MAJID AL FUTTAIM

ماجد الفطيم

GREAT MOMENTS
FOR EVERYONE,
EVERYDAY

Majid Al Futtaim Holding LLC and its subsidiaries

Condensed Consolidated Interim Financial Statements

Period ended 30 June 2026

Contents

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REPORT ON REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS TO THE SHAREHOLDERS OF MAJID AL FUTTAIM HOLDING LLC

Introduction

We have reviewed the accompanying condensed consolidated interim financial statements of Majid Al Futtaim Holding LLC (the "Company") and its subsidiaries (collectively referred to as the "Group") as at 30 June 2026, which comprises the condensed consolidated interim statement of financial position as at 30 June 2026, and the related condensed consolidated interim statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six months then ended, and other explanatory notes. Management is responsible for the preparation and fair presentation of these condensed consolidated interim financial statements in accordance with International Accounting Standards 34, Interim Financial Reporting (IAS 34). Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of review

We conducted our review in accordance with 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 condensed consolidated interim financial statements are not presented, in all material respects, in accordance with IAS 34.

Emphasis of matter

We draw attention to note 15.3 to the condensed consolidated interim financial statements, which describes the estimation uncertainty relating to the assessment of the fair value of investment properties and certain categories of property, plant and equipment due to the ongoing geopolitical conflict in the Middle East region. Our conclusion is not modified in respect of this matter.

Ernst & Young Middle East (Dubai Branch)

Anthony O'Sullivan
Registration No.: 687

7 September 2026
Dubai, United Arab Emirates

Condensed consolidated interim statement of profit or loss and other comprehensive income
For the six month period ended 30 June

(AED in millions)	Note	2026 Unaudited	2025 Unaudited
Revenue	8	17,537	17,303
Cost of sales	9	(10,836)	(10,893)
Operating expenses	10	(4,652)	(4,671)
Finance costs - net	11	(407)	(392)
Other expenses - net	12	(3)	(61)
Impairment loss on non-financial assets - net	13	(43)	(54)
Impairment loss on financial assets - net	13	(26)	(6)
Share of profit in equity-accounted investees - net of tax	16	51	35
Profit before net valuation gains / (losses) on land and buildings		1,621	1,261
Net valuation (loss)/gain on land and buildings	15.1 & 15.2	(232)	537
Profit before tax		1,389	1,798
Income tax expense - net	14	(288)	(336)
Profit for the period		1,101	1,462
Profit for the period attributable to:			
- Owners of the Company		1,084	1,447
- Non-controlling interests		17	15
Profit for the period		1,101	1,462
Profit for the period		1,101	1,462
Other comprehensive income			
Items that will not be reclassified to profit or loss:			
Net valuation gain on land and buildings	15.1	38	200
Deferred tax on revaluation of land and buildings		4	(11)
Remeasurement gain/(loss) on defined benefit plans - net		12	(14)
		54	175
Items that are or may be reclassified subsequently to profit or loss:			
Foreign operations - foreign currency translation differences	21	(43)	50
Net change in fair value of cash flow hedges - net of deferred tax		(12)	(81)
		(55)	(31)
Total other comprehensive income for the period, net of tax		(1)	144
Total comprehensive income for the period, net of tax		1,100	1,606
Total comprehensive income for the period attributable to:			
- Owners of the Company		1,083	1,591
- Non-controlling interests		17	15
Total comprehensive income for the period, net of tax		1,100	1,606

The notes on pages 9 to 30 are an integral part of these condensed consolidated interim financial statements.
The independent auditor's report on review of condensed consolidated interim financial statements is set out on page 1.

Condensed consolidated interim statement of financial position as at

(AED in millions)	Note	30 June 2026 Unaudited	31 December 2025 Audited
Non-current assets			
Property, plant and equipment	15.1	9,721	9,778
Investment property	15.2	38,613	38,591
Right-of-use assets		2,668	2,828
Equity-accounted investees	16	630	796
Investments held at fair value through profit or loss		18	18
Intangible assets and goodwill		1,602	1,614
Deferred tax assets	14.1	175	157
Other non-current assets		1,737	2,062
Total non-current assets		55,164	55,844
Current assets			
Development property	15.4	2,088	1,728
Inventories		2,729	2,941
Trade and other receivables		6,200	5,369
Due from related parties	17.3	22	44
Restricted cash		3,696	3,535
Cash in hand and at bank		2,753	1,231
Assets held for sale	6.1 & 6.2	414	268
Total current assets		17,902	15,116
Total assets		73,066	70,960
Current liabilities			
Trade and other payables		7,797	8,801
Tax payable		726	538
Other liabilities		3,771	4,070
Provisions		322	432
Short term loan from a related party	17.1	1	2
Due to related parties	17.4	36	68
Bank overdraft	18	215	249
Current maturity of lease liabilities		603	642
Liabilities directly associated with the assets held for sale	6.2	296	296
Total current liabilities		13,767	15,098
Non-current liabilities			
Long term loans	19	15,677	12,810
Long term loan from a related party	17.2	3	7
Lease liabilities		2,930	3,077
Deferred tax liabilities	14.2	708	658
Provisions		79	108
Post employment benefit obligations		844	845
Other liabilities		405	151
Total non-current liabilities		20,646	17,656
Total liabilities		34,413	32,754
Net assets		38,653	38,206

Condensed consolidated interim statement of financial position as at (continued)

(AED in millions)	Note	30 June 2026 Unaudited	31 December 2025 Audited
Equity			
Share capital		4,869	4,869
Statutory reserve		3,338	3,338
Revaluation reserve		19,453	19,411
Retained earnings		11,672	11,213
Hedging reserve		35	47
Currency translation reserve	21	(3,868)	(3,825)
Total equity attributable to the owners of the Company		35,499	35,053
Hybrid equity instrument	20	2,951	2,951
Non-controlling interests		203	202
Total equity		38,653	38,206

The condensed consolidated interim financial statements were approved by the Board of Directors and signed on 07 September 2026:

Ahmed Galal Ismail

Majid Al Futtaim Holding LLC
Authorized Signatory

Majid Al Futtaim Holding LLC
Authorized Signatory

The notes on pages 9 to 30 are an integral part of these condensed consolidated interim financial statements.
The independent auditor's report on review of condensed consolidated interim financial statements is set out on page 1.

Condensed consolidated interim statement of cash flows
For the six month period ended 30 June

(AED in millions)	Note	2026 Unaudited	2025 Unaudited
Operating activities			
Profit for the period after tax		1,101	1,462
Adjustments for:			
Depreciation and amortization	10	957	983
Finance costs - net	11	408	392
Foreign exchange loss - net	12	17	14
Impairment loss on non-financial assets - net	13	43	54
Impairment loss on financial assets - net	13	26	6
Net valuation loss/(gain) on land and buildings	15.1 & 15.2	232	(537)
Share of profit in equity-accounted investees - net of tax	16	(51)	(35)
Gain on disposal / acquisition		-	(3)
(Gain) / loss on lease termination	12	(15)	2
Changes to post employment benefit obligations		11	47
Income tax expense - net	14	288	336
		3,017	2,721
Changes to working capital			
Inventories		225	241
Development property		(360)	(20)
Trade and other receivables		(682)	(846)
Trade and other payables		(1,179)	(335)
Restricted cash		(161)	70
Due from/to related parties - net		(8)	(44)
		(2,165)	(934)
Tax paid		(60)	(65)
Net cash from operating activities		792	1,722
Investing activities			
Acquisition of property, plant and equipment and investment property		(738)	(433)
Payments against intangible assets		(144)	(135)
Investment in equity accounted investees		(1)	-
Proceeds from sale of property, plant and equipment and investment property		64	72
Collection of other long-term receivable		108	108
Dividend received from equity-accounted investees	16	8	32
Insurance claim proceeds		-	19
Finance income received	11	90	74
Net cash used in investing activities		(613)	(263)

Condensed consolidated interim statement of cash flows (continued)
For the six month period ended 30 June

(AED in millions)	Note	2026 Unaudited	2025 Unaudited
Financing activities			
Proceeds from term loan received from related parties	17.1 & 17.2	828	121
Repayment of term loan to related parties	17.1	(829)	(584)
Long term loan repaid to a related party		(4)	-
Long term loans received	19	11,035	2,034
Long term loans repaid	19	(8,139)	(1,843)
Payment against lease liabilities		(434)	(386)
Collateral paid against derivative instruments - net		(13)	(14)
Finance cost paid		(418)	(362)
Coupon paid on hybrid equity instrument	20	(71)	(119)
Dividend paid		(582)	-
Net cash flows from / (used) in financing activities		1,373	(1,153)
Net increase in cash and cash equivalents		1,552	306
Cash and cash equivalents at the beginning of the period*		982	801
Cash and cash equivalents classified as assets held for sale		4	-
Effect of movements in exchange rates on cash held		-	2
Cash and cash equivalents at the end of the period*		2,538	1,109

* Cash and cash equivalents includes bank overdrafts that are repayable on demand and form an integral part of the Group's cash management.

The notes on pages 9 to 30 are an integral part of these condensed consolidated interim financial statements.
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Condensed consolidated interim statement of changes in equity for the period ended 30 June

	Attributable to the owners of the Company									
(AED in millions)	Share capital	Statutory reserve	Revaluation reserve	Retained earnings	Hedging reserve	Currency translation reserve	Total equity	Hybrid equity instrument	Non-controlling interests	Total
At 1 January 2025 (audited)	4,869	3,338	19,057	7,993	155	(3,954)	31,458	3,283	192	34,933
Total comprehensive income for the period										
Profit for the period	-	-	-	1,447	-	-	1,447	-	15	1,462
Other comprehensive income										
Items that will not be reclassified to profit or loss:										
Net valuation gain on land and buildings (note 15.1)	-	-	200	-	-	-	200	-	-	200
Deferred tax on net revaluation of land and buildings	-	-	(11)	-	-	-	(11)	-	-	(11)
Remeasurement loss on defined benefit plans - net	-	-	-	(14)		-	(14)	-	-	(14)
Items that are or may be reclassified subsequently to profit or loss:										
Net change in fair value of cash flow hedges	-	-	-	-	(93)	-	(93)	-	-	(93)
Deferred tax on fair value changes in cash flow hedges	-	-	-	-	12	-	12	-	-	12
Currency translation differences in foreign operations (note 21)	-	-	-	-	-	50	50	-	-	50
Total comprehensive income for the period	-	-	189	1,433	(81)	50	1,591	-	15	1,606
Transactions with owners recorded directly in equity										
Contribution by and distributions to owners and other movement in equity										
Dividend declared (i)	-	-	-	-	-	-	-	-	(13)	(13)
Total contribution by and distribution to owners	-	-	-	-	-	-	-	-	(13)	(13)
Hybrid perpetual note instruments										
Coupon paid on hybrid equity instrument (note 20)	-	-	-	(119)	-	-	(119)	-	-	(119)
	-	-	-	(119)	-	-	(119)	-	-	(119)
At 30 June 2025 (unaudited)	4,869	3,338	19,246	9,307	74	(3,904)	32,930	3,283	194	36,407

(i) During the prior period, a subsidiary of the Group declared dividends to non-controlling interests amounting to AED 13 million and was payable as of 30 June 2025.

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The independent auditor's report on review of condensed consolidated interim financial statements is set out on page 1.

Condensed consolidated interim statement of changes in equity for the period ended 30 June (continued)

	Attributable to the owners of the Company									
(AED in millions)	Share capital	Statutory reserve	Revaluation reserve	Retained earnings	Hedging reserve	Currency translation reserve	Total equity	Hybrid equity instrument	Non-controlling interests	Total
At 1 January 2026 (audited)	4,869	3,338	19,411	11,213	47	(3,825)	35,053	2,951	202	38,206
Total comprehensive income for the period										
Net profit for the period	-	-	-	1,084	-	-	1,084	-	17	1,101
Other comprehensive income										
Items that will not be reclassified to profit or loss:										
Net valuation gain on land and buildings (note 15.1)	-	-	38	-	-	-	38	-	-	38
Deferred tax on net revaluation of land and buildings	-	-	4	-	-	-	4	-	-	4
Remeasurement gain on defined benefit plans - net	-	-	-	12	-	-	12	-	-	12
Items that are or may be reclassified subsequently to profit or loss:										
Net change in fair value of cash flow hedges	-	-	-	-	(11)	-	(11)	-	-	(11)
Deferred tax on fair value changes in cash flow hedges	-	-	-	-	(1)	-	(1)	-	-	(1)
Currency translation differences in foreign operations (note 21)	-	-	-	-	-	(43)	(43)	-	-	(43)
Total comprehensive income for the period	-	-	42	1,096	(12)	(43)	1,083	-	17	1,100
Transactions with owners recorded directly in equity										
Contribution by and distributions to owners and other movement in equity										
Dividends paid (i)	-	-	-	(566)	-	-	(566)	-	(16)	(582)
Total contribution by and distribution to owners	-	-	-	(566)	-	-	(566)	-	(16)	(582)
Hybrid perpetual note instruments										
Coupon paid on hybrid equity instrument (note 20)	-	-	-	(71)	-	-	(71)	-	-	(71)
	-	-	-	(71)	-	-	(71)	-	-	(71)
At 30 June 2026 (unaudited)	4,869	3,338	19,453	11,672	35	(3,868)	35,499	2,951	203	38,653

(i) During the period, dividends of AED 566 million (AED 116 per share) were declared and paid to the Parent Company, also a subsidiary of the Group declared and paid dividends to non-controlling interests amounting to AED 16 million.

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Notes to the consolidated financial statements

1. LEGAL STATUS AND PRINCIPAL ACTIVITIES

Majid Al Futtaim Holding LLC ("the Company") is registered as a limited liability company in the Emirate of Dubai under the UAE Federal Decree Law No. (32) of 2021 (as amended) as applicable to commercial companies.

The principal activity of the Company is to invest in subsidiaries that are involved in establishing, investing in and managing commercial projects. The activities of its subsidiaries include establishment and management of shopping malls, hotels, residential projects, hypermarkets, supermarkets, fashion retailing, leisure and entertainment, cinemas and investment activities. The Company and its subsidiaries are collectively referred to as "the Group". The Company is wholly owned by Majid Al Futtaim Capital LLC ("the Parent Company").

The Company is governed by an independent board of non-executive directors, appointed on 9 February 2025, and is managed by the statutory managers. The board is responsible for the oversight and strategic direction of the Company, whilst day-to-day management and the conduct of operations rest with the statutory managers in accordance with the applicable statutory framework.

The registered address of the Group and its Parent Company is P.O. Box 91100, Dubai, United Arab Emirates.

2. BASIS OF PREPARATION

These condensed consolidated interim financial statements have been prepared in accordance with IAS 34 - Interim Financial Reporting. Selected explanatory notes are included to explain events and transactions that are significant for understanding the changes in the financial position and performance of the Group since the last annual audited consolidated financial statements as at and for the year ended 31 December 2025. These condensed consolidated interim financial statements do not include all the information required for full annual audited consolidated financial statements and should be read in conjunction with the annual audited consolidated financial statements of the Group as at and for the year ended 31 December 2025.

These condensed consolidated interim financial statements are presented in United Arab Emirates Dirhams ("AED") (rounded to the nearest millions unless otherwise stated), which is the Company's functional currency.

3. USE OF JUDGEMENTS AND ESTIMATES

In preparing the condensed consolidated interim financial statements, management has made judgments, estimates and assumptions that affect the application of the Group's accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Other than the changes described in note 15.1.3, in preparing these condensed consolidated interim financial statements, the significant judgments made substantially by management in applying the Group's accounting policies and the key sources of estimation and uncertainty were the same as those applied to the annual audited consolidated financial statements as at and for the year ended 31 December 2025.

4. SEASONALITY AND CYCLICALITY

There is no material seasonality or cyclicality impacting interim financial reporting.

5. MATERIAL ACCOUNTING POLICIES INFORMATION

5.1 New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the condensed consolidated interim financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of new standards effective as of 1 January 2026.

Several amendments apply for the first time in 2026, but do not have an impact on the condensed consolidated interim financial statements of the Group.

	Effective date
• Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7	1 January 2026
• Contracts Referencing Nature-dependent Electricity – Amendments to IFRS 9 and IFRS 7	1 January 2026
• Gain or Loss on Derecognition - IFRS 7 Financial Instruments: Disclosures	1 January 2026
• Lessee Derecognition of Lease Liabilities - IFRS 9 Financial Instruments	1 January 2026
• Transaction Price - IFRS 9 Financial Instruments	1 January 2026
• Determination of a 'De Facto Agent'- IFRS 10 Consolidated Financial Statements	1 January 2026
• Cost Method – IAS 7 Statement of Cash Flows	1 January 2026
• Annual Improvements to IFRS Accounting Standards - Volume 11	1 January 2026

5.2 Other standards

A number of new standards are effective for annual periods beginning after 1 January 2027 and earlier adoption is permitted. However, the Group has not early adopted the new or amended standards in preparing these condensed consolidated interim financial statements.

	Effective date
• IFRS 18 Presentation and Disclosure in Financial Statements	1 January 2027
• IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
• Translation to a Hyperinflationary Presentation Currency – Amendments to IAS 21	1 January 2027
• IFRS 20 Regulatory Assets & Regulatory Liabilities	1 January 2027

The Group is currently assessing the impact of IFRS 18 on its condensed consolidated interim financial statements and is progressing with its implementation plan, including updates to related processes and controls. The accounting policies to be applied under IFRS 18 will be finalized upon presentation of the Group's first consolidated financial statements that include the date of initial application.

6. ASSETS HELD FOR SALE

6.1 During the period, a subsidiary of the Company committed to a plan to dispose of its interest in an equity-accounted investee through a proposed buyout by the investee's other shareholder. Management concluded that the criteria for classification as held for sale under IFRS 5 were met as at 30 June 2026. Accordingly, the investment was reclassified from equity-accounted investees to assets held for sale at its carrying amount of AED 210 million and is measured at the lower of that amount and fair value less costs to sell. Equity accounting ceased with effect from the date of classification. The transaction is expected to complete within twelve months of the reporting date.

The following table summarizes the financial position of the equity-accounted investee as at reporting date:

(AED in millions)	30 June 2026
Non-current assets	260
Current assets	321
Total assets	581
Current liabilities	(136)
Non-current liabilities	(25)
Total liabilities	(161)
Net assets	420
Group's share in net assets	210

6.2 During the previous year, a subsidiary of the Company classified its subsidiaries in Pakistan and Iraq as assets held for sale as they met the criteria for classification as disposal groups held for sale in accordance with IFRS 5 (Non-current Assets Held for Sale and Discontinued Operations).

The following table summarizes the assets and liabilities classified as held for sale as at 30 June 2026:

(AED in millions)	30 June 2026 Unaudited	31 December 2025 Audited
Property, plant and equipment	3	61
Right-of-use assets	68	60
Intangible assets and goodwill	2	2
Inventories	64	77
Cash in hand and at bank	21	22
Other assets	46	46
Total assets	204	268
Bank overdraft	53	50
Lease liabilities	88	79
Post employment benefit obligations	6	6
Other liabilities	149	161
Total liabilities	296	296
Net liabilities	(92)	(28)

The operations in Pakistan and Iraq are not considered material for the Group and hence have not been disclosed separately as discontinued operations.

7. OPERATING SEGMENTS

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components.

The operating results of all operating segments are reviewed regularly by senior management and the Board of Directors to make decisions about resources to be allocated to the segments and assess their performance, and for which discrete financial information is available.

The Group has six segments, consistent with internal reporting and are considered the Group's strategic business units. The strategic business units offer different services and are managed separately because they have different strategic requirements. Inter-segment pricing is determined on agreed terms.

During the previous year ended 31 December 2025, the Group reassessed the manner in which it monitors and reports its Properties operating segment to reflect changes in the internal management structure. As a result, the composition of the segment was revised to align with the Group's updated organizational structure and strategic focus. The Properties operations are now reported under the following components: Asset Management, Development, and Corporate Head Office, with Corporate Head Office activities presented under "Others". This revised segmentation provides a more transparent view of the Group's performance and enhances comparability.

The comparative information for the prior year has been reclassified accordingly to conform with the current year's presentation. The reclassification is presentational in nature only and has no impact on the Group's previously reported revenue, profit for the year, total assets, or total liabilities.

The following summary describes the operations in each of the Group's reportable segments:

Asset management: The principal activities include the ownership and management of shopping mall operations, including regional and super-regional malls as well as smaller community centers. The business is also involved in the development and asset management of hotel properties in collaboration with third-party hotel operators, in addition to managing the Group's office buildings in Dubai, United Arab Emirates.

Development: The principal activities include the development and management of large-scale, master-planned lifestyle communities including multiple asset classes. The business is responsible for the planning and delivery of infrastructure, residential, and commercial components within these developments, as well as managing the Group's future real estate projects. The business also includes Project management arm, which specializes in providing advisory, development and management services to other businesses and related parties.

Retail: The principal activities include establishment and management of hypermarkets and supermarkets in accordance with the franchise agreement with Carrefour Partenariat International, a Carrefour SA affiliate, along with management of hypermarkets and supermarkets operated under Group's own retail formats.

Entertainment: The principal activities include establishing, through subsidiaries, establishment and management of cinemas, family entertainment centers, leisure and entertainment activities and food and beverage.

Lifestyle: The principal activities include establishing, investing in and operating fashion, home furniture and retail stores through its subsidiaries and associates.

Others: Others include Head Office, Global Solutions (GS), Customer Solutions (CS) and the Corporate head office of previously reported segment, Properties.

- The principal activities of Head Office include acting as the holding company of the Group's subsidiaries, arranging the Group's financing requirements and providing stewardship and strategic guidance and certain support services to the subsidiaries. The results and the balances include the results of Corporate Head Office of Properties, Customer Solutions (CS) and Global Solutions (GS) in the following tables.
- The principal activities of **GS** include providing finance, people & organization, technology and procurement services across the Group.
- The principal activities of **CS** include providing fintech and advance analytics solutions to other Group companies along with management of the Group wide loyalty program.

NOPAT (non-GAAP measure)

"Net Operating Profit After Tax (NOPAT)", (non-GAAP measure) represents the Group's income from operations if it had no debt (no interest expense).

NOPAT is calculated based on the net profit after tax for the financial period, adjusted for, deferred tax charge or benefit, unrealized valuation gains or losses on investments (if any) and land and buildings, relating to investment properties and property, plant and equipment, net impairment losses / reversals on non-financial assets, net finance costs and net foreign exchange gains / losses.

Adjusted EBITDA (non-GAAP measure)

The Group's measure of segment performance, adjusted EBITDA (non-GAAP measure), is defined as NOPAT, as defined earlier, which is adjusted for depreciation and amortization, current tax expense - net, equity accounted income/(loss) – net, other nonrecurring items, and to remove the impact on operating profit of IFRS 16 Leases as if IAS 17 Leases applied. The adjustment to remove the impact of IFRS 16 accounting also recognizes lease costs within operating profit. IAS 17 was the predecessor lease accounting standard and was replaced by IFRS 16 for financial periods beginning on or after 1 January 2019. Management excludes one-off exceptional items as part of its adjustments on other non-recurring items in order to focus on results excluding items affecting comparability from one period to the next.

Adjusted EBITDA is not a measure of cash liquidity or financial performance under generally accepted accounting principles and the adjusted EBITDA measure used by the Group may not be comparable to other similarly titled measures of other companies.

7.1 Segment reporting by business

The segment information provided to the stakeholders for reportable segments for the six months ended 30 June 2026 and 30 June 2025 are as follows:

7.1.1 Disaggregation of revenue by business

In the following table, revenue from contracts with customers is disaggregated by major business and service lines and timing of revenue recognition. The table also includes a reconciliation of the disaggregated revenue with the Group's reportable segments.

(AED in millions)	Asset management	Development	Retail	Entertainment [i]	Lifestyle [i]	Others [ii]	Total
For the period ended 30 June 2026 (unaudited):							
Gross revenue	2,547	2,763	10,788	912	705	55	17,770
Eliminations of intercompany income	(212)	-	-	(9)	-	(12)	(233)
Revenue from external customers	2,335	2,763	10,788	903	705	43	17,537
External revenue from major service/product lines							
Sale of goods	-	-	10,708	-	705	-	11,413
Service income and fee	-	-	15	-	-	-	15
Sale of property	-	2,747	-	-	-	-	2,747
Leisure and entertainment	95	-	-	903	-	-	998
Hospitality revenue	180	-	-	-	-	-	180
Others	4	13	42	-	-	43	102
	279	2,760	10,765	903	705	43	15,455
Rental income	2,056	3	23	-	-	-	2,082
	2,335	2,763	10,788	903	705	43	17,537
For the period ended 30 June 2025 (unaudited):							
Gross revenue	2,433	2,009	11,460	901	674	31	17,508
Eliminations of intercompany income	(188)	-	-	(10)	-	(7)	(205)
Revenue from external customers	2,245	2,009	11,460	891	674	24	17,303
External revenue from major service/product lines							
Sale of goods	-	-	11,387	-	674	-	12,061
Service income and fee	-	-	14	-	-	-	14
Sale of property	-	1,935	-	-	-	-	1,935
Leisure and entertainment	120	-	-	891	-	-	1,011
Hospitality revenue	281	-	-	-	-	-	281
Others	4	71	40	-	-	24	139
	405	2,006	11,441	891	674	24	15,441
Rental income	1,840	3	19	-	-	-	1,862
	2,245	2,009	11,460	891	674	24	17,303

[i] Subsequent to the reporting period, the Entertainment and Lifestyle businesses will be reported as a single reporting segment, reflecting a change in the Group's internal reporting structure.

[ii] Others include revenue from Customer solutions with respect to recharges to other Group companies, revenue from Group's loyalty program and pre-paid card operations.

7.1.2 Disaggregation of revenue from contracts with customers

(AED in millions)	Asset management	Development	Retail	Entertainment[(i)]	Lifestyle[(i)]	Others[(ii)]	Total
For the period ended 30 June 2026 (unaudited):							
Over period of time	-	2,747	15	-	-	-	2,762
At a point in time	279	13	10,750	903	705	43	12,693
	279	2,760	10,765	903	705	43	15,455
For the period ended 30 June 2025 (unaudited):							
Over period of time	-	1,935	14	-	-	-	1,949
At a point in time	405	71	11,427	891	674	24	13,492
	405	2,006	11,441	891	674	24	15,441

7.1.3 Disaggregation of non-GAAP measures by business

(AED in millions)	Asset management	Development	Retail	Entertainment[(i)]	Lifestyle[(i)]	Others[(ii)]	Eliminations / adjustments	Total
For the period ended 30 June 2026 (unaudited):								
Net profit/(loss) after tax	1,247	580	(231)	(34)	(88)	(381)	8	1,101
Adjustments for:								
Valuation loss on land and buildings - net	241	(20)	(16)	-	-	-	27	232
Net finance costs	41	36	109	23	9	274	(85)	407
Foreign exchange loss - net	19	-	(3)	2	1	(2)	-	17
Net impairment on non-financial assets	-	-	26	(1)	1	-	17	43
Deferred tax charge	43	2	-	-	-	-	(5)	40
NOPAT	1,591	598	(115)	(10)	(77)	(109)	(38)	1,840
Adjustments for:								
Depreciation and amortization	138	11	474	209	132	34	(41)	957
Equity accounted income - net	(36)	(12)	-	-	(3)	-	-	(51)
Income tax expense	207	101	27	6	5	-	(98)	248
Other non-recurring items[(iii)]	(16)	-	(11)	(1)	(1)	1	-	(28)
Rent expense de-recognized on adoption of IFRS 16								
- External	(3)	(1)	(271)	(82)	(61)	(3)	-	(421)
- Internal	-	-	(102)	(41)	(29)	(5)	177	-
Adjusted EBITDA	1,881	697	2	81	(34)	(82)	-	2,545

(AED in millions)	Asset management	Development	Retail	Entertainment[i]	Lifestyle[i]	Others[ii]	Eliminations / adjustments	Total
For the period ended 30 June 2025 (unaudited):								
Net profit/(loss) after tax	1,785	455	(130)	(49)	(20)	(390)	(189)	1,462
Adjustments for:								
Valuation gain on land and buildings - net	(583)	(28)	(10)	-	-	-	84	(537)
Net finance costs	101	(72)	78	25	5	247	8	392
Foreign exchange loss - net	1	-	4	-	2	7	-	14
Net impairment on non-financial assets	9	5	42	(2)	-	-	-	54
Deferred tax charge	93	3	(2)	-	-	3	(11)	86
NOPAT	1,406	363	(18)	(26)	(13)	(133)	(108)	1,471
Adjustments for:								
Depreciation and amortization	143	13	488	215	100	39	(15)	983
Equity accounted income - net	(8)	-	-	-	(4)	(23)	-	(35)
Income tax expense	181	76	59	7	6	(21)	(58)	250
Other non-recurring items[iii]	2	(2)	(1)	20	-	-	-	19
Rent expense de-recognized on adoption of IFRS 16								
- External	(3)	-	(266)	(86)	(47)	(1)	-	(403)
- Internal	-	-	(109)	(45)	(22)	(5)	181	-
Adjusted EBITDA	1,721	450	153	85	20	(144)	-	2,285

[i] Subsequent to the reporting period, the Entertainment and Lifestyle businesses will be reported as a single reporting segment, reflecting a change in the Group's internal reporting structure.

[ii] Includes Holding, Global Solutions, Customer Solutions and Corporate head office for Properties.

[iii] Other non-recurring items mainly include (gain)/loss on disposal of non-current assets and (gain)/loss on lease termination being the difference between the Right of Use asset and Lease Obligation derecognized on termination of lease after adjusting for any termination penalties.

7.1.4 Disaggregation of capital expenditure by business

(AED in millions)	Asset management	Development	Retail	Entertainment[i]	Lifestyle[i]	Others[ii]	Total
For the period ended 30 June 2026 (unaudited):							
Capital expenditure	(310)	(86)	(212)	(108)	(55)	(111)	(882)
For the period ended 30 June 2025 (unaudited):							
Capital expenditure	(192)	(11)	(148)	(37)	(42)	(138)	(568)

7.1.5 Disaggregation of assets & liabilities by business

(AED in millions)	Asset management	Development	Retail	Entertainment[i]	Lifestyle[i]	Others[ii]	Eliminations / adjustments	Total
At 30 June 2026 (unaudited):								
Total assets	48,333	13,651	9,123	2,482	1,903	3,917	(6,343)	73,066
Total liabilities	(8,304)	(7,625)	(9,824)	(1,862)	(1,105)	(12,861)	7,168	(34,413)
Net assets								38,653
At 31 December 2025 (audited)								
Total assets	44,320	13,727	10,167	2,561	1,996	3,608	(5,419)	70,960
Total liabilities	(3,847)	(3,612)	(10,636)	(1,905)	(1,110)	(17,671)	6,027	(32,754)
Net assets								38,206

[i] Subsequent to the reporting period, the Entertainment and Lifestyle businesses will be reported as a single reporting segment, reflecting a change in the Group's internal reporting structure.

8. REVENUE

8.1

Six month period ended 30 June (AED in millions)	2026 Unaudited	2025 Unaudited
Revenue from contract with customers	15,455	15,441
Other revenue		
- Rental income	2,082	1,862
	17,537	17,303

8.1.1 Revenue from contract with customers includes revenue from Retail's online business amounting to AED 1,800 million (30 June 2025: AED 1,617 million).

8.1.2 Revenue from contract with customers include revenue from sale of properties of AED 2,749 million (30 June 2025: AED 1,988 million), this amount is net of AED 6 million (30 June 2025: AED 11 million) discount against the transaction price for certain units sold with a significant financing component due to timing difference between the timing of cash receipt and revenue recognition.

8.1.3 Revenue recognized with respect to property development business also includes revenue from sale of property units to Group employees, including the key management personnel of AED 6 million (30 June 2025: AED 9 million). These sale transactions are carried out at market comparable terms.

9. COST OF SALES

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Cost of goods sold		
Opening inventories	(2,941)	(2,922)
Purchases	(11,100)	(11,823)
Closing inventories	2,729	2,681
Supplier rebates, fees and discounts	2,313	2,528
	(8,999)	(9,536)
Cost of revenue from property sales	(1,837)	(1,357)
	(10,836)	(10,893)

9.1 Cost of revenue from property sales and sales commission amounting to AED 1,837 million (30 June 2025: AED 1,357 million) and AED 104 million (30 June 2025: AED 74 million) (note 10), respectively, are recognized overtime, in accordance with IFRS 15.

10. OPERATING EXPENSES

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Staff costs	(1,910)	(1,984)
Depreciation and amortization	(957)	(983)
Utilities	(221)	(213)
Advertising, selling and marketing expenses	(250)	(257)
Legal and consultancy expenses	(108)	(100)
Repair and maintenance	(76)	(67)
Facilities management	(73)	(70)
Software maintenance	(159)	(192)
Franchise and management fees	(62)	(79)
Bank charges	(143)	(140)
Delivery and transportation	(132)	(117)
Security expenses	(69)	(69)
Rent - short term leases and contingent rent	(91)	(127)
House keeping and cleaning	(84)	(87)
Sales commission (note 9.1)	(104)	(74)
Business travel expenses	(29)	(39)
Insurance charges	(41)	(39)
Other general and administrative expenses	(143)	(34)
	(4,652)	(4,671)

11. FINANCE COSTS - NET

	Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
(i)	*Finance costs:*		
	Arrangement and participation fee	(27)	(27)
	Interest charges on bank loans (note 11.1)	(385)	(383)
	Interest expense on lease liabilities	(113)	(108)
	Interest charges on related party balances	-	(12)
		(525)	(530)
	Bond programme cost	-	(1)
	Total finance costs	(525)	(531)
(ii)	*Finance income:*		
	Interest income on bank balances	90	74
	Unwinding of discount on long term receivable balances	17	16
	Cash flow hedges reclassified from hedging reserve	11	49
	Total finance income	118	139
	Finance costs - net	(407)	(392)

11.1 Included within interest charges on bank loans is fair value loss of AED 28 million (30 June 2025: AED 88 million) in relation to derivatives used in fair value hedge relationship, with an offsetting fair value change of AED 16 million (30 June 2025: AED 26 million) for the underlying debt being hedged.

12. OTHER EXPENSES - NET

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Foreign exchange loss - net (note 12.1)	(17)	(14)
Project costs expensed out	-	(11)
Development costs expensed out	(11)	(32)
Others	-	(5)
Other expenses	(28)	(62)
Gain / (loss) on lease termination	15	(2)
Gain on disposal / acquisition	-	3
Others	10	-
Other income	25	1
Other expenses - net	(3)	(61)

12.1 Foreign exchange losses are primarily arising on translation of foreign currency denominated balances in Group's overseas operations.

13. IMPAIRMENT LOSS

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Impairment loss on financial assets - net		
Impairment of trade receivables - net	(26)	(6)
Impairment loss on non-financial assets - net		
Impairment of investment property under construction (note 15.2)	-	(13)
Impairment charge on property, plant and equipment (note 15.1)	(6)	(10)
Impairment of intangible assets	(56)	(41)
Impairment reversal on property, plant and equipment (note 15.1)	-	8
Impairment reversal on right-of-use assets	20	2
Impairment of equity accounted investees (note 16)	(1)	-
	(43)	(54)

14. TAX

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Current tax		
Current period	250	237
Adjustment for prior periods	(2)	13
	248	250
Deferred tax		
Origination of temporary differences - net	40	86
	40	86
	288	336

Income tax is determined in accordance with the tax legislation applicable to each subsidiary in the jurisdictions in which it operates. Management considers the accruals recognised in respect of tax liabilities to be adequate for all open tax years, based on its assessment of the relevant factors, including the interpretation of applicable tax legislation and prior experience of the outcome of tax matters.

14.1 Deferred tax asset amounting to AED 104 million (31 December 2025: AED 97 million) is in respect of tax losses carried forward and temporary differences on depreciation of assets and provisions. Deferred tax asset amounting to AED 71 million (31 December 2025: AED 60 million) pertains to valuation losses on property assets.

At the reporting date, the Group has unrecognized deferred tax assets of AED 384 million (31 December 2025: AED 431 million) relating to its subsidiaries in Oman, Egypt, Lebanon, Jordan and Pakistan. Based on the Group's strategic plan and taking into account the local taxation laws and regulation in those countries, the recognition of deferred tax asset is limited to the extent of future taxable profits and full recoverability of deferred tax asset is unlikely since these subsidiaries are not expected to generate sufficient taxable profits and valuation gains in the foreseeable future.

The corresponding deferred tax benefit from valuation loss on investment property has been recognized in profit or loss, and from revaluation gain on property, plant and equipment has been recognized in other comprehensive income.

14.2 A portion of the deferred tax liability amounting to AED 672 million (31 December 2025: 604 million) has been computed on the taxable temporary differences primarily arising as a result of valuation gains on properties in UAE, Oman and Egypt (31 December 2025: UAE, Oman and Egypt). The tax rates in these countries are 9%, 15% and 22.5%, respectively (2025: 9%, 15% and 22.5%, respectively). Furthermore, deferred tax liability amounting to AED 36 million (31 December 2025: AED 54 million) relates to goodwill, impairments and other intangible assets.

14.3 Global minimum tax

The Group is within the scope of the OECD's Pillar Two Global Anti-Base Erosion (GloBE) Rules, as the annual consolidated revenue exceeds the EUR 750 million threshold. These rules aim to establish a coordinated framework ensuring that multinational enterprises (MNEs) with annual revenues above EUR 750 million are subject to a minimum effective tax rate (ETR) of 15% subject to substance based carveouts and other reliefs under the new regime in each jurisdiction in which they operate. Below is the status of implementation and impact on the Group:

- In January 2025, Cabinet Decision No. (142) of 2024 was published in the UAE, implementing a Domestic Minimum Top-up Tax effective from 1 January 2025. For the period ended 30 June 2026, the Group has considered the impact and recognised additional top-up tax provision of AED 74 million (30 June 2025: AED 77 million) in accordance with the UAE Domestic Minimum Top-up Tax rules.
- In September 2024, the Kingdom of Bahrain enacted a Domestic Minimum Top-up Tax regime effective from 1 January 2025, with related Executive Regulations issued in December 2024. For the period ended 30 June 2026, the Group recognised top-up tax provision of AED 12 million (30 June 2025: AED 7 million) in accordance with the Bahrain Domestic Minimum Top-up Tax rules.
- In February 2026, Qatar has published a Domestic Minimum Top-up Tax law applicable from 1 January 2025. For the period ended 30 June 2026, the Group recognised additional top-up tax provision of AED 2 million (30 June 2025: AED 3 million).
- In December 2024, Kuwait published a Domestic Minimum Top-up Tax Law along with Executive Regulations in June 2025 effective from 1 January 2025. As a result, from 1 January 2025 onwards, Group entities in Kuwait are also liable for the top-up tax of 15% in relation to their operations instead of no taxes/ in addition to Zakat in the past (as applicable). For the period ended 30 June 2026, the Group recognised top-up tax provision of AED 3 million (30 June 2025: AED 6 million).
- In December 2024, Kenya enacted the Tax Laws Amendment Act, 2024 introducing a Domestic Minimum Top-up Tax regime, effective from 1 January 2025. As the statutory corporate income tax rate is already 30%, the Group has not recognised any additional top-up tax expense for the period ended 30 June 2026 (30 June 2025: Nil).
- Among the other jurisdictions where the Group operates, the United Kingdom, Hong Kong and France (where the Group maintains limited activities and no customer base) have enacted final Pillar Two legislation effective 1 January 2024 (effective from 1 January 2025 in case of Hong Kong). For the period ended 30 June 2026, management does not anticipate any additional top-up tax obligations in these jurisdictions under the Pillar Two rules (30 June 2025: Nil).

No other jurisdiction, in which the Group operates, has substantively enacted the Pillar Two legislation to date. The Group will continue to monitor the developments in all relevant jurisdictions and assess any potential top-up tax in accordance with the relevant legislation after taking into consideration the transitional Safe Harbour relief.

On 23 May 2023, the International Accounting Standards Board (IASB) issued amendments to IAS 12 Income Taxes, introducing a mandatory temporary exception to the requirements of IAS 12 under which an entity does not recognize or disclose information about deferred tax assets and liabilities related to the Pillar Two rules. In accordance with these amendments, the Group has applied the exception and has not recognised or disclosed any deferred tax assets or liabilities related to Pillar Two income taxes.

15. TANGIBLE FIXED ASSETS

15.1 PROPERTY, PLANT AND EQUIPMENT

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Capital expenditure	465	348
Depreciation charge for the period	(525)	(569)
Impairment loss - net (note 13)	(6)	(2)
Valuation gain / (loss) on land and buildings - net		
- recognized in other comprehensive income	38	200
- recognized in profit or loss	(12)	21
	26	221
Transfer to investment property - net (note 15.1.1)	(3)	(123)
Effect of movement in exchange rates	(15)	15

15.1.1 During the current period, net balance amounting to AED 3 million (30 June 2025: AED 123 million) has been transferred to investment property from property, plant and equipment on account of changes in proportion of properties held for own use by the Group.

15.1.2 The carrying value as at the reporting date includes a shopping mall on leasehold land (right-of-use asset) in UAE amounting to AED 130 million (31 December 2025: AED 124 million) and shopping malls on leasehold lands (right-of-use assets) in Oman amounting to AED 260 million (31 December 2025: AED 297 million).

These leasehold lands are restricted to be used for commercial purposes in relation to the Group's businesses and the right to renew the lease is reserved with the Governments of UAE and Oman, respectively. If the leases are not renewed the land and buildings will be transferred to the Governments of UAE and Oman respectively at the end of the lease term.

15.1.3 During the period, the Group's Retail business reassessed the estimated useful lives of certain principal classes of assets recognised within property, plant and equipment. The reassessment was undertaken to align the depreciation profile of the asset base with the pattern in which the future economic benefits embodied in those assets are consumed. The exercise drew on accumulated operational experience, including actual asset utilization and retirement histories and the condition of assets remaining in active service beyond their previously assigned lives. It also took account of current repair and maintenance practices and the technical assessments of the engineering and operations functions.

The revision has been accounted for as a change in an accounting estimate in accordance with IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors and has been applied prospectively from the effective date. Comparative information has not been restated and there is no impact on retained earnings brought forward. Accordingly, with effect from 1 January 2026, the estimated useful lives of the affected asset classes were extended from a previous range of 4 to 10 years to a revised range of 5 to 15 years. The straight-line method of depreciation and the estimated residual values applied to these assets remain unchanged.

The effect of the revision on the current period is a decrease in the depreciation charge of AED 24 million, with a corresponding increase in profit before tax and an equivalent increase in the carrying amount of property, plant and equipment as at the reporting date.

15.2 INVESTMENT PROPERTY

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Capital expenditure	297	226
Disposals during the period	(7)	(55)
Valuation (loss) / gain recognized in profit or loss - net (note 15.3)	(220)	516
Impairment loss (note 13)	-	(13)
Transfer from property, plant and equipment - net (note 15.1.1)	3	123
Effect of movement in exchange rates	(51)	39

15.2.1 The carrying value as at the reporting date includes shopping malls on leasehold lands (right-of-use assets) in Oman amounting to AED 1,671 million (31 December 2025: AED 1,588 million).

These leasehold lands are restricted to be used for commercial purposes in relation to the Group's businesses and the right to renew the lease is reserved with the Government of Oman. If the leases are not renewed the land and buildings will be transferred to the Government of Oman at the end of the lease term.

15.3 MEASUREMENT OF FAIR VALUES

A portion of Group's property portfolio were valued by an independent external valuer. The independent external valuer adopted consistent valuation methodology with the previous cycles.

Impact of Geopolitical and Macro Economic Developments

With the heightened degree of uncertainty resulting from the geopolitical situation in the Middle East, the external valuers have reported that the property valuations are subject to material valuation uncertainty as defined under the RICS Valuation - Global Standards (Red Book) due to the absence of sufficient relevant post-conflict market evidence and prevailing market conditions which may change unexpectedly and at a pace not normally observed in stable market environments. Such changes could have a significant impact on future valuations, and therefore the valuations are subject to a greater degree of uncertainty than would typically be associated with standard market conditions.

It has been further clarified in the valuation report that the inclusion of the material valuation uncertainty declaration, as referenced above, does not indicate that the valuation is incapable of being relied upon. Rather, the declaration has been included in acknowledgement of the current extraordinary circumstances and to serve as a precautionary measure.

In property, plant and equipment, portfolio amounting to AED 6,642 million (31 December 2025: AED 6,688 million) were valued by an independent external valuer. The fair value measurement for land and buildings, included under property, plant and equipment of AED 6,771 million (31 December 2025: AED 6,817 million) has been categorized as a Level 3 fair value based on the inputs to the valuation techniques used.

In investment property, property portfolio amounting to AED 37,152 million (31 December 2025: AED 37,143 million) were valued by an independent external valuer. The fair value measurement for investment property of AED 38,613 million (31 December 2025: AED 38,591 million) has been categorized as a Level 3 fair value based on the inputs to the valuation techniques used.

During the current period, the overall valuation of the Group's shopping malls portfolio recorded a net fair value loss compared to 31 December 2025 valuation. Increased rents were achieved from lease renewals and were offset by an increase to discount rates across the majority of assets, reflecting the perceived short term income risk from the current geopolitical tensions.

For the hotel portfolio, the key drivers to the valuation are the discount rates applied and forecasted EBITDA generated from each asset's operations.

The significant unobservable inputs used in the valuation are as follows:

		Key unobservable inputs	
		30 June 2026	31 December 2025
Class of asset		Unaudited	Audited
Shopping malls	Discount rates on income streams	9.25% to 21%	9% to 20%
	Compound annual growth rates of net operating income	1.87%	1.85%
Hotels	Discount rate	9.5% to 11.25%	9.5% to 11.25%
	Compound annual growth rates of EBITDA	10.71%	4.50%
Offices	Equivalent yield	8% to 9.25%	8% to 9.25%

The estimated fair value would increase / (decrease) if the discount rates were lower / (higher), the compounded annual growth rates were higher / (lower) and/or equivalent yields were lower / (higher).

Property plant and equipment and Investment property includes a shopping mall with a value net of an estimated capital expenditure allowance of AED 1,343 million (31 December 2025: AED 1,405 million) to realize its fair value.

15.4 DEVELOPMENT PROPERTY

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Additions during the period	2,197	1,317
Transferred to cost of sales and inventory (note 9)	(1,837)	(1,357)

During the period, a subsidiary of the Group entered into a long-term agreement with a landowner in Egypt for the development of a large-scale residential community. Under the arrangement, the Group obtains the right to develop the land and sell the resulting units, with the land made available in phases. Consideration is settled over a period of up to eight years by reference to a contractually agreed share of proceeds from unit sales. Land in respect of which the Group holds an unconditional right is recognised as development property within inventories.

On initial recognition, the land is measured at the present value of the estimated consideration payable, discounted at a floating benchmark rate plus a fixed credit margin reflecting the Group's incremental borrowing cost. A corresponding deferred liability is recognised at the same amount. The deferred liability is subsequently measured at amortised cost using the effective interest method. The unwinding of the discount is recognised as a finance cost and capitalised as part of the qualifying development property to the extent the criteria of IAS 23 are met.

16. EQUITY-ACCOUNTED INVESTEES

Movement of the investment in equity accounted investees during the period is as follows:

(AED in millions)	30 June 2026 Unaudited	31 December 2025 Audited
At 1 January (audited)	796	861
Addition during the period	1	2
Reduction of investment	-	(60)
Share of profit accounted through profit or loss	51	153
Share of other comprehensive income	1	-
Reclassification to assets held for sale (note 6.1)	(210)	-
Dividend declared and received	(8)	(160)
Impairment charge (note 13)	(1)	-
	630	796

17. RELATED PARTY TRANSACTIONS AND BALANCES

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties include the Parent Company and its shareholders, fellow subsidiaries, associates, joint ventures, key management personnel and/or their close family members. Transactions with related parties are carried out at agreed terms.

17.1 SHORT TERM LOAN FROM A RELATED PARTY

(AED in millions)	30 June 2026 Unaudited	31 December 2025 Audited
At 1 January	2	798
Borrowed during the period	828	298
Repaid during the period	(829)	(1,090)
	1	6

17.2 LONG TERM LOAN FROM A RELATED PARTY

The Group has a loan agreement facility with the Bahrain Cinema Company BSC (lender). The loan can be drawn up to BHD 0.8 million (AED 8 million) and is repayable after four years. The loan facility is renewable every four years and carries a margin of sovereign Credit Default Spread (CDS) of Kingdom of Bahrain over the base lending rate. At the reporting date the balance outstanding against this loan amounted to AED 3 million (31 December 2025: AED 7 million).

17.3 DUE FROM RELATED PARTIES

(AED in millions)	30 June 2026 Unaudited	31 December 2025 Audited
Parent company	6	22
Equity accounted investees	19	25
	25	47
Provision for doubtful receivables	(3)	(3)
	22	44

17.4 DUE TO RELATED PARTIES

(AED in millions)	30 June 2026 Unaudited	31 December 2025 Audited
Subsidiaries of the Parent Company	1	1
Equity accounted investees	35	67
	36	68

17.5 COMPENSATION TO KEY MANAGEMENT PERSONNEL

Six month period ended 30 June *(AED in millions)*	2026 Unaudited	2025 Unaudited
Directors' fees and expenses	4	1
Employee benefits (salaries and allowances including provision for bonus)	43	39
Post employment benefits (provision for end of service benefits)	1	2
	48	42

18. BANK OVERDRAFT

The Group has bank overdraft facilities aggregating to AED 1,419 million (31 December 2025: AED 1,390 million). The facilities carry interest at up to 3% (31 December 2025: same as current period) above the base lending equivalent. At the reporting date, the carrying amount of bank overdraft amounted to AED 215 million (31 December 2025: AED 249 million).

19. LONG TERM LOANS

(AED in millions)	30 June 2026 Unaudited	31 December 2025 Audited
At 1 January (audited)	12,810	13,849
Borrowed during the period	11,035	5,639
Repaid during the period	(8,139)	(6,720)
Fair value movement	(24)	78
Net movement in unamortized arrangement and agency fee	(5)	(34)
	15,677	12,812

19.1 Details of drawn committed revolver facilities from banks are as follows:

(AED in millions)

Loan facility 'in millions	Base Lending Rate	Maturity date	30 June 2026 Unaudited	31 December 2025 Audited
USD 800	SOFR	20-Oct-30	2,773	2,538
AED 3,054	EIBOR	20-Oct-30	2,005	929
USD 340	SOFR	11-Mar-31	514	-
AED 2,433	EIBOR	11-Mar-31	110	-
USD 665	SOFR	15-Jan-29	919	1,047
AED 1,229	EIBOR	15-Jan-29	1,090	-
			7,411	4,514
Adjustments for:				
Unamortized fees on issuance			(56)	(53)
			7,355	4,461

The Group has unsecured committed revolving facilities aggregating to AED 13,346 million (31 December 2025: AED 13,892 million). These floating rate facilities carry margins ranging from 1.10% to 1.35% (31 December 2025: 1.10% to 1.35%) per annum over the base lending rate.

19.2 Details of fixed rate Debt Capital Market facilities are as follows:

(AED in millions)

Bonds and sukuks	Pricing	Maturity date	Note	30 June 2026 Unaudited	31 December 2025 Audited
USD 600 million sukuk certificates	4.64% per annum, to be serviced every six months from returns generated from the Wakala portfolio	14-May-29	19.2.1	2,204	2,204
USD 600 million sukuk certificates	3.93% per annum, to be serviced every six months from returns generated from the Wakala portfolio	28-Feb-30	19.2.1	2,204	2,204
USD 100 million sukuk certificates	3.15% per annum, to be serviced every six months from returns generated from the Wakala portfolio	30-Nov-28	19.2.1	367	367
USD 500 million sukuk certificates	5.00% per annum, to be serviced every six months from returns generated from the Wakala portfolio	01-Jun-33	19.2.1	1,837	1,837
USD 500 million sukuk certificates	4.88% per annum, to be serviced every six months from returns generated from the Wakala portfolio	21-Oct-35	19.2.1	1,837	1,837
				8,449	8,449
Adjustments for:					
Unamortized fees, discounts and premium on issuance				(48)	(46)
Fair value adjustment on borrowings hedged by interest rate swaps				(79)	(55)
				8,322	8,348

19.2.1 Under the Sukuk structure, MAF Sukuk Ltd (the Issuer) purchases an asset portfolio from the Group and enters into a Commodity Murabaha investment for a deferred sale price; together, these comprise the Wakala portfolio. In substance, the Wakala portfolio remains under the control of the Group and continues to be serviced by the Group, and the Sukuk holders have no recourse to the underlying assets. Profit on the fixed-rate Sukuk certificates is paid on a semi-annual basis from returns generated by the Wakala portfolio. The Sukuk Programme was originally listed on the London Stock Exchange in 2012, and all subsequent updates have been listed on Euronext Dublin and NASDAQ Dubai, UAE.

In 2019, the size of the Sukuk Trust Certificate Issuance Program ("Sukuk Program") was increased to USD 3,000 million. The size of the Sukuk Program had been increased from USD 1,000 million to USD 1,500 million in 2015 and the structure of the Program was amended to incorporate a Commodity Murabaha Investment option within the “Wakala” structure. The Sukuk certificates issued are senior unsecured and are listed on NASDAQ Dubai, UAE and Euronext Dublin.

All Sukuk certificates issued are senior, unsecured, and other than the USD 100 million (AED 367 million) certificates maturing in November 2028, are listed on NASDAQ Dubai, UAE and Euronext Dublin.

During the previous period, ten-year Sukuk certificates amounting to USD 500 million (AED 1,837 million) issued in November 2015 were refinanced, and the Group issued ten-year Sukuk certificates maturing in 2035.

During 2023, the Group issued additional ten-year Sukuk certificates amounting to USD 500 million (AED 1,837 million) to refinance existing eligible projects in accordance with the Group’s Green Finance Framework.

In November 2020, the Group issued unrated and unlisted eight-year Sukuk certificates of USD 100 million (AED 367 million) through a private placement under the Sukuk Programme. The carrying value of the Sukuk certificates issued in November 2020 approximated their fair value as at 30 June 2026 and 31 December 2025.

In May 2019 and October 2019, the Group issued additional ten-year Green Sukuk certificates in two tranches of USD 600 million each (total USD 1,200 million) to refinance existing eligible projects in accordance with the Group’s Green Finance Framework.

Of the total amounts raised under the Sukuk Programme, USD 550 million (31 December 2025: USD 750 million) is hedged through interest rate swaps and is therefore measured at fair value.

20. HYBRID EQUITY INSTRUMENTS

(AED in millions)

Hybrid Perpetual Note Instruments	Amount	Interest rate	Call date	Reset terms	30 June 2026 Unaudited	31 December 2025 Audited
June 2022	USD 310 million	7.875% payable semi-annually in	30-Sep-27	5.25 years to first reset, thereafter 5 years and a new fixed rate plus the margin	1,128	1,128
March 2018	USD 500 million	5.748% payable semi-annually in	20-Nov-30	5.25 years to first reset, thereafter 5 years and a new fixed rate plus the margin	1,823	1,823
					2,951	2,951

These hybrid perpetual note instruments are listed on Euronext Dublin. The Group may elect at its sole and absolute discretion not to pay interest on interest payment dates. Pursuant to the requirements of IAS 32 and the terms/conditions, these are classified as equity net of transaction costs of AED 25 million (31 December 2025: AED 25 million) and discount on issuance amounting to AED 5 million (31 December 2025: AED 5 million).

During the period, the Group paid coupon amounting to AED 71 million (30 June 2025: AED 119 million).

21. CURRENCY TRANSLATION RESERVE

The currency translation reserve comprises all foreign currency differences arising from translation of the financial statements of foreign operations mainly in Lebanon and Egypt. During the period, the Group recorded net foreign currency translation loss of AED 43 million (2025: gain of AED 50 million).

22. FINANCIAL INSTRUMENTS

22.1 Fair value measurement of financial assets and liabilities

The fair value of the Group's financial assets and liabilities are not materially different from their carrying amounts.
The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- **Level 1:** Quoted prices (unadjusted) in active markets for identical assets. An 'active market' is a market in which transactions for the asset take place with sufficient frequency and volume for pricing information to be provided on an ongoing basis.
- **Level 2:** Valuation techniques based on observable inputs, either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes assets/liabilities valued using: quoted market prices in active or the most advantageous market for similar assets/liabilities; quoted prices for identical or similar assets/liabilities; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.
- **Level 3:** Inputs for the asset that are not based on observable market data (unobservable inputs). This category includes instruments whose inputs are not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. For example discount rates, growth rates, net equivalent yield etc.

The following table shows the carrying amount and fair values of financial assets and financial liabilities including their levels in the fair value hierarchy.

	Carrying	Fair value		
(AED in millions)	amount	Level 1	Level 2	Level 3
At 30 June 2026 (Unaudited)				
Financial assets				
Investments held at fair value through profit or loss	18	-	-	18
	18	-	-	18
Financial liabilities				
Derivative instruments for risk management	144	-	144	-
Sukuk and Note liabilities*	7,955	-	8,015	-
	8,099	-	8,159	-
At 31 December 2025 (Audited)				
Financial assets				
Investments held at fair value through profit or loss	18	-	-	18
	18	-	-	18
Financial liabilities				
Derivative instruments for risk management	125	-	125	-
Sukuk and Note liabilities	7,981	-	8,069	-
	8,106	-	8,194	-

* USD 100 million Sukuk certificates issued through a private placement in 2020 (note 19.2.1) under the Sukuk Program are not listed on any stock exchanges. The management believes that, the carrying amount of these certificates approximates the fair value.

The management believes that the fair value of the remaining financial assets and liabilities at the reporting date are not materially different from their carrying amounts.

When available, the Group measures the fair value of an instrument using the quoted prices in an active market for that instrument. A market is regarded as active if quoted prices are readily and regularly available and represent actual and regularly occurring market transactions on an arm's length basis.

If a market for a financial instrument is not active, the Group establishes fair value using valuation technique. Valuation techniques include using recent arm's length transactions between knowledgeable, willing parties (if available), reference to the current fair value of other instrument that are substantially the same, net present value techniques and discounted cash flow methods. The chosen valuation technique makes maximum use of market inputs, relies as little as possible on estimates specific to the Group, incorporates all factors that market participants would consider in setting a price, and is consistent with accepted economic methodologies for pricing financial instruments. Inputs to valuation techniques reasonably represent market expectations and measures of the risk-return factors inherent in the financial instrument.

The fair value of derivatives that are not exchange traded is estimated at the present value of the amount that the Group would receive or pay to terminate the contract at the reporting date taking into account current market conditions and the current creditworthiness of the counterparty.

23. CONTINGENT LIABILITIES, GUARANTEES AND COMMITMENTS

(AED in millions)	30 June 2026 Unaudited	31 December 2025 Audited
Capital commitments	6,522	4,828
Group's share of capital commitments in relation to its equity accounted investees	250	161
Letter of credits outstanding	165	226
Bank guarantees outstanding	1,720	1,719

Capital commitments represent the probable value of contracts signed for the development and construction of assets as at 30 June 2026, net of costs incurred and advances made up to that date.

Included within letter of credits and bank guarantees are performance guarantees amounting to AED 1,723 million (31 December 2025: AED 1,640) in favor of government authorities in the UAE for a real estate development project.

23.1 The Group's land portfolio in the Kingdom of Saudi Arabia (KSA) includes plots situated within designated urban boundaries under the White Land and Vacant Real Estate Tax Law ("Law" as promulgated under Royal Decree No. M/4 dated 12/02/1437H and subsequent amendments). Under the law and its Implementing Regulations, an annual white land tax (WLT) ranging from 2.5% to 10% of the estimated land value may be assessed by the Ministry of Municipalities and Housing (MOMAH), KSA on undeveloped lands within specified priority zones.

On 1 January 2026, MOMAH had issued an invoice for WLT amounting to SAR 238 million (equivalent AED 233 million) pertaining to the fiscal year 2026. The Group's management is in the process of formally filing the WLT deferral application with the required documents, and has assessed that the probability of cash outflows relating to the WLT levy for 2026 is remote based on the status of project development and the likelihood of approval of the deferral application. Consequently, no provision has been recognized in the condensed interim financial statements as of 30 June 2026.

23.2 There are certain litigation and claims that arise during the normal course of business. Management reviews these on a regular basis as and when such litigations and/or claims are received. Each case is treated according to its merit and necessary provisions are created. Based on the opinion of the Group's legal counsel and information presently available, management believes there is no significant exposure that may result in a significant cash outflow for the Group.

24. FUNDING AND LIQUIDITY MANAGEMENT

The Group continues to monitor and respond to all liquidity and funding requirements. At 30 June 2026, the Group has net current assets of AED 4,135 million (31 December 2025: AED 18 million) which includes debt maturing in the short-term of AED 216 million (31 December 2025: AED 251 million). Further, at 30 June 2026 debt maturing in the long term is AED 15,680 million (31 December 2025: AED 12,817 million).

At 30 June 2026, the Group has undrawn committed facilities of AED 5,935 million (31 December 2025: AED 9,378 million) and cash in hand and at bank of AED 2,753 million (31 December 2025: AED 1,231 million) to cover its liquidity needs for at least the next 18 months. Additionally, cash held in escrow accounts amount to AED 3,696 million (31 December 2025: AED 3,535 million) to cover the development cost of associated projects.

The Group has a strong asset base of AED 73,066 million (31 December 2025: AED 70,960 million) and equity attributable to the owners of the Company of AED 35,499 million (31 December 2025: AED 35,053 million) and manages liquidity to ensure that the Group is able to meet its obligations when they become due without incurring losses or risking damage to the Group's reputation. The Group's assessment of funding and liquidity shows sufficient liquidity for the foreseeable future through its cash and available committed lines. The Group continues to maintain sufficient headroom on its debt covenants relating to net worth, net debt to equity and interest coverage.

The Group's liquidity cover and a BBB credit rating reiterates its credit strengths, resilience of business model, quality of assets, strong corporate governance and prudent financial management.

25. SUBSEQUENT EVENTS

There has been no significant events subsequent to the reporting date, up to the date of authorization on 07 September 2026, which would have a material effect on the condensed consolidated interim financial statements.