
Investment properties	5	7,047,301	7,011,719	7,026,131
Investment in associates		902,351	901,835	907,896
Investments at fair value through OCI	6	30,246,768	31,396,012	26,664,018
		<u>38,201,926</u>	<u>39,315,582</u>	<u>34,603,925</u>
Current assets				
Receivables and other debit balances	7	345,787	328,279	577,866
Cash and cash equivalents	8	491,036	428,722	728,773
		<u>836,823</u>	<u>757,001</u>	<u>1,306,639</u>
Total assets		<u>39,038,749</u>	<u>40,072,583</u>	<u>35,910,564</u>
Equity and liabilities				
Equity				
Share capital	9	21,021,809	21,021,809	21,021,809
Statutory reserve		4,252,738	4,252,738	4,136,700
Treasury shares	10	(316,456)	(316,456)	(529,963)
Treasury shares reserve		64,248	64,248	-
Fair value reserve		6,534,119	8,296,978	5,304,183
Foreign currency translation reserve		(180,498)	(216,809)	(147,401)
Retained earnings		5,200,302	5,061,836	5,262,185
		<u>36,576,262</u>	<u>38,164,344</u>	<u>35,047,513</u>
Liabilities				
Non-current liability				
Provision for employees' end of service indemnity		147,448	134,447	91,692
Current liabilities				
Due to banks	11	1,700,000	1,150,000	-
Payables and other credit balances	12	615,039	623,792	771,359
		<u>2,315,039</u>	<u>1,773,792</u>	<u>771,359</u>
Total liabilities		<u>2,462,487</u>	<u>1,908,239</u>	<u>863,051</u>
Total equity and liabilities		<u>39,038,749</u>	<u>40,072,583</u>	<u>35,910,564</u>

The accompanying notes form an integral part of this interim condensed consolidated financial information.



Adwan Mohammad Al-Adwani
Chairman



Ibrahim Mohamed Al-Ghanim
Vice Chairman and CEO

**Interim Condensed Consolidated Statement of Income for the three-months ended 31 March 2026
 (Unaudited)**

(All amounts are in Kuwaiti Dinars)

	Note	Three months ended	
		31 March	
		2026	2025
		(Unaudited)	(Unaudited)
Cash dividend from investments at fair value through other comprehensive income		260,720	229,612
Other Income		1,172	233,250
General and administrative expenses		(100,208)	(99,210)
Finance costs		(17,796)	-
Profit before statutory contributions		143,888	363,652
Contribution to KFAS		(1,295)	(3,273)
National Labor Support Tax		(3,922)	(9,236)
Zakat expense		(205)	(4,887)
Net profit for the period		138,466	346,256
Earnings per share (fils)	13	0.68	1.75

The accompanying notes form an integral part of this interim condensed consolidated financial information.

**Interim Condensed Consolidated Statement of Comprehensive Income for the three-months ended 31 March 2026
(Unaudited)**

(All amounts are in Kuwaiti Dinars)

	Three months ended 31 March	
	2026 (Unaudited)	2025 (Unaudited)
Net profit for the period	138,466	346,256
Other comprehensive income		
<i>Items that may not be reclassified subsequently to the interim condensed consolidated statement of income</i>		
Change in investments at fair value through other comprehensive income	(1,762,859)	1,829,749
<i>Items that may be reclassified subsequently to the interim condensed consolidated statement of income</i>		
Exchange differences on translation of foreign operations	36,311	6,762
Other comprehensive (loss)/income for the period	(1,726,548)	1,836,511
Total comprehensive (loss)/income for the period	(1,588,082)	2,182,767

The accompanying notes form an integral part of this interim condensed consolidated financial information.

Kuwait Resorts Company K.P.S.C.
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Interim Condensed Consolidated Statement of Changes in Equity for the three-months ended 31 March 2026
(Unaudited)

(All amounts are in Kuwaiti Dinars)

	Share capital	Statutory reserve	Treasury shares	Treasury Shares Reserve	Fair value reserve	Foreign currency translation reserve	Retained earnings	Total
Balance as at 1 January 2025 (As previously reported)	21,021,809	4,136,700	(602,080)	-	3,554,511	(154,163)	4,835,852	32,792,629
Impact of correction of error	-	-	-	-	(80,648)	-	80,648	-
Balance as at 1 January 2025 (Restated)	21,021,809	4,136,700	(602,080)	-	3,473,863	(154,163)	4,916,500	32,792,629
Net profit for the period	-	-	-	-	-	-	346,256	346,256
Other comprehensive income for the period	-	-	-	-	1,829,749	6,762	-	1,836,511
Transfer to retained earnings on disposal of Investments at fair value through other comprehensive income	-	-	-	-	571	-	(571)	-
Net sale of treasury shares	-	-	72,117	-	-	-	-	72,117
Balance as at 31 March 2025	21,021,809	4,136,700	(529,963)	-	5,304,183	(147,401)	5,262,185	35,047,513
Balance as at 1 January 2026	21,021,809	4,252,738	(316,456)	64,248	8,296,978	(216,809)	5,061,836	38,164,344
Net profit for the period	-	-	-	-	-	-	138,466	138,466
Other comprehensive (loss)/income for the period	-	-	-	-	(1,762,859)	36,311	-	(1,726,548)
Balance as at 31 March 2026	21,021,809	4,252,738	(316,456)	64,248	6,534,119	(180,498)	5,200,302	36,576,262

The accompanying notes form an integral part of this interim condensed consolidated financial information.

**Interim Condensed Consolidated Statement of Cash Flows for the three-months ended 31 March 2026
(Unaudited)**

(All amounts are in Kuwaiti Dinars)

	Note	Three months ended	
		31 March	
		2026	2025
		(Unaudited)	(Unaudited)
Cash flows from operating activities			
Net profit for the period		138,466	346,256
Adjustment for:			
Depreciation		510	344
Cash dividends from investments at fair value through other comprehensive income		(260,720)	(229,612)
Finance costs		17,796	-
Provision for employees' end of service indemnity		13,001	6,349
		<u>(90,947)</u>	<u>123,337</u>
<i>Changes in working capital</i>			
Receivables and other debit balances	7	(17,508)	(514,213)
Payables and other credit balances	12	(12,322)	(282,499)
Net cash used in operating activities		<u>(120,777)</u>	<u>(673,375)</u>
Cash flows from investing activities			
Paid for purchase of property, plant and equipment		-	(1,969)
Purchase of investments at fair value through OCI		(614,000)	-
Proceeds from sale of Investments at fair value through OCI		385	1,357
Cash dividends received		260,720	229,612
Net cash (used in) / generated from investing activities		<u>(352,895)</u>	<u>229,000</u>
Cash flows from financing activities			
Proceeds from sale of treasury shares		-	72,117
Finance cost paid		(14,227)	-
Proceeds from bank borrowings		550,000	-
Net cash from financing activities		<u>535,773</u>	<u>72,117</u>
Net increase / (decrease) in cash and cash equivalents		62,101	(372,258)
Effects of foreign currency translation		213	-
Cash and cash equivalents at the beginning of the period		428,722	1,101,031
Cash and cash equivalents at the end of the period	8	<u>491,036</u>	<u>728,773</u>

The accompanying notes form an integral part of this interim condensed consolidated financial information.

**Notes to the Interim Condensed Consolidated Financial Information for the three-months ended 31 March 2026
(Unaudited)**

(All amounts are in Kuwaiti Dinars unless otherwise stated)

1. Incorporation and activities

Kuwait Resorts Company is a Kuwaiti Shareholding Company (Public) "the Parent Company" - Kuwait established in Kuwait, under article of incorporation No. 4179 dated 7 August 2002 and registered in the commercial register under No. 91093 dated 22 September 2002.

The registered office of the Parent Company is at P.O. Box No. 7887, Fahaheel 64009, State of Kuwait.

The Parent Company's objectives are as follows:

- 1- Purchase and rent equipment, machines, catering and consumables that serve the Company's objectives.
- 2- Owning, selling and acquiring real estate and lands and developing them in the Company's favor, inside and outside Kuwait, also managing others' properties, without violating the laws relating to private residential houses.
- 3- Owning, selling and acquiring real estate company's shares and bonds only in favor of the Company inside and outside Kuwait.
- 4- Preparing studies and providing consultations in the field of real estate.
- 5- Owning and managing hotels, gyms and touristic facilities and renting them.
- 6- Conducting maintenance activities relating to buildings and real estates owned by the Company including civil, mechanic and electrical works and elevators and air condition maintenance that maintain safety of the buildings.
- 7- Managing, operating, investing and renting all kind of hotels, clubs, motels, rest houses, resorts, parks, exhibitions, restaurants, cafeterias, residential compounds, health and touristic resorts, entertaining and sport projects and shops including all basic and supporting services and facilities.
- 8- Organizing real estate exhibitions relating to the Company's real estate projects according to rules and practices in the ministry.
- 9- Conducting real estate auctions according to rules and practices in the ministry.
- 10- Owning and managing commercial complexes and residential compounds.
- 11- Investing the surplus funds in investment and real estate portfolios managed by specialized companies.

The Company conducts the above-mentioned activities inside and outside Kuwait by itself or through agent.

The Company can incorporate, acquire interest or participate in all means with corporations with similar activities or assist in achieving the Company's objectives inside and outside Kuwait.

The activities of the Parent Company are carried out in accordance with Noble Islamic Sharia principles.

The Parent Company was listed on the Kuwait Stock Exchange on 21 July 2007.

The interim condensed consolidated financial information for the Group includes the financial information of the Parent Company and its wholly owned subsidiary Bahraini Resort Company W.L.L., together referred as "The Group". The subsidiary has been consolidated based on management accounts as of 31 March 2026.

The Parent Company's shareholders approved the consolidated financial statements for the year ended 31 December 2025 at the annual general assembly meeting held on 15 April 2026 (Note 14).

These interim condensed consolidated financial information for the three months ended 31 March 2026 was authorized for issue by the board of directors of the Parent Company on 07 May 2026.

2. Basis of preparation and significant accounting policies

2.1 Basis of preparation

This interim condensed consolidated financial information has been prepared in accordance with International Accounting Standard No. (34), "Interim Financial Reporting".

The interim condensed consolidated financial information does not include all information and disclosures required for complete consolidated financial statements in accordance with International Financial Reporting Standards.

In the management's opinion, all necessary adjustments, including recurring accruals have been included in the interim condensed consolidated financial information for fair presentation. The operating results for the period ended 31 March 2026 are not necessarily indicative of results that may be expected for the year ending 31 December 2026. For further information, it is possible to refer to the consolidated financial statements and its related notes for the year ended 31 December 2025.

2.2 Significant accounting policies

The accounting policies used in the preparation of this interim condensed consolidated financial information are consistent with those used in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025. Amendments to IFRSs which are effective for annual accounting period starting from 1 January 2026 did not have any material impact on the accounting policies, consolidated financial position, or performance of the Group.

Notes to the Interim Condensed Consolidated Financial Information for the three-months ended 31 March 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars unless otherwise stated)

3. Fair value estimation

The fair values of financial assets and financial liabilities are determined as follows:

- Level 1: Quoted prices in active markets for quoted financial instruments.
- Level 2: Quoted prices in an active market for similar instruments. Quoted prices for identical assets or liabilities in market that is not active. Inputs other than quoted prices that are observable for assets and liabilities.
- Level 3: Valuation methods in which the inputs that are not based on any comparative market data.

The table below gives information about how the fair values of the significant financial assets and liabilities are determined:

Financial assets	Fair value as at			Fair value hierarchy	Valuation technique(s) and Key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	31/03/2026 (Unaudited)	31/12/2025 (Audited)	31/03/2025 (Unaudited) (Restated)				
<u>Investments at fair value through OCI</u>							
Quoted Shares	13,907,224	15,596,758	12,558,504	1	Last bid price	-	-
Unquoted shares	8,483,974	8,427,835	7,368,571	3	Adjusted book value	Adjusted carrying amount	The higher discount rate and market risk results in lower fair value
Investment Funds	7,855,570	7,371,419	6,736,943	3	The lower of net Assets Value and portfolio manager	-	-

Reconciliation of Level 3 fair value measurements

	Unquoted investments		
	31 March 2026 (Unaudited)	31 December 2025 (Audited)	31 March 2025 (Unaudited) (Restated)
Balance as at beginning period/ year	15,799,254	13,987,984	13,987,984
Change in fair value	(73,710)	46,550	117,530
Addition	614,000	1,766,250	-
Disposals	-	(1,530)	-
Balance as at ending period/ year	<u>16,339,544</u>	<u>15,799,254</u>	<u>14,105,514</u>

The fair values of other financial assets and financial liabilities which are not measured at fair value on ongoing basis equal approximately their carrying values.

Impact of geopolitical developments

In the light of the ongoing escalating conflict in the Middle East and the associated uncertainty around its potential impact on economic activity, inflation and market conditions, management acknowledges that this matter may require revision of certain assumptions and estimates in preparing these interim condensed consolidated financial statements in future reporting periods, related to the fair valuation of assets that are measured at fair value, if the conflict prolonged. However, at this stage Management is unable to reliably estimate any potential impact.

4. Estimates

The preparation of interim condensed consolidated financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this interim condensed consolidated financial information, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2025.

Notes to the Interim Condensed Consolidated Financial Information for the three-months ended 31 March 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars unless otherwise stated)

5. Investment properties

	31 March 2026 (Unaudited)	31 December 2025 (audited)	31 March 2025 (Unaudited)
Balance as at beginning period/ year	7,011,719	7,019,303	7,019,303
Change in fair value	-	54,164	-
Foreign currency translation adjustments	35,582	(61,748)	6,828
Balance as at ending period/ year	<u>7,047,301</u>	<u>7,011,719</u>	<u>7,026,131</u>

6. Investments at fair value through OCI

	31 March 2026 (Unaudited)	31 December 2025 (audited)	31 March 2025 (Unaudited) (Restated)
Quoted investments	13,907,224	15,596,758	12,558,504
Unquoted investments	8,483,974	8,427,835	7,368,571
Investments in funds	7,855,570	7,371,419	6,736,943
	<u>30,246,768</u>	<u>31,396,012</u>	<u>26,664,018</u>

Investments at fair value through OCI include investments in related entities. (Note 15).

Investments at fair value through OCI include investments with total carrying value of KD 12,670,000 pledged to local banks as of 31 March 2026 (KD 14,210,000 - 31 December 2025, KD 11,928,000 - 31 March 2025) against facilities granted to the Group.

7. Receivables and other debit balances

	31 March 2026 (Unaudited)	31 December 2025 (audited)	31 March 2025 (Unaudited)
Prepayments	18,240	2,750	16,820
Advance payments to purchase investments	261,620	261,620	500,500
Other receivables	65,927	63,909	60,546
	<u>345,787</u>	<u>328,279</u>	<u>577,866</u>

8. Cash and cash equivalents

	31 March 2026 (Unaudited)	31 December 2025 (audited)	31 March 2025 (Unaudited)
Cash in hand	120	120	120
Cash at banks and portfolios	490,916	428,602	728,653
	<u>491,036</u>	<u>428,722</u>	<u>728,773</u>

9. Share Capital

The authorized, issued and paid-up capital of the Parent Company amounting to KD 21,021,809 comprises of 210,218,085 shares of 100 fils each as of 31 March 2026, 31 December 2025 and 31 March 2025.

10. Treasury shares

	31 March 2026 (Unaudited)	31 December 2025 (audited)	31 March 2025 (Unaudited)
Number of shares (share)	5,416,529	5,416,529	11,381,537
Percentage of issued shares (%)	2.58	2.58	5.41
Market value (KD)	590,402	671,650	1,308,877

On 14 April 2026, the General Assembly Meeting of the shareholders approved distribution of 2.5 bonus shares for each 100 shares from treasury shares (distribution of 3 bonus shares for each 100 shares from treasury shares -2024).

The Parent Company is committed to maintain reserves and retained earnings equivalent to the treasury shares throughout the period, in which they are held by the Parent Company, pursuant to the relevant instructions of the regulatory authorities.

Notes to the Interim Condensed Consolidated Financial Information for the three-months ended 31 March 2026
(Unaudited)

(All amounts are in Kuwaiti Dinars unless otherwise stated)

16. Segment reporting

The Group is organized into two major operating segments; financial investment and real estate. The segments results are reported to senior executive management. Further, Group's operating results, assets and liabilities are reported according to geographical areas in which it operates. Revenue, profits, assets and liabilities are measured according to the same accounting bases followed in preparation of consolidated financial statements. Segment analysis in line with internal reports submitted to senior executive management is as follows:

	31 March 2026 (Unaudited)		31 March 2025 (Unaudited)			
	Financial Investment	Real Estate	Total	Financial Investment	Real Estate	Total
Revenues	260,720	-	260,720	229,612	-	229,612
Expenses	-	-	-	-	-	-
Segments results	260,720	-	260,720	229,612	-	229,612
Other income	1,172	-	1,172	4,719	228,531	233,250
Un allocated expenses	(17,796)	(105,630)	(123,426)	-	(116,606)	(116,606)
Net profit for the period	244,096	(105,630)	138,466	234,331	111,925	346,256
Segments assets	30,246,768	8,791,981	39,038,749	27,969,910	7,940,654	35,910,564
Segments liabilities	1,700,000	762,487	2,462,487	-	863,051	863,051

	31 March 2026 (Unaudited)		31 March 2025 (Unaudited)			
	State of Kuwait	GCC	USA	Europe	Total	State of Kuwait
Segment revenue	137,518	-	115,983	8,391	261,892	239,589
Segment expenses	(105,056)	(574)	(17,796)	-	(123,426)	(115,194)
Net profit for the period	32,462	(574)	98,187	8,391	138,466	124,395
Segments assets	22,870,802	8,312,378	7,564,306	291,263	39,038,749	20,908,962
Segments liabilities	2,462,487	-	-	-	2,462,487	863,051

	31 March 2026 (Unaudited)		31 March 2025 (Unaudited)			
	State of Kuwait	GCC	USA	Europe	Total	State of Kuwait
Segment revenue	137,518	-	115,983	8,391	261,892	239,589
Segment expenses	(105,056)	(574)	(17,796)	-	(123,426)	(115,194)
Net profit for the period	32,462	(574)	98,187	8,391	138,466	124,395
Segments assets	22,870,802	8,312,378	7,564,306	291,263	39,038,749	20,908,962
Segments liabilities	2,462,487	-	-	-	2,462,487	863,051

Notes to the Interim Condensed Consolidated Financial Information for the three-months ended 31 March 2026 (Unaudited)

(All amounts are in Kuwaiti Dinars unless otherwise stated)

17. Comparative information

For the period ended 30 June 2024, the Group held an equity investment classified as Investment at fair value through other comprehensive income (FVOCI). Subsequently, the Group acquired an additional stake, resulting in the investment becoming an associate. However, the balance continued to be classified under FVOCI investments in interim condensed consolidated financial statements for the period ended 31 March 2025. In preparing the interim condensed consolidated financial statements as of 31 March 2026, in line with the requirements of IAS 1 'Presentation of Financial Statements' and IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors', the Group has restated the comparative period to reflect the correct classification of the investments as an associate from the date of acquisition.

A summary of the effect of the above restatement on the Interim Condensed Consolidated Financial Information is as follows:

Interim condensed consolidated statement of financial position

	31 March 2025 as previously reported	Restatement	31 March 2025
Non-current assets			
Investments at fair value through OCI	27,469,410	(805,392)	26,664,018
Investment in associates	102,504	805,392	907,896
Equity			
fair value reserve	5,384,831	(80,648)	5,304,183
Retained earnings	5,181,537	80,648	5,262,185

The restatement didn't have any impact on Interim Condensed Consolidated Statement of Income and Interim Condensed Consolidated Statement of Cash Flows.