



ALDAR PROPERTIES PJSC

Interim condensed consolidated financial statements

**For the three-months period ended
31 March 2026**



ALDAR PROPERTIES PJSC

**Interim condensed consolidated financial statements
for the three-months period ended 31 March 2026**

Pages

Report on review of interim condensed consolidated financial statements	1
Interim consolidated statement of financial position	2 - 3
Interim consolidated statement of profit or loss	4
Interim consolidated statement of comprehensive income	5
Interim consolidated statement of changes in equity	6
Interim consolidated statement of cash flows	7 - 8
Notes to the interim condensed consolidated financial statements	9 - 45



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**REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS TO THE BOARD OF DIRECTORS OF
ALDAR PROPERTIES PJSC**

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Aldar Properties PJSC (the “Company”) and its subsidiaries (together referred to as the “Group”) as at 31 March 2026, comprising of the interim consolidated statement of financial position as at 31 March 2026, and the related interim consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the three months period then ended and explanatory notes. Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34 *Interim Financial Reporting* (“IAS 34”). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”. 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 statements are not prepared, in all material respects in accordance with IAS 34, “*Interim Financial Reporting*”.

For Ernst & Young

Walid J Nakfour
Registration No. 5479

28 April 2026
Abu Dhabi, United Arab Emirates

ALDAR PROPERTIES PJSC
**Interim consolidated statement of financial position
as at 31 March 2026**

	Note	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Assets			
Non-current assets			
Property, plant and equipment	5	7,056,843	7,024,300
Intangible assets and goodwill	6	1,787,597	1,788,598
Investment properties	7	39,386,694	35,226,772
Investment in associates and joint ventures	8	146,391	147,012
Investment in financial assets	9	1,279,917	1,343,821
Derivative financial assets	20	138,418	176,160
Trade receivables and other assets	10	724,161	817,027
Deferred tax assets		96,558	104,403
Total non-current assets		50,616,579	46,628,093
Current assets			
Development work in progress	11	12,285,587	12,014,383
Plots of land held for sale	12	10,037,921	6,692,691
Inventories	13	298,817	308,823
Investment in financial assets	9	50,677	129,993
Contract assets	19	10,552,272	9,241,204
Trade receivables and other assets	10	13,949,505	13,224,011
Cash and bank balances	14	21,894,147	21,335,292
Total current assets		69,068,926	62,946,397
Total assets		119,685,505	109,574,490



ALDAR PROPERTIES PJSC

Interim consolidated statement of financial position as at 31 March 2026 (continued)

	Note	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Equity and liabilities			
Equity			
Share capital		7,862,630	7,862,630
Statutory reserve		3,931,315	3,931,315
Hedging reserve	35	128,619	132,759
Investment revaluation reserve		(10,279)	(7,076)
Assets revaluation reserve		117,366	117,366
Foreign currency translation reserve	34	(903,992)	(800,411)
Retained earnings		31,486,283	29,510,612
Equity attributable to equity holders of the Company		42,611,942	40,747,195
Hybrid equity instrument	15	-	1,815,647
Non-controlling interests	36	8,100,788	6,189,148
Total equity		50,712,730	48,751,990
Non-current liabilities			
Non-convertible sukuks and dated hybrid notes	16	21,184,010	14,017,121
Bank borrowings	16	7,601,332	9,857,438
Retentions payable		1,342,253	1,077,372
Lease liabilities	27.3	1,099,241	1,148,896
Employees benefits		441,645	444,663
Trade and other payables	18	6,894,397	3,972,653
Deferred tax liabilities		414,624	406,315
Derivative financial liabilities	20	85,464	-
Total non-current liabilities		39,062,966	30,924,458
Current liabilities			
Non-convertible sukuks and dated hybrid notes	16	352,093	144,500
Bank borrowings	16	258,457	1,168,129
Retentions payable		748,930	797,590
Lease liabilities	27.3	124,775	164,272
Advances from customers	17	1,163,946	1,002,405
Contract liabilities	19	9,735,039	9,848,387
Income tax payable	33	1,320,938	1,011,156
Trade and other payables	18	16,205,631	15,761,603
Total current liabilities		29,909,809	29,898,042
Total liabilities		68,972,775	60,822,500
Total equity and liabilities		119,685,505	109,574,490

To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the interim condensed consolidated financial statements present fairly in all material respects the interim consolidated financial position, financial performance and cash flows of the Group.

Signed by:

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Mohamed Al Mubarak
Chairman

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Talal Al Dhiyebi
Group Chief Executive Officer

Signed by:

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Faisal Falaknaz
Group Chief Financial &
Sustainability Officer

**Interim consolidated statement of profit or loss
for the three months period ended 31 March 2026**

	Note	3 months period ended	
		31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Revenue and rental income	32.1	8,734,371	7,791,213
Direct costs	32.1	(5,411,097)	(5,010,170)
Gross profit		3,323,274	2,781,043
Selling and marketing expenses		(39,292)	(35,257)
General and administrative expenses:			
Staff costs		(202,582)	(193,013)
Depreciation and amortization	5,6	(166,894)	(148,353)
Provisions, impairments and write downs, net		(15,606)	(10,185)
Others	24	(134,469)	(125,659)
Loss on revaluation of investment properties, net	7	(17,199)	(14,909)
Share of results of associates and joint ventures	8	263	1,693
Gain on disposal of investment properties	7	4,718	5,096
Income from financial assets at fair value through profit or loss (FVTPL)		35,436	18,444
Finance income	21	240,447	184,590
Finance costs	22	(428,100)	(312,711)
Other income	23	30,621	34,017
Profit for the period before tax		2,630,617	2,184,796
Income tax expense	33	(339,378)	(276,095)
Profit for the period after tax		2,291,239	1,908,701
Attributable to:			
Equity holders of the Company		2,038,884	1,641,127
Non-controlling interests		252,355	267,574
		2,291,239	1,908,701
Basic and diluted earnings per share (AED)	25	0.254	0.202

**Interim consolidated statement of comprehensive income
for the three months period ended 31 March 2026**

	Note	3 months period ended	
		31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Profit for the period		2,291,239	1,908,701
<i>Items that may be reclassified to profit or loss in subsequent periods:</i>			
Foreign exchange differences on translation of foreign operations	34	(173,856)	2,594
Net movement on hedging instruments reclassified to profit or loss	22	(4,592)	(4,592)
<i>Items that will not be reclassified to profit or loss in subsequent periods:</i>			
Fair value loss on revaluation of financial assets at fair value through other comprehensive income (FVTOCI)	9.1	(3,203)	(3,799)
Other comprehensive loss for the period		(181,651)	(5,797)
Total comprehensive income for the period		2,109,588	1,902,904
Attributable to:			
Equity holders of the Company		1,927,960	1,634,546
Non-controlling interests		181,628	268,358
		2,109,588	1,902,904

ALDAR PROPERTIES PJSC

Interim consolidated statement of changes in equity for the three months period ended 31 March 2026



	Share capital AED'000	Statutory reserve AED'000	Hedging reserve AED'000	Investment revaluation reserve AED'000	Assets revaluation reserve AED'000	Foreign currency translation reserve AED'000	Retained earnings AED'000	Equity attributable to equity holders of the Company AED'000	Hybrid equity instrument AED'000	Non-controlling interests AED'000	Total equity AED'000
Balance at 1 January 2025 (audited)	7,862,630	3,931,315	148,945	(7,225)	73,623	(834,999)	23,718,642	34,892,931	1,815,647	6,087,330	42,795,908
Profit for the period	-	-	-	-	-	-	1,641,127	1,641,127	-	267,574	1,908,701
Other comprehensive loss for the period	-	-	(3,533)	(3,799)	-	751	-	(6,581)	-	784	(5,797)
Total comprehensive income/(loss) for the period	-	-	(3,533)	(3,799)	-	751	1,641,127	1,634,546	-	268,358	1,902,904
Dividends (note 29)	-	-	-	-	-	-	(1,454,586)	(1,454,586)	-	-	(1,454,586)
Coupon paid on hybrid equity instrument (note 15)	-	-	-	-	-	-	(51,645)	(51,645)	-	-	(51,645)
Dividends declared by a subsidiary against preference and common equity (note 36.2)	-	-	-	-	-	-	-	-	-	(35,372)	(35,372)
Dividends paid by a subsidiary to non-controlling interests	-	-	-	-	-	-	-	-	-	(16,000)	(16,000)
Non-controlling interests arising on assets acquisition	-	-	-	-	-	-	-	-	-	994,327	994,327
Derecognition of subsidiaries	-	-	-	-	-	-	-	-	-	(3,646)	(3,646)
Acquisition of non-controlling interests	-	-	-	-	-	-	(15,341)	(15,341)	-	(1,821,583)	(1,836,924)
Balance at 31 March 2025 (unaudited)	7,862,630	3,931,315	145,412	(11,024)	73,623	(834,248)	23,838,197	35,005,905	1,815,647	5,473,414	42,294,966
Balance at 1 January 2026 (audited)	7,862,630	3,931,315	132,759	(7,076)	117,366	(800,411)	29,510,612	40,747,195	1,815,647	6,189,148	48,751,990
Profit for the period	-	-	-	-	-	-	2,038,884	2,038,884	-	252,355	2,291,239
Other comprehensive loss for the period	-	-	(4,140)	(3,203)	-	(103,581)	-	(110,924)	-	(70,727)	(181,651)
Total comprehensive income/(loss) for the period	-	-	(4,140)	(3,203)	-	(103,581)	2,038,884	1,927,960	-	181,628	2,109,588
Coupon paid on hybrid equity instrument (note 15)	-	-	-	-	-	-	(41,889)	(41,889)	-	-	(41,889)
Redemption of hybrid equity instrument (note 15)	-	-	-	-	-	-	(21,324)	(21,324)	(1,815,647)	-	(1,836,971)
Dividends declared by a subsidiary against preference and common equity (note 36.2)	-	-	-	-	-	-	-	-	-	(42,626)	(42,626)
Repayment of contributed capital and dividends paid by subsidiaries to non-controlling interests	-	-	-	-	-	-	-	-	-	(558,275)	(558,275)
Additional contribution from non-controlling interests	-	-	-	-	-	-	-	-	-	30,128	30,128
Non-controlling interests arising on assets acquisition (note 7i)	-	-	-	-	-	-	-	-	-	2,300,785	2,300,785
Balance at 31 March 2026 (unaudited)	7,862,630	3,931,315	128,619	(10,279)	117,366	(903,992)	31,486,283	42,611,942	-	8,100,788	50,712,730

The accompanying notes 1 to 39 are an integral part of these interim condensed consolidated financial statements.

**Interim consolidated statement of cash flows
for the three months period ended 31 March 2026**

	Note	3 months period ended	
		31 March 2026	31 March 2025
		(unaudited) AED '000	(unaudited) AED '000
Operating activities			
Profit for the period before tax		2,630,617	2,184,796
<i>Adjustments to reconcile profit before tax to net cashflow:</i>			
Depreciation and amortisation	5,6	190,385	162,151
Finance income	21	(240,447)	(184,590)
Finance costs	22	428,100	312,711
Loss on revaluation of investment properties	7	17,199	14,909
Share of results of associates and joint ventures	8	(263)	(1,693)
Gain on disposal of joint ventures	8	-	(877)
Provisions, impairments and write downs, net		15,606	10,185
Loss/(gain) on disposal of property, plant and equipment		27	(12)
Gain on disposal of investment properties	7	(4,718)	(5,096)
Income from financial assets at FVTPL		(35,436)	(18,444)
Provision for employee benefits		34,780	21,947
Operating cash flows before movement in working capital		3,035,850	2,495,987
Movement in working capital:			
Increase in trade receivable and other assets		(856,520)	(1,753,816)
Increase in development work in progress, inventories and plots of land held for sale		(4,205,357)	(522,406)
Increase in contract assets		(1,311,068)	(1,225,357)
Increase in retentions payable		226,932	172,787
Increase in advances from customers		480,884	38,835
Increase in contract liabilities		191,880	865,580
Increase in trade and other payables		4,044,707	1,225,236
Cash generated from operations		1,607,308	1,296,846
Employee benefits paid		(56,657)	(18,413)
Income tax paid		(20)	(39)
Net cash generated from operating activities		1,550,631	1,278,394

**Interim consolidated statement of cash flows
for the three months period ended 31 March 2026 (continued)**

	Note	3 months period ended	
		31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Net cash generated from operating activities		1,550,631	1,278,394
Investing activities			
Payment for purchase of property, plant and equipment	5	(188,809)	(105,832)
Payment for purchase of intangible assets	6	(48,258)	(25,487)
Additions to investment properties	7	(832,515)	(945,872)
Net cash paid as part of asset acquisitions		(425,873)	-
Proceeds from disposal of investment properties and property, plant and equipment	5,7	11,895	44,827
Investment in financial assets	9.2	(42,371)	(253,330)
Cash distribution from financial assets	9.2	127,298	135,085
Movement in term deposits with maturities greater than three months		37,728	154,267
Proceeds from maturity of treasury bills		180,138	798
Investment in treasury bills		(101,052)	(32,482)
Movement in restricted bank balances		(898,489)	(526,345)
Proceed from disposal of investments in associates and joint ventures		-	43,776
Finance income received		216,723	200,352
Advances given for the acquisition of investment properties under development		-	(486,457)
Net cash flows used in investing activities		(1,963,585)	(1,796,700)
Financing activities			
Repayments of bank borrowings	16	(7,045,869)	(7,308,462)
Proceeds from bank borrowings	16	3,471,158	4,156,956
Repayment of non-convertible sukuku		-	(1,380,872)
Proceeds from non-convertible sukuku and dated hybrid notes	16	5,493,131	5,554,794
Payment of principal portion of lease liabilities		(102,033)	(79,618)
Finance costs paid		(228,071)	(233,525)
Dividends paid to non-controlling interests		(600,901)	(46,711)
Coupon paid on hybrid equity instrument	15	(41,889)	(51,645)
Proceeds from sale of subsidiaries		-	2,165
Additional contribution from non-controlling interests		30,128	-
Payment for purchase of land held of sale		(830,303)	(150,000)
Payment for acquisition of non-controlling interests		-	(58,415)
Net cash flows from financing activities		145,351	404,667
Net decrease in cash and cash equivalents		(267,603)	(113,639)
Cash and cash equivalents at beginning of the period	14	14,161,060	10,222,652
Effect of foreign exchange rate changes		(34,303)	2,044
Cash and cash equivalents at end of the period	14	13,859,154	10,111,057

Refer to note 30 for details of non-cash transactions excluded from the interim consolidated statement of cash flows.



Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026

1 General information

The establishment of Aldar Properties PJSC (the “Company” or “Aldar”) was approved by Decision No. (16) of 2004 of the Abu Dhabi Department of Planning and Economy dated 12 October 2004. The Company’s incorporation was declared by Ministerial Resolution No. (59) of 2005 issued by the UAE Minister of Economy dated 23 February 2005.

The Company is domiciled in the United Arab Emirates (UAE) and its registered office address is P.O. Box 51133, Abu Dhabi. The Company’s ordinary shares are listed on the Abu Dhabi Securities Exchange.

The holding company of the Group is Alpha Dhabi Holding PJSC (the “Parent Company”) which is listed on Abu Dhabi Securities Exchange.

The Company and its subsidiaries (together referred to as the “Group”) are engaged in various businesses primarily the development, sales, investment, construction, leasing, management and associated services for real estate. In addition, the Group is also engaged in development, construction, management and operation of hotels, schools, marinas, restaurants, beach clubs and golf courses.

2 Basis of preparation

2.1 Statement of compliance

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard (“IAS”) 34, Interim Financial Reporting and the applicable requirements of the laws in the UAE.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements prepared in accordance with IFRS Accounting Standards, and should be read in conjunction with the Group’s annual consolidated financial statements as at 31 December 2025. In addition, results for the three months period ended 31 March 2026 are not necessarily indicative of the results for the year ending 31 December 2026.

These interim condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties, investment in financial assets carried at fair value through profit or loss, investment in financial assets carried at fair value through other comprehensive income, derivative financial instruments and shared-based payments which are stated at fair value at the end of each reporting period.

The interim condensed consolidated financial statements are presented in United Arab Emirates Dirhams (AED), which is the presentation currency of the Group and the functional currency of the Company. All the values are rounded to the nearest thousand (AED’000) except when otherwise indicated.

2.2 Basis for consolidation

The interim condensed consolidated financial statements of the Group comprise the financial information of the Company and its subsidiaries.

Control is achieved when the Group:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above. When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally.

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)****2 Basis of preparation (continued)****2.2 Basis for consolidation (continued)**

The Group considers all relevant facts and circumstances in assessing whether or not the Group's voting rights in an investee are sufficient to give it power, including:

- the size of the Group's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Group, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the period are included in the interim condensed consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable IFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

2.3 Geopolitical events

During the reporting period, certain geopolitical tensions in parts of the Middle East have been noted. Management has assessed these developments in accordance with IAS 36 Impairment of Assets and, based on the information available as at the reporting date, has not identified any indicators of impairment. Accordingly, no impairment loss or revaluation loss has been recognised in the interim condensed consolidated financial statements.

The Group remains confident in the resilience of its operations and will continue to monitor the situation closely and reassess the implications in the future reporting period.

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)****3 Summary of material accounting policy information****New standards, interpretations and amendments adopted by the Group**

The accounting policies adopted in the preparation of the interim condensed consolidated 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. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

The following amendments applies for the first time in 2026, but does not have an impact on the interim condensed consolidated financial statements of the Group.

Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7

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

- Clarifications of the requirements for recognition and derecognition of financial assets and financial liabilities. In particular, a financial liability is derecognised on the 'settlement date' and an accounting policy choice is introduced (if specific conditions are met) to derecognise financial liabilities settled using an electronic payment system before the settlement date
- Additional guidance on how the contractual cash flows for financial assets with environmental, social and corporate governance (ESG) and similar features should be assessed
- Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments
- The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through other comprehensive income (OCI)

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

Annual Improvements to IFRS accounting Standards - Volume 11

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

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

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

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

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

The amendments had no impact on Group's interim consolidated condensed financial statements.

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**
4 Significant accounting estimates and judgements

The preparation of the interim condensed consolidated financial statements in conformity with the IFRS Accounting Standards requires management to make judgment, estimates and assumptions that affect the application of accounting policies and reported amounts of financial assets and liabilities and the disclosure of contingent liabilities. These judgments, estimates and assumptions also affect the revenue, expenses and provisions as well as fair value changes. Actual results may differ from these estimates.

These judgments, estimates and assumptions may affect the reported amounts in subsequent financial years. Estimates and judgments are currently evaluated and are based on historical experience and other factors.

In preparing these interim condensed consolidated financial statements, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty are the same as those applied to the consolidated financial statements as at and for the year ended 31 December 2025, except for the adoption of new standards and interpretations effective 1 January 2026.

5 Property, plant and equipment

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	7,024,300	6,709,415
Additions during the period/year	197,880	842,268
Depreciation charge for the period/year	(144,757)	(541,799)
Transfer to investment properties (note 7)	-	(21,305)
Revaluation on transfer to investment properties	-	43,743
Recognised as part of business combination	-	1,094
Derecognised on sale of subsidiaries	-	(5,950)
Disposals during the period/year	(1,138)	(11,389)
Exchange differences	(19,442)	8,223
Balance at the end of the period/year	7,056,843	7,024,300

The depreciation charge for the period includes AED 23,491 thousand allocated to cost of sales (period ended 31 March 2025: AED 13,798 thousand). No impairment indications were observed for any items of property, plant and equipment during the period ended 31 March 2026.

Property, plant and equipment include right-of-use assets mainly with respect to leases of plots of land and buildings. Following is the movement in right of use assets during the period/year:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	691,492	582,314
Additions during the period/year	9,071	239,635
Amortisation for the period/year	(21,819)	(77,337)
Lease modified/terminated during the period/year, net	-	(52,892)
Exchange differences	(487)	(228)
Balance at the end of the period/year	678,257	691,492

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

6 Intangible assets and goodwill

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	1,788,598	1,771,308
Additions during the period/year	48,258	173,440
Amortisation for the period/year	(45,628)	(175,380)
Recognised as part of business combination	-	42,504
Derecognised on sale of a subsidiary	-	(24,763)
Exchange differences	(3,631)	1,489
Balance at the end of the period/year	1,787,597	1,788,598

The Group tests goodwill annually for impairment, or more frequently if there are indications that goodwill might be impaired. No impairment indications were observed for goodwill during the periods ended 31 March 2026 and 31 December 2025.

7 Investment properties

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	35,226,772	28,529,885
Additions during the period/year (i & ii)	4,217,311	6,112,719
(Loss)/gain on revaluation, net	(17,199)	1,305,606
Disposals during the period/year (iii)	(6,066)	(76,264)
Transfers (to)/from		
Property, plant and equipment (note 5)	-	21,305
Development work in progress (note 11)	-	12,048
Plots of land held for sale (note 12)	-	(693,527)
Exchange differences	(34,124)	15,000
Balance at the end of the period/year	39,386,694	35,226,772

Investment properties include right-of-use assets mainly with respect to leases of plots amounting to AED 511,238 thousand as at 31 March 2026 (31 December 2025: AED 511,238 thousand).

Investment properties represent the Group's interest in land and buildings situated in UAE amounting to AED 39,053,066 thousand as at 31 March 2026 (31 December 2025: AED 34,957,936 thousand) and outside UAE amounting to AED 234,757 thousand (31 December 2025: AED 268,836 thousand).

- (i) During the year 2025, Aldar Retail LLC OPC, a subsidiary of the Group, entered into an agreement with Gaia SPV Holding RSC Limited ("Mubadala"), a related party and major shareholder of the Group, to contribute assets to Gaia Retail Partners Holding Ltd ("Gaia JV Co."), a private limited company incorporated in the Abu Dhabi Global Market ("ADGM"), UAE.

Prior to the transaction, the Group held a 100% ownership interest in Gaia JV Co. The transaction was structured as an in-kind contribution of assets whereby:

- The Group contributed Yas Mall, with an agreed value of AED 7.0 billion; and
- Mubadala contributed The Galleria Luxury Collection, with an agreed value of AED 2.7 billion.

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

7 Investment properties (continued)

During the period, all significant conditions precedent were satisfied and the transaction was completed. The Group retained a 75% ownership interest in Gaia JV Co., while Mubadala holds the remaining 25% interest. The Group assessed that it continues to have control over Gaia JV Co. in accordance with IFRS 10 and, accordingly, Gaia JV Co. remains fully consolidated in these interim condensed consolidated financial statements. The 25% interest held by Mubadala is presented as a non-controlling interest.

As a result of the transaction, the Group recognised additions to investment properties amounting to AED 2,724,761 thousand, with a corresponding increase in non-controlling interest of AED 2,300,785 thousand within equity.

In accordance with the requirements of IFRS 3 *Business Combinations*, the above acquisition was accounted for as asset acquisition since substantially all the fair value of the gross assets acquired is concentrated in a group of similar identifiable assets.

- (ii) During the period, Masdar B02 Limited, a subsidiary of the Group with a 60% ownership interest, acquired the freehold rights to a plot of land comprising five fully developed mixed-use buildings in Masdar City, Abu Dhabi, at a total net consideration of AED 653,500 thousand resulting in addition of AED 660,035 thousand in investment properties.
- (iii) The Group sold investment properties for AED 10,784 thousand (period ended 31 March 2025: AED 44,518 thousand) and realised a net gain of AED 4,718 thousand (period ended 31 March 2025: AED 5,096 thousand) which is recorded in interim consolidated statement of profit or loss under “gain on disposal of investment properties”.

8 Investment in associates and joint ventures

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at beginning of the period/year	147,012	204,182
Share of results for the period/year	263	173
Disposals	-	(42,899)
Transfer to investment in a subsidiary	-	(15,000)
Dividend	-	(12,156)
Allocated to current account	725	4,764
Exchange differences	(1,609)	7,948
Balance at the end of the period/year	146,391	147,012

The Group considers that its amount receivable from one of the joint venture is part of the Group's interest in the joint venture and, accordingly, loss recognised using the equity method in excess of the Group's investment in ordinary shares amounting to AED 725 thousand (period ended 31 March 2025: AED 967 thousand) was applied to the Group's receivable from the joint venture.

During 2018, the Group sold an investment in a joint venture. As per the agreement, the Group is entitled to further compensation which is contingent based on performance of the buyer and market conditions not within the control of the Group. As of 31 March 2026 and 31 December 2025, the fair value of the contingent consideration amounted to nil since the inflow of economic benefits are not certain. The total contracted amount of the contingent consideration is AED 82,000 thousand (31 December 2025: AED 82,000 thousand).

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)



9 Investment in financial assets

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Non-current		
Financial assets at fair value through other comprehensive income ("FVTOCI") (9.1)	21,828	25,031
Financial assets at fair value through profit or loss ("FVTPL") (9.2)	1,258,089	1,318,790
	<u>1,279,917</u>	<u>1,343,821</u>
Current		
Financial assets at amortised cost (9.3)	50,677	129,993
Total	<u>1,330,594</u>	<u>1,473,814</u>

9.1 Financial assets at FVTOCI

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Investment in UAE quoted securities	21,826	25,029
Investment in UAE unquoted securities	2	2
	<u>21,828</u>	<u>25,031</u>

Movement during the period/year is as follows:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at beginning of the period/year	25,031	24,882
Fair value (loss)/gain	(3,203)	149
Balance at the end of the period/year	<u>21,828</u>	<u>25,031</u>

9.2 Financial assets at FVTPL

	31 March 2026 (unaudited) AED '000	31 December 2025 (audited) AED '000
Balance at beginning of the period/year	1,318,790	894,670
Additions	42,371	574,751
Distributions	(127,298)	(301,216)
Fair value gain	35,436	119,566
Exchange (loss)/gain	(11,210)	31,019
Balance at the end of the period/year	<u>1,258,089</u>	<u>1,318,790</u>

9.3 Financial assets at amortised cost

Investment in treasury bills (i)	<u>50,677</u>	<u>129,993</u>
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(i) This represents investment in treasury bills made by a subsidiary and carried at amortised cost which approximates the fair value.

Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)

9 Investment in financial assets (continued)

9.4 Fair value hierarchy

As at 31 March 2026 and 31 December 2025, the fair value hierarchy for financial assets is as follows:

	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
31 March 2026 (unaudited)				
Investment in UAE securities	21,826	-	2	21,828
Investment in international unquoted funds	-	-	1,258,089	1,258,089
Investment in treasury bills	-	-	50,677	50,677
	21,826	-	1,308,768	1,330,594
31 December 2025 (audited)				
Investment in UAE securities	25,029	-	2	25,031
Investment in international unquoted funds	-	-	1,318,790	1,318,790
Investment in treasury bills	-	-	129,993	129,993
	25,029	-	1,448,785	1,473,814

There were no transfers during the period from level 1 and level 2 or transfer in or out of level 3.

10 Trade receivables and other assets

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Non-current portion		
Trade receivables	511,220	623,395
Due from associates and joint ventures	257,771	255,279
Receivables relating to project finance	128,074	120,961
Others	53,154	40,709
	950,219	1,040,344
Less: allowance for expected credit loss	(226,058)	(223,317)
	724,161	817,027
Current portion		
Trade receivables	6,556,875	6,293,420
Advances and prepayments*	5,681,846	5,419,257
Refundable deposits	389,529	415,359
Refundable costs**	329,451	314,788
VAT recoverable	252,572	112,618
Due from associates and joint ventures	55,048	40,473
Accrued interest	23,726	11,877
Receivables relating to project finance	1,380	8,493
Others	1,224,870	1,160,390
	14,515,297	13,776,675
Less: allowance for expected credit loss	(565,792)	(552,664)
	13,949,505	13,224,011

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**
10 Trade receivables and other assets (continued)

*Advances and prepayments represent advances given to the contractors and suppliers against future work. Additionally, the balance include AED 1,030,823 thousand (31 December 2025: AED 1,030,823 thousand) given as advances for the acquisition of investment properties under development.

**Refundable costs mainly comprise of amounts receivable from the Government of Abu Dhabi in relation to costs incurred on ongoing development projects managed by the Group and which are funded by the Government of Abu Dhabi.

During the period, an allowance for expected credit losses of AED 11,082 thousand was recognised in respect of trade and other receivables (period ended 31 March 2025: AED 4,268 thousand). In addition, reversals of previously recognised allowances amounting to AED 4,787 thousand were recorded during the period. No amounts were written off during the period (period ended 31 March 2025: AED 13,297 thousand).

During 2020, the Company sold its district cooling operations (the “Cooling Entities”) comprising the Group’s entire interest in Saadiyat Cooling LLC (a 85% owned subsidiary) and Saadiyat District Cooling LLC (a wholly owned subsidiary). As per the Sale Purchase Agreements and earn out agreement, the Group is also entitled to earn out consideration in the form of additional fee for each additional load for which the buyer contracts from these cooling operations. At 31 March 2026 and 31 December 2025, management assessed that the deferred consideration is a contingent asset as its existence will be confirmed by occurrence of future uncertain events not within the control of the Group and is accordingly not recognised as asset.

11 Development work in progress

Development work in progress represents development and construction costs incurred on properties being constructed for sale in the ordinary course of business. Movement during the period/year is as follows:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at beginning of the period/year	12,014,383	7,604,170
Development costs incurred during the period/year	3,834,100	14,866,022
Recognised in direct costs of properties sold	(3,312,986)	(12,973,169)
Write-off of project costs	(3,406)	(14,239)
Reversal of provision for impairment	-	19,025
Transfers from/(to)		
Investment properties (note 7)	-	(12,048)
Plot of land held for sale (note 12)	327,586	2,221,501
Inventories (note 13)	(388)	-
Exchange differences	(573,702)	303,121
Balance at the end of the period/year	12,285,587	12,014,383
Development properties are located as:		
Within UAE	5,411,749	5,165,022
Outside UAE	6,873,838	6,849,361
	12,285,587	12,014,383

As at 31 March 2026 and 31 December 2025, the Group determined net realisable value of its development work in progress and concluded that the carrying value is higher than the net realisable value resulting in reversal of provision for impairment of nil (31 December 2025: AED 19,025 thousand). The estimates of net realisable values are based on the most reliable evidence available at the reporting date, of the amount that the Group is expected to realise in its ordinary course of business. These estimates also take into consideration the purpose for which the asset is held.

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**
12 Plots of land held for sale

Movement in plots of land held for sale during the period/year was as follows:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at beginning of the period/year	6,692,691	7,151,391
Additions during the period/year	3,723,793	978,943
Borrowing cost capitalised	24,542	72,927
Recognised in costs of properties sold (direct costs)	(66,999)	(50,003)
Transfer from investment properties (note 7)	-	693,527
Transfer to development work in progress (note 11)	(327,586)	(2,221,501)
Exchange differences	(8,520)	67,407
Balance at the end of the period/year	10,037,921	6,692,691

Plots of land held for sale are located as:

Within UAE	9,498,146	6,030,212
Outside UAE	539,775	662,479
	10,037,921	6,692,691

During the period, the Group expanded its existing joint venture arrangement with Dubai Holding, originally established in 2023. As part of this arrangement, the Group acquired two plots of land in Dubai under a deferred payment plan. The acquired plots are classified as qualifying assets, as they will require a substantial period of time to be prepared for their intended use. The total consideration for the acquisition amounts to AED 4.70 billion. On initial recognition, the plots of land are measured at cost, being the present value of the consideration payable, discounted using the Group's incremental borrowing rate over the relevant payment period. The resulting discounted amount of AED 3.72 billion approximates the fair value of the assets at the acquisition date.

Borrowing costs included in the cost of the above lands during the period, amounting to AED 24,542 thousand (year ended 31 December 2025: AED 72,927 thousand), arose on the unwinding of liability and are calculated by applying a capitalisation rate of Group incremental borrowing rate to expenditure on such assets.

13 Inventories

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Completed properties	162,536	195,592
Other operating inventories	136,281	113,231
	298,817	308,823

Inventories are located as:

Within UAE	208,648	202,048
Outside UAE	90,169	106,775
	298,817	308,823

During the period, AED 388 thousand completed properties (year ended 31 December 2025: nil) were transferred from development work in progress to inventories upon completion (note 11). An amount of AED 30,282 thousand was recognised as direct costs during the period (year ended 31 December 2025: AED 198,645 thousand).

Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)

14 Cash and bank balances

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Cash and bank balances	21,394,517	20,719,739
Short term deposits held with banks	499,630	615,553
Total	21,894,147	21,335,292

Cash and cash equivalents

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Cash and bank balances	21,894,147	21,335,292
Short term deposits with original maturities greater than three months	(34)	(37,762)
Restricted bank balances	(8,034,959)	(7,136,470)
Cash and cash equivalents	13,859,154	14,161,060
Within UAE	13,584,733	13,802,632
Outside UAE	274,421	358,428
	13,859,154	14,161,060

As at 31 March 2026, cash at banks amounting to AED 364,881 thousand (31 December 2025: AED 394,264 thousand) are not included in the Group's bank balances as it is held by the Group on behalf of third parties since the Group is not acting as a principal.

Restricted cash and bank balances include balances amounting to AED 7,164,238 thousand (31 December 2025: AED 6,211,621 thousand) which are deposited into escrow accounts representing cash received from customers against sale of development properties. The remaining balance of restricted cash balances mainly represents cash balances designated against government projects and dividend payables for which separate bank accounts are maintained.

Cash and cash equivalents include balances amounting to AED 12,325,682 thousand (31 December 2025: AED 11,819,651 thousand) which are deposited into escrow accounts representing cash received from customers against sale of development properties, which also include certain balances against which the Group has provided performance bonds and are available to the Group on demand.

The interest rate on term deposits during the period ranges between 2.50% and 3.97% (for the year ended 31 December 2025: between 2.15% and 4.20%) per annum for UAE and between 4.25% and 23.25% (year ended 31 December 2025: between 4.50% and 23.25%) for outside UAE. Bank deposits relating to UAE operations are placed with local banks in the UAE.



**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

15 Hybrid equity instrument

During 2022, Aldar Investment Properties LLC (a subsidiary of the Company “AIP”) issued USD 500,000 thousand (AED 1,836,971 thousand) Reset Subordinated Perpetual Notes (the “Notes”) to an investor (the “Noteholder”) in two tranches.

As per the terms of the agreement, the Notes do not have any maturity date and the Group may elect at its sole discretion not to pay interest on the Notes and Noteholder does not have a right to claim such interest. Such event will not be considered an Event of Default. Pursuant to the terms and conditions of the agreement, the instrument is classified as hybrid equity instrument in line with the requirements of IAS 32 *Financial Instruments: Presentation*.

Transaction costs amounting to AED 22,016 thousand related to issuance of the Notes were recorded directly in equity.

Issuance period	Issued amount	Coupon rate
March 2022	USD 310,500 thousand (AED 1,141,189 thousand)	Fixed interest rate of 5.625% with a reset after 15 years
April 2022	USD 189,500 thousand (AED 696,474 thousand)	Fixed interest rate of 5.625% a reset after 15 years

During the period, the Group paid coupons amounting to AED 41,889 thousand (period ended 31 March 2025: AED 51,645 thousand).

During the period, AIP entered into an agreement with the investor pursuant to which the existing Notes with a carrying amount of USD 500,000 thousand (AED 1,836,971 thousand) were repurchased and cancelled. Thereof, the obligations under the Notes have been fully settled and derecognised.

Concurrently, the Group issued a new dated hybrid instrument to the investor with a principal amount of USD 1,000,000 thousand (AED 3,673,000 thousand). The transaction was executed and settled on a net settlement basis. (Note 16)

Management assessed the terms of the new instrument and concluded that the derecognition of the existing Notes and recognition of the new dated hybrid instrument did not result in any gain or loss in the interim consolidated statement of profit or loss.

16 Bank borrowings, non-convertible sukuk and dated hybrid notes

	Current < 1 year AED'000	Non-current > 1 year AED'000	Total AED'000
As at 31 March 2026 (unaudited)			
Non-convertible sukuk	114,478	8,356,008	8,470,486
Dated hybrid notes	237,615	12,828,002	13,065,617
	352,093	21,184,010	21,536,103
Bank borrowings	258,457	7,601,332	7,859,789
Total	610,550	28,785,342	29,395,892
As at 31 December 2025 (audited)			
Non-convertible sukuk	72,484	8,378,724	8,451,208
Dated hybrid notes	72,016	5,638,397	5,710,413
	144,500	14,017,121	14,161,621
Bank borrowings	1,168,129	9,857,438	11,025,567
Total	1,312,629	23,874,559	25,187,188



**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

16 Bank borrowings, non-convertible sukuks and dated hybrid notes (continued)

As at 31 March 2026, the Group had AED 19,386,712 thousand of undrawn, committed term and revolving credit facilities in the form of bilateral agreements (31 December 2025: AED 16,410,147 thousand). Bank borrowings, non-convertible sukuks and dated hybrid notes drawn during the period amounted to AED 8,964,289 thousand (31 March 2025: AED 9,711,750 thousand) and repaid during the period amounted to AED 7,045,869 thousand (31 March 2025: AED 8,689,334 thousand).

All the borrowings are priced at market rate.

On 14 January 2026, Aldar Properties PJSC issued USD-denominated conventional dated hybrid notes “Dated Hybrid Note No. 3”, amounting to USD 1,000,000 thousand (equivalent to AED 3,672,500 thousand) with a 30.25-year maturity and a non-call period of 7.25-year. Dated Hybrid Note No. 3 is listed on Euronext Dublin and Abu Dhabi Stock Exchange “ADX”, carries an annual interest rate of 5.875%, and is due for repayment in April 2056.

On 19 February 2026, Aldar Properties PJSC issued USD-denominated conventional dated hybrid notes “Dated Hybrid Note No. 4”, amounting to USD 1,000,000 thousand (equivalent to AED 3,672,500 thousand) with a 30.25-year maturity and a non-call period of 10.25-year. Dated Hybrid Note No.4 carries an annual interest rate of 6.35%, and is due for repayment in May 2056.

Certain bank borrowings of the Group’s subsidiary in Egypt are secured by the following and are non-recourse to the Group:

- Pledge over proceeds from the sale of units, requiring deposits into designated bank accounts maintained with the lenders; and
- First-ranking assignment over designated project accounts in favor of the lenders.

The split of bank borrowings, non-convertible sukuks and hybrid notes by location is:

	31 March 2026 (unaudited) AED ‘000	31 December 2025 (audited) AED ‘000
Within UAE	26,781,967	22,795,575
Outside UAE	2,613,925	2,391,613
	29,395,892	25,187,188

17 Advances from customers

Advances from customers represent mainly security deposits, advances from customers and advances received on project management business.

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

18 Trade and other payables

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Non-current		
Land acquisition creditors and payable	6,348,140	3,459,601
Payable to government authorities for purchase of land (note 18.1)	343,073	385,866
Grant liability	203,184	127,186
	6,894,397	3,972,653
Current		
Trade payables	2,777,103	2,875,004
Accrual for contractors' costs	9,106,911	8,716,688
Provisions and accruals	1,161,204	1,280,864
Deferred income	1,156,848	836,706
Land acquisition creditors and payable	505,398	432,258
Due to the Government of Abu Dhabi	303,642	350,496
Payable against acquisition of subsidiary*	88,682	87,220
Grant liability	10,258	91,089
Payable to government authorities for purchase of land (note 18.1)	72,327	87,922
Dividends payable	27,009	22,258
Advances from the Government of Abu Dhabi	18,631	18,631
Other liabilities	977,618	962,467
	16,205,631	15,761,603

* This represent payable on the acquisition of London Square Development (Holdings) Limited and LSQ management Limited which was acquired by the Group in the year 2023.

The Group has financial and risk management policies in place to ensure that all payables are paid within the pre-agreed credit terms.

18.1 Payable to a government authority for purchase of land

Plot of land I

In May 2022 an agreement was signed between Egyptian New Urban Communities Authority (“NUCA”) and one of the Group’s subsidiary to purchase a plot of land covering an area of 115.34 acres with a total value of EGP 1,156,000 thousand (AED 77,755 thousand). The remaining purchase price and any associated interest are to be paid in semi-annual instalments concluding on 8 September 2027, by this agreement the total land area allocated to the Company increased to 265.34 acres.

Plot of land II

In June 2022 a co-development agreement was signed between a subsidiary of the Group and NUCA to establish an integrated urban project with an area of 464.81 acres with a total value of EGP 11,357,000 thousand (AED 763,895 thousand).

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

18 Trade and other payables (continued)

18.1 Payable to a government authority for purchase of land (continued)

Plot of land III

On 1 August 2023, a subsidiary of the Group signed a contract with the NUCA to acquire a plot of land area approximately 180 acres with a total amount of EGP 807,500 thousand (AED 54,314 thousand), the down payment amount was paid, and the rest of the price and interest will be paid over 10 consecutive semi-annual instalments.

Plot of land IV

On 11 May 2025, a subsidiary of the Group signed a co-development agreement for a land with Rula Land Reclamation Company - Freiji & Partners. Subsequently, on 24 June 2025, a partial handover of 1,040 acres out of the total land area was completed to the subsidiary of the Group. An amount of EGP 580,940 thousand (AED 39,075 thousand) has been paid as an advance against the variable cost for a plot of land.

19 Contract assets and liabilities

Contract assets

Contract assets represents unbilled revenue arising from contracts for sale of properties and other services which pertains to the Group's right to consideration in exchange for goods or services that the Group has transferred to the customers. Where payments from customers are received after the associated performance obligations being met and therefore revenue recognised in the profit or loss account, contract assets are recognised. Contract asset is reclassified to trade receivables at the point at which it is invoiced to the customer.

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Contract assets: gross amounts due from customer on contracts for sale of properties	10,138,019	8,916,733
Others	414,253	324,471
	10,552,272	9,241,204

These contracts have remaining performance obligations (unsatisfied or partially unsatisfied) with aggregated value of AED 14,515,836 thousand (31 December 2025: AED 14,508,754 thousand) which is expected to be recognised as revenue over the remaining tenor of these contracts. The majority of the amount allocated to remaining performance obligations is expected to be recognised as revenue in the next 2 years and the remaining spread over 3 to 5 years. These contract assets are fully secured against the underlying property units.

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**
19 Contract assets and liabilities (continued)
Contract liabilities

Contract liabilities represents deferred revenue arising from construction contracts and property development under off-plan sales projects. These arise if a particular milestone payment exceeds the related revenue recognised to date. These contracts have performance obligations (unsatisfied or partially unsatisfied) which is expected to be recognised as revenue over the remaining tenor of these contracts. Where payments from customers are received in advance of the associated performance obligations being met and therefore revenue being recognised in the profit or loss, contract liabilities are recognised and these include buyer deposits.

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Contract liabilities: gross amount due to customers on contracts for sale of properties	(8,902,113)	(9,180,299)
Contract liabilities: advance received from customers on contracts to construct assets	(832,926)	(668,088)
	<u>(9,735,039)</u>	<u>(9,848,387)</u>

The above amount mainly represents advances and progress billings received from customers for real estate development projects, where the related revenue has not yet been recognised based on the stage of completion. These contracts have remaining performance obligations (unsatisfied or partially unsatisfied) with aggregated value of AED 63,497,536 thousand (31 December 2025: AED 61,940,192 thousand) which is expected to be recognised as revenue over the remaining tenor of these contracts. The majority of the amount allocated to remaining performance obligations is expected to be recognised as revenue in the next 2 years and the remaining spread over 3 to 5 years.

20 Derivative financial instruments
20.1 Non-convertible sukuks:

During the year 2024, the Group entered into a forward starting interest rate swap (“IRS”) having notional value of USD 500,000 thousand (AED 1,836,250 thousand), under which fixed interest rate is received semi-annually and floating interest rate is paid semi-annually by the Group. The fair value movements on fixed leg of the swap is designated as a hedge of fair value movements in the 10-year Sukuk attributable to movements in USD SOFR coupon curve.

In addition, during the year 2025, the Group entered additional IRS having combined notional value of USD 790,000 thousand (AED 2,901,275 thousand), under which fixed interest rate is received semi-annually and floating interest rate is paid semi-annually by the Group. The fair value movement on fixed leg of the swaps are designated as a hedge of fair value movements in the respective hedged item attributable to movements in USD SOFR coupon curve.

The movement in derivative financial instruments is given below:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at beginning of the period/year	12,076	(18,393)
Net fair value changes (i)	(24,380)	30,469
Balance at the end of the period/year	<u>(12,304)</u>	<u>12,076</u>

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

20 Derivative financial instruments (continued)

20.1 Non-convertible sukuks: (continued)

(i) This includes an amount of AED 12,304 thousand in excess of the non-convertible sukuks, resulting in a net negative offset (31 December 2025: AED 12,076 thousand, netted off against the non-convertible sukuks).

20.2 Dated hybrid notes:

During the year 2025, the Group entered into various interest rate swaps having combined notional value of USD 1,500,000 thousand (AED 5,508,750 thousand), under which fixed interest rate is received semi-annually and floating interest rate is paid semi-annually by the Group. The fair value movements on fixed leg of the swaps are designated as a hedge of fair value movements in the respective hedged item being (a) the Dated Hybrid Note No. 1 and (b) the Dated Hybrid Note No. 2, attributable to movements in USD SOFR coupon curve.

During the period, the Group entered into various interest rate swaps having combined notional value of USD 1,500,000 thousand (AED 5,508,750 thousand), under which fixed interest rate is received semi-annually and floating interest rate is paid semi-annually by the Group. The fair value movements on fixed leg of the swaps are designated as a hedge of fair value movements in the respective hedged item being (a) the Dated Hybrid Note No. 3 and (b) the Dated Hybrid Note No. 4, attributable to movements in USD SOFR coupon curve.

The movement in derivative financial instruments is given below:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at beginning of the period/year	164,084	-
Net fair value changes (i)	(98,826)	164,084
Balance at the end of the period/year	65,258	164,084

(i) This includes an amount of AED 65,258 thousand (31 December 2025: AED 164,084 thousand) netted off against the dated hybrid notes.

20.3 The derivative financial instruments are disclosed as:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Disclosed as:		
Non-current assets	138,418	176,160
Non-current liabilities	(85,464)	-
Balance at the end of the period/year	52,954	176,160

Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)

21 Finance income

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
<i>Interest/profit earned on:</i>		
Sharia compliant deposits	1,522	246
Bank fixed deposits	6,017	7,122
Call and current accounts	174,842	131,744
Total interest/profit earned	182,381	139,112
Finance income earned on trade receivables*	53,243	41,077
Other finance income	4,823	4,401
	240,447	184,590

* This mainly represents significant financing component implicit in the contracts with customers which provides the customer with a significant benefit of financing the transfer of properties sold.

22 Finance costs

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Finance costs on bank borrowings	116,035	120,826
Finance costs on non-convertible sukuku	102,041	84,856
Finance costs on dated hybrid notes	170,091	71,256
Unwinding of finance cost on operating lease liabilities (note 27.2)	12,002	10,958
Others	23,339	20,223
	423,508	308,119
Cumulative loss arising on hedging instruments reclassified to profit or loss in relation to non-convertible sukuku (note 35)	4,592	4,592
	428,100	312,711

23 Other income

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Exchange gain on bank deposits	11,115	458
Non-tuition education income	5,899	5,992
Reversal of accruals and provisions	-	16,496
Others	13,607	11,071
	30,621	34,017



Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)

24 Other general and administrative expenses

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Professional fees	43,396	33,805
General office expenses	15,161	13,787
IT maintenance	25,380	18,428
Board of Directors remuneration	12,252	12,211
Business travel	667	3,018
Others	37,613	44,410
	134,469	125,659

25 Basic and diluted earnings per share (EPS)

Basic earnings per share amounts are calculated by dividing profit for the period/year attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the period. As there are no dilutive instruments outstanding, basic and diluted earnings per share are identical.

The calculation of basic and diluted earnings per share attributable to the equity holders of the Company is based on the following data:

	3 months period ended	
	31 March 2026 (unaudited)	31 March 2025 (unaudited)
Earnings (AED'000)		
Earnings for the purposes of basic and diluted earnings per share:		
Profit for the period/year attributable to equity holders of the Company	2,038,884	1,641,127
Less: distributions to the Noteholder (hybrid equity instrument - note 15)	(41,889)	(51,645)
	1,996,995	1,589,482
Weighted average number of shares		
Weighted average number of ordinary shares for the purpose of basic and diluted earnings per share	7,862,629,603	7,862,629,603
Basic and diluted EPS attributable to equity holders of the Company (AED)	0.254	0.202

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

26 Transactions and balances with related parties

The Group enters into transactions with companies and entities that fall within the definition of a related party as contained in the International Accounting Standard (IAS) 24 *Related Party Disclosures*. These represent transactions with related parties, i.e. parent company, major shareholders, associates, affiliates, directors and key management personnel of the Group, and entities controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management and Board of Directors.

Major Shareholders represent Alpha Dhabi Holding PJSC (the "Parent Company") and its affiliated entities and Mubadala Investment Company PJSC (the "Major Shareholder") and its affiliated entities. The Government of Abu Dhabi is an indirect major shareholder of the Company through an entity controlled by it. The balances and transactions disclosed below with reference to Government of Abu Dhabi also include the entities controlled by Government of Abu Dhabi.

26.1 Related party balances:

Significant related party balances (and the consolidated statement of financial position captions within which these are included) are as follows:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Government of Abu Dhabi		
Trade receivables and other assets	1,575,038	1,466,074
Trade and other payables	(426,257)	(369,127)
Contract liabilities	(703,517)	(550,373)
Bank balances	20,827,020	19,378,990
Bank borrowings	(3,188,187)	(5,800,353)
Major shareholder and its affiliates		
Trade receivables and other assets	80,168	26,300
Trade and other payables	(1,128)	(1,508)
Retentions payable	(113,190)	(113,190)
Parent Company and its affiliates		
Trade receivables and other assets	1,378,607	647,189
Trade and other payables	(79,717)	(214,632)
Retentions payable	(476,932)	(413,934)
Associates and joint ventures		
Due from associates and joint ventures	64,492	49,921

The amounts outstanding are unsecured and will be settled in cash. No guarantees have been given or received. Other than as disclosed in note 10, allowance of expected credit losses against due from associates and joint ventures, no provision has been made for doubtful debts in respect of the amounts owned by related parties. Certain receivables from joint ventures carry interest of 9% (31 December 2025: 9%) per annum and are receivable within 2 to 5 years.

Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)

26 Transactions and balances with related parties (continued)

26.2 Transactions with related parties:

During the period, the following were the significant related party transactions, which were carried out in the normal course of business on terms agreed between the parties:

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Government of Abu Dhabi:		
Revenue	542,081	718,097
Finance income from project finance	1,919	1,338
Finance income on bank deposits	171,896	128,654
Finance cost on bank borrowings	(54,157)	(59,923)
Major shareholder and its affiliates		
Revenue	34,197	26,421
Parent Company and its affiliates		
Revenue	15,145	30,581
Cost incurred on projects under development (i)	(544,502)	(31,133)
Other costs	(8,118)	(23,309)
Associates and joint ventures		
Finance income from joint venture	3,725	3,725
Key management compensation		
Salaries, bonuses and other benefits	13,331	12,587
Post-employment benefits	366	339
Long term incentives	1,154	1,879
	14,851	14,805
Directors		
Directors' remuneration - expense (ii)	12,252	12,211

(i) This represents costs incurred during the period which is recognised as development work in progress for projects under development.

(ii) Directors' remunerations paid during the period amounting to nil (period ended 31 March 2025: AED 472 thousand).

26.3 Other balances and transactions with related parties:

(i) Letter of credits and bank guarantees issued through banks controlled by the Government of Abu Dhabi and the Major shareholder as of 31 March 2026 amounted to AED 9,788,887 thousand (31 December 2025: AED 9,476,884 thousand).

(ii) During the period, the Group acquired certain assets and properties from the major shareholder (notes 7i & 7ii).

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

27 Commitments and contingencies

27.1 Capital commitments

Capital expenditure contracted and investment committed is as follows:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Projects under development	33,086,433	28,386,374
Projects under management*	4,970,961	4,569,730
Others	1,789,912	1,832,763
	39,847,306	34,788,867

* Projects under management represent remaining contractual amounts relating to projects managed by the Group, of which the related agreements with contractors were entered by and continued to be under the name of the Group on behalf of the Government of Abu Dhabi. This includes AED 4,934,154 thousand (31 December 2025: AED 4,511,181 thousand) of commitment of Aldar Projects LLC-OPC (a subsidiary of the Company) which will be funded in advance by the Government of Abu Dhabi. The above commitments are spread over a period of one to five years.

27.2 Operating lease commitments

The future minimum rentals receivable under non-cancellable operating leases contracted are as follows:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
The Group as a lessor (Buildings)		
Within one year	2,169,869	2,032,600
In the second to fifth year	6,074,919	5,470,483
After five years	3,569,371	3,583,947
	11,814,159	11,087,030

In addition to the above lease commitments, the Group also has lease contracts where it is entitled to receive rent based on turnover of tenants and service charges.

Set out below are the maturity analysis of lease liabilities for the Group acting as lessee:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
The Group as a lessee		
Within one year	132,575	192,163
In the second to fifth year	450,668	462,486
After five years	1,830,350	1,860,516
	2,413,593	2,515,165

Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)

27 Commitments and contingencies (continued)

27.2 Operating lease commitments (continued)

The following are the amounts recognised in the interim consolidated statement of profit or loss:

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
The Group as a lessee		
Depreciation expense of right-of-use assets	24,689	14,479
Unwinding of finance cost on operating lease liabilities (note 22)	12,002	10,958
Expense relating to short-term leases	19,646	12,968

The total cash outflow for leases amounted to AED 114,035 thousand (period ended 31 March 2025: AED 90,306 thousand).

27.3 Lease liabilities

The movement in lease liabilities is as follows:

	31 March 2026 (unaudited) AED '000	31 December 2025 (audited) AED '000
Balance at the beginning of the period/year	1,313,168	1,009,174
Additions during the period/year	14,055	457,093
Lease payments during the period/year	(114,035)	(190,671)
Terminations/adjustments	-	(9,013)
Interest expense (note 22)	12,002	48,582
Derecognised on sale of a subsidiary	-	(3,170)
Exchange differences	(1,174)	1,173
Balance at the end of the period/year	1,224,016	1,313,168

Analysed as:

Current	124,775	164,272
Non-current	1,099,241	1,148,896
Total	1,224,016	1,313,168



**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

27 Commitments and contingencies (continued)

27.4 Contingencies

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Bank guarantees for land purchase (i)	2,752,184	2,752,184
Other letter of credits and performance bonds (ii)	8,188,270	7,824,984
Total	10,940,454	10,577,168

- (i) This represents bank guarantees provided for various lands acquired on deferred payment plan.
- (ii) This pertains to letters of credit and performance bonds issued for various business segments within the Group in the normal course of business for operational purposes. Majority of these are provided to government authorities in line with standard business practices.

28 Seasonality of results

The seasonal nature of the Group's operations primarily affects the hospitality and leisure segment, with revenues typically exhibiting higher variability in the first and fourth quarters of the year.

29 Dividends

Subsequent to the reporting date, at the Annual General Meeting held on 2 April 2026, the shareholders approved the distribution of cash dividends of AED 1,611,839 thousand in respect of the year ended 31 December 2025, equivalent to 20.5 fils per share (year ended 31 December 2024: AED 1,454,586 thousand, equivalent to 18.5 fils per share).

In accordance with IAS 10 *Events after the Reporting Period*, this represents a non-adjusting event. The dividends were subsequently paid on 15 April 2026.

30 Non-cash transactions

The following represent significant non-cash transactions relating to investing and financing activities that are not reflected in the interim consolidated statement of cash flows:

	3 months period ended 31 March	
	2026 (unaudited) AED'000	2025 (unaudited) AED'000
Addition to investment properties (note 7)	2,724,761	-
Additions to right of use assets under investment properties and property, plant and equipment	14,055	145,013
Transfer from development work in progress to property, plant and equipment	-	33,129

**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**
31 Fair value of financial instruments

Except as disclosed in the following table, management considers that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the interim condensed consolidated financial statements approximate their fair values.

	31 March 2026 (un-audited)			31 December 2025 (audited)		
	Gross carrying amount AED'000	Gross carrying amount excluding hedging adjustments AED'000	Fair value AED'000	Gross carrying amount AED'000	Gross carrying amount excluding hedging adjustments AED'000	Fair value AED'000
Financial liabilities at amortised cost <i>(Non-convertible sukuku and dated hybrid notes)</i>						
Sukuk No. 1	1,861,470	1,861,470	1,749,321	1,843,188	1,843,188	1,793,348
Sukuk No. 2	1,842,196	1,842,196	1,769,686	1,818,062	1,818,062	1,844,458
Sukuk No. 3	2,425,319	2,418,895	2,334,700	2,406,436	2,387,014	2,457,236
Sukuk No. 4	2,341,501	2,360,230	2,289,906	2,383,522	2,390,868	2,398,798
Dated Hybrid Note No. 1	3,862,782	3,764,856	3,515,721	3,825,438	3,703,877	3,839,599
Dated Hybrid Note No. 2	1,908,769	1,874,703	1,908,769	1,884,975	1,842,452	1,884,975
Dated Hybrid Note No. 3	3,649,646	3,681,349	3,368,233	-	-	-
Dated Hybrid Note No. 4	3,644,420	3,679,451	3,644,420	-	-	-
Total	21,536,103	21,483,150	20,580,756	14,161,621	13,985,461	14,218,414

32 Segment information
32.1 Operating segments

The Group's operating segments are established on the basis of those components that are evaluated regularly by the Chief Executive Officer, considered to be the Chief Operating Decision Maker ("CODM"). The CODM monitors the operating results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on revenues, gross profit, net profit and a broad range of key performance indicators in addition to segment profitability and is measured consistently with profit or loss in the interim condensed consolidated financial statements.

For internal management reporting purposes, the Group's operations are aggregated into segments with similar economic characteristics. Management considers that this is best achieved with property development and sales, project management services, International subsidiaries under Aldar Development and investment properties, hospitality and leisure, education, estates and others under Aldar Investments as operating segments.

Consequently, the Group has presented 2 segments bifurcated into eight reportable sub-segments for the current and comparative period which are as follows:



**Notes to the interim condensed consolidated financial statements
for the period ended 31 March 2026 (continued)**

32 Segment information (continued)

32.1 Operating segments (continued)

Aldar Development

- Property development and sales - develop and sell properties
- Project management services - dedicated project delivery arm and the manager of the Group project management businesses including land sales and property development
- International - real estate development subsidiaries operating in Egypt and United Kingdom that mainly develop and sell real estate properties

Aldar Investment

- Investment properties - owns, manages and lease residential, commercial, logistics and retail properties
- Hospitality and leisure - owns, manage and operate hotels and leisure assets
- Education - owns, manage and operates schools offering a wide range of curriculum and ancillary services
- Estates - includes mainly property and facilities management operations, landscaping, security and advisory services
- Others - mainly includes construction business, coworking and ventures businesses

Based on the information reported to the Group's senior management for the allocation of resources, marketing strategies, management reporting lines and measurement of performance of business, the reportable segments under IFRS 8 were identified according to the structure of investment activities and services to customer groups.

ALDAR PROPERTIES PJSC



Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)

32 Segment information (continued)

32.1 Operating segments (continued)

Period ended 31 March 2026 (unaudited)

	Aldar Development			Aldar Investment					Unallocated/ eliminations AED'000	Consolidated AED'000
	Property development and sales AED'000	Project management services AED'000	International AED'000	Investment properties AED'000	Hospitality and leisure AED'000	Education AED'000	Estates AED'000	Others AED'000		
Revenue and rental income from external customers										
- Over a period of time	5,173,217	360,995	289,611	-	168,880	252,267	523,841	447,668	803	7,217,282
- At a point in time	129,599	199,339	137,496	-	122,301	-	82,967	-	-	671,702
- Leasing	-	-	4,995	823,242	-	-	-	17,150	-	845,387
Inter-segments	11,499	182,916	-	23,028	-	-	84,292	19,601	(321,336)	-
Gross revenue (i)	5,314,315	743,250	432,102	846,270	291,181	252,267	691,100	484,419	(320,533)	8,734,371
Cost of revenue excluding service charge	(3,191,230)	(566,502)	(400,166)	(95,842)	(188,810)	(151,399)	(553,785)	(458,625)	264,589	(5,341,770)
Service charge expenses	-	-	-	(69,327)	-	-	-	-	-	(69,327)
Gross profit	2,123,085	176,748	31,936	681,101	102,371	100,868	137,315	25,794	(55,944)	3,323,274

Period ended 31 March 2025 (unaudited)

Revenue and rental income from external customers										
- Over a period of time	4,677,267	618,196	134,985	-	158,088	226,212	467,637	383,342	449	6,666,176
- At a point in time	26,396	27,956	168,325	-	113,463	-	124,093	-	-	460,233
- Leasing	-	-	3,574	655,310	-	-	-	5,920	-	664,804
Inter-segments	-	27,315	-	23,468	-	-	65,638	14,205	(130,626)	-
Gross revenue	4,703,663	673,467	306,884	678,778	271,551	226,212	657,368	403,467	(130,177)	7,791,213
Cost of revenue excluding service charge	(3,054,749)	(512,432)	(215,974)	(94,889)	(173,632)	(129,195)	(517,200)	(383,074)	107,696	(4,973,449)
Service charge expenses	-	-	-	(36,721)	-	-	-	-	-	(36,721)
Gross profit	1,648,914	161,035	90,910	547,168	97,919	97,017	140,168	20,393	(22,481)	2,781,043

(i) Gross revenue of investment properties includes AED 69,327 thousand (period ended 31 March 2025: AED 36,721 thousand) of revenue from service charges and contingent rent of AED 31,549 thousand (period ended 31 March 2025: AED 14,359 thousand).

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)



32 Segment information (continued)

32.1 Operating segments (continued)

Period ended 31 March 2026 (unaudited)

	Aldar Development			Aldar Investment					Unallocated / eliminations AED'000	Consolidated AED'000
	Property development and sales AED'000	Project management services AED'000	International AED'000	Investment properties AED'000	Hospitality and leisure AED'000	Education AED'000	Estates AED'000	Others AED'000		
Gross profit	2,123,085	176,748	31,936	681,101	102,371	100,868	137,315	25,794	(55,944)	3,323,274
Selling and marketing expenses	(25,054)	(110)	(5,163)	(754)	(255)	(2,467)	(2,407)	(603)	(2,479)	(39,292)
Staff costs	(45,165)	(11,538)	(27,341)	(26,130)	(4,553)	(22,324)	(35,729)	(26,457)	(3,345)	(202,582)
Depreciation and amortization	(28,230)	(4,103)	(3,499)	(9,344)	(73,152)	(34,502)	(22,614)	(7,436)	15,986	(166,894)
Provisions, impairments and write-downs, net	(4,592)	-	(3,151)	-	-	(165)	(5,161)	-	(2,537)	(15,606)
Other general and administrative expenses	(40,922)	(4,647)	(21,040)	(9,843)	(739)	(14,392)	(19,789)	(19,380)	(3,717)	(134,469)
Loss on revaluation of investment properties	-	-	-	(17,199)	-	-	-	-	-	(17,199)
Share of results of associates and joint ventures	-	-	81	-	-	-	881	(699)	-	263
Gain on disposal of investment properties	-	-	-	4,718	-	-	-	-	-	4,718
Income from financial assets at FVTPL	-	-	-	-	-	-	-	36,159	(723)	35,436
Finance income	145,577	36,987	52,868	13,140	10,200	8,676	8,833	949	(36,783)	240,447
Finance costs	(111,891)	-	(27,302)	(156,072)	(13,623)	(6,791)	(2,053)	(118,476)	8,108	(428,100)
Other income	1,947	-	13,080	399	1,200	5,899	3,508	752	3,836	30,621
Income tax (expense)/credit	(288,128)	(17,866)	(9,373)	(35,607)	(2,977)	(3,101)	(7,804)	10,873	14,605	(339,378)
Profit for the period	1,726,627	175,471	1,096	444,409	18,472	31,701	54,980	(98,524)	(62,993)	2,291,239

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)



32 Segment information (continued)

32.1 Operating segments (continued)

Period ended 31 March 2025 (unaudited)

	Aldar Development			Aldar Investment					Unallocated /	Consolidated AED'000
	Property development and sales AED'000	Project management services AED'000	International AED'000	Investment properties AED'000	Hospitality and leisure AED'000	Education AED'000	Estates AED'000	Others AED'000		
Gross profit	1,648,914	161,035	90,910	547,168	97,919	97,017	140,168	20,393	(22,481)	2,781,043
Selling and marketing expenses	(18,914)	(87)	(2,994)	(1,669)	(314)	(2,434)	(5,500)	(1,223)	(2,122)	(35,257)
Staff costs	(36,472)	(11,521)	(27,202)	(28,644)	(3,379)	(23,754)	(33,623)	(20,297)	(8,121)	(193,013)
Depreciation and amortization	(22,119)	(3,789)	(3,307)	(8,742)	(67,365)	(32,040)	(23,002)	(5,207)	17,218	(148,353)
Provisions, impairments and write-downs, net	(1,360)	-	(2,442)	(2,743)	-	(122)	207	-	(3,725)	(10,185)
Other general and administrative expenses	(37,215)	(4,733)	(17,905)	(10,179)	(1,771)	(14,518)	(16,580)	1,480	(24,238)	(125,659)
Loss on revaluation of investment properties	-	-	-	(14,909)	-	-	-	-	-	(14,909)
Share of results of associates and joint ventures	-	-	(67)	-	-	-	-	1,760	-	1,693
Gain on disposal of investment properties	-	-	-	5,096	-	-	-	-	-	5,096
Income from financial assets at FVTPL	-	-	-	-	-	-	-	17,767	677	18,444
Finance income	114,541	33,713	35,917	6,689	9,251	6,575	8,104	637	(30,837)	184,590
Finance costs	(124,764)	(2)	(31,771)	(130,550)	(13,869)	(6,942)	(935)	(15,744)	11,866	(312,711)
Other income	17,642	40	2,613	4,026	-	5,992	631	1,827	1,246	34,017
Income tax (expense)/credit	(234,497)	(24,946)	6,657	(41,630)	(3,046)	(3,074)	(9,479)	1,148	32,772	(276,095)
Profit for the period	1,305,756	149,710	50,409	323,913	17,426	26,700	59,991	2,541	(27,745)	1,908,701

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)



32 Segment information (continued)

32.1 Operating segments (continued)

The segment total assets and capital and project expenditures are as follows:

	Aldar Development			Aldar Investment						
	Property development and sales AED'000	Project management services AED'000	International AED'000	Investment properties AED'000	Hospitality and leisure AED'000	Education AED'000	Estates AED'000	Others AED'000	Unallocated AED'000	Group AED'000
<u>As at 31 March 2026 (unaudited)</u>										
Total assets	50,616,411	3,084,349	9,290,684	43,060,767	4,194,977	2,352,073	3,731,993	2,569,223	785,028	119,685,505
<u>Period ended 31 March 2026 (unaudited)</u>										
Capital expenditures	3,725,588	2,662	26,239	10,640	70,186	38,563	4,788	26,139	16,867	3,921,672
Project expenditures	3,035,753	-	798,393	1,492,504	-	-	-	-	-	5,326,650
<u>As at 31 December 2025 (audited)</u>										
Total assets	44,347,193	3,000,170	9,542,507	37,939,766	4,155,199	2,339,559	3,733,300	2,687,709	1,829,087	109,574,490
<u>Period ended 31 March 2025 (unaudited)</u>										
Capital expenditures	954	46	376,670	97	24,015	54,823	5,976	44,311	1,374	508,266
Project expenditures	2,598,785	-	501,832	3,397,645	-	-	-	-	-	6,498,262

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)



32 Segment information (continued)

32.2 Geographical segments

The Group operates in the UAE and a few countries outside the UAE (including Egypt and United Kingdom). The domestic segment includes business activities and operations in the UAE and the international segment include business activities and operations outside the UAE.

	3 months period ended 31 March 2026 (unaudited)			3 months period ended 31 March 2025 (unaudited)		
	UAE AED'000	International AED'000	Total AED'000	UAE AED'000	International AED'000	Total AED'000
Total assets as at 31 March 2026 and 31 December 2025	110,344,568	9,340,937	119,685,505	100,035,428	9,607,559	109,642,987
Interim consolidated statement of profit or loss:						
Revenue and rental income from external customers						
- Over a period of time	6,912,892	304,390	7,217,282	6,515,294	150,882	6,666,176
- At a point in time	534,205	137,497	671,702	291,908	168,325	460,233
-Leasing	840,392	4,995	845,387	661,230	3,574	664,804
Gross revenue	8,287,489	446,882	8,734,371	7,468,432	322,781	7,791,213
Cost of revenue excluding service charge	(4,931,452)	(410,318)	(5,341,770)	(4,748,244)	(225,205)	(4,973,449)
Service charge expenses	(69,327)	-	(69,327)	(36,721)	-	(36,721)
Gross profit	3,286,710	36,564	3,323,274	2,683,467	97,576	2,781,043
Selling and marketing expenses	(34,129)	(5,163)	(39,292)	(32,263)	(2,994)	(35,257)
Staff cost	(174,021)	(28,561)	(202,582)	(164,825)	(28,188)	(193,013)
Depreciation and amortisation	(163,090)	(3,804)	(166,894)	(144,773)	(3,580)	(148,353)
Provision, impairments, and write downs, net	(11,127)	(4,479)	(15,606)	(7,547)	(2,638)	(10,185)
Other general and administrative expenses	(112,355)	(22,114)	(134,469)	(107,051)	(18,608)	(125,659)
Loss on revaluation of investment properties	(17,199)	-	(17,199)	(14,909)	-	(14,909)
Share of results of associates and joint ventures	182	81	263	1,760	(67)	1,693
Gain on disposal of investment properties	4,718	-	4,718	5,096	-	5,096
Income from financial assets at FVTPL	35,436	-	35,436	18,444	-	18,444
Finance income	187,517	52,930	240,447	148,673	35,917	184,590
Finance costs	(400,772)	(27,328)	(428,100)	(280,891)	(31,820)	(312,711)
Other income	17,566	13,055	30,621	31,403	2,614	34,017
Income tax expense	(329,609)	(9,769)	(339,378)	(282,553)	6,458	(276,095)
Profit for the period	2,289,827	1,412	2,291,239	1,854,031	54,670	1,908,701

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)

32 Segment information (continued)

32.2 Geographical segments (continued)

The major geographical areas of total assets, gross revenue and income tax expense and income tax paid under "International" segment are given below:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Egypt	6,589,247	7,084,885
United Kingdom	2,701,437	2,465,124
Others	50,253	57,550
Total assets	9,340,937	9,607,559

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Egypt	115,947	171,708
United Kingdom	316,155	135,176
Others	14,780	15,897
Gross revenue	446,882	322,781

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Egypt	(7,519)	(21,241)
United Kingdom	(1,854)	27,897
Others	(396)	(198)
Income tax (expense)/credit	(9,769)	6,458

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Egypt	20	39
United Kingdom	-	-
Others	-	-
Income tax paid	20	39

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)

33 Income tax

The Group recognised income tax expense based on management's estimate using the tax rate that would be applicable to the expected total annual earnings. Following the enactment of the UAE Domestic Minimum Top-up Tax ("DMTT") effective 1 January 2025, the Group has recognised an additional top-up tax expense to ensure compliance with 15% global minimum effective tax rate. The Group falls within the scope of DMTT based on the applicable revenue threshold. The average annual effective tax rate (ETR) used relating to UAE operations for the period ended 31 March 2026 is 12.60% (period ended 31 March 2025: 13.21%), while the total ETR for the period ended 31 March 2026 is 12.90% (period ended 31 March 2025: 12.64%). The major components of income tax expense in the interim consolidated statement of profit or loss are:

	3 months period ended	
	31 March 2026 (unaudited) AED'000	31 March 2025 (unaudited) AED'000
Current income tax*:		
Current income tax charge	329,611	305,628
Deferred income tax:		
Relating to origination and reversal of temporary differences	9,767	(29,533)
Income tax expense recognised in the interim consolidated statement of profit or loss	339,378	276,095

* Current income tax expense include an amount of AED 198,440 thousand relating to DMTT (period ended 31 March 2025: AED 205,747 thousand).

The movement in the income tax payable is given below:

Income tax payable

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	1,011,156	268,259
Charge for the period/year	329,611	1,058,815
Paid during the period/year	(20)	(308,822)
Arises on acquisition of assets	-	18,397
Change in estimate related to prior year	-	(30,523)
Foreign exchange differences	(19,809)	5,030
Balance at the end of the period/year	1,320,938	1,011,156

34 Foreign exchange translation reserve

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	(800,411)	(834,999)
Exchange differences on translating the net assets of foreign operations	(173,856)	61,560
Relating to non-controlling interests	70,275	(26,972)
Balance at the end of the period/year	(903,992)	(800,411)

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)

35 Hedging reserve

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	132,759	148,945
Cumulative net loss arising on hedging instruments reclassified to profit or loss (note 22)	(4,592)	(18,366)
Attributable to non-controlling interest	452	2,180
Balance at the end of the period/year	128,619	132,759

36 Non-controlling interests

36.1 The movement in the non-controlling interests is given below:

	31 March 2026 (unaudited) AED'000	31 December 2025 (audited) AED'000
Balance at the beginning of the period/year	6,189,148	6,087,330
<i>Share of profit for the period/year</i>	252,355	1,222,695
<i>Share of other comprehensive loss for the period/year</i>	(70,727)	24,792
Total comprehensive income for the period/year	181,628	1,247,487
Dividends declared by a subsidiary against preference and common equity (note 36.2)	(42,626)	(55,898)
Repayment of contributed capital and dividends paid by a subsidiary to non-controlling interests	(558,275)	(22,457)
Non-controlling interest arising on assets acquisition (note 7i)	2,300,785	1,089,724
Additional contribution from non-controlling interests	30,128	557,176
Derecognition of subsidiaries	-	(5,901)
Acquisition of non-controlling interests	-	(2,708,313)
Balance at the end of the period/year	8,100,788	6,189,148

36.2 During the year 2022, Aldar Investment Holding Restricted Limited (“AIHR” - a subsidiary and 100% shareholder of Aldar Investment Properties LLC “AIP”) entered into a subscription agreement with Apollo Gretel Investor, L.P. (“Apollo”) relating to AIHR, where Apollo subscribed to common equity of USD 100,000 thousand and preferred equity of USD 300,000 thousand of AIHR. The above resulted in Aldar disposing 11.12% of its shareholding in AIHR for a total cash consideration of USD 400,000 thousand (AED 1,469,000 thousand). The above transaction did not result in the Group’s loss of control over AIHR. The difference between the amount by which the non-controlling interest was adjusted and the fair value of the consideration received was recognised in equity.

During the year 2025, the preferred equity was mandatorily converted into a fixed number of ordinary shares in accordance with the terms of the subscription agreement.

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)

36 Non-controlling interests (continued)

36.2 The schedule below shows the effects on the equity attributable to owners that resulted from the transaction in the year 2022:

	AED'000
Carrying amount of the interest disposed	1,568,080
Consideration received	(1,469,000)
Change in equity attributable to equity holders of the Company	99,080

Transaction cost is charged against the retained earnings and non-controlling interest.

The amount of AED 99,080 thousand represents an additional 0.75% ownership interest in AIHR (the "Additional Interest"). The ultimate beneficial owner of the Additional Interest will be determined in accordance with the terms of a side letter entered into with Apollo and is contingent upon the final application of the Corporate Income Tax ("CIT") regime in the UAE. The CIT regime became effective in the UAE in January 2024, and accordingly, the application of the side letter is currently under discussion with Apollo.

As a consequence, the Company has recognised a financial asset and a corresponding financial liability, which are presented on a net basis as the Company has a legally enforceable right of set-off and intends to settle the asset and liability simultaneously. During the period, the Group measured the fair value of the Additional Interest at the reporting date and determined that the fair value is equal to the fair value at initial recognition.

The Company has no contractual obligation relating to the above subscription and therefore classified as equity and recorded under "non-controlling interests" in the interim condensed consolidated financial statements in accordance with the requirements of *IAS 32 Financial Instruments: Presentation*.

Effective 19 February 2026, Aldar Properties PJSC subscribed to 2,750,155 ordinary shares in the issued share capital of AIHR at an issue price of USD 361.39 per share. As a result of the transaction, the Group's ownership interest in AIHR increased from 88.13% to 90.17%, and the shareholding of the non-controlling shareholder, Apollo, decreased from 11.87% to 9.83%. The above transaction does not result to any impact on the interim consolidated statement of profit or loss or interim consolidated statement of changes in equity.

During the period, AIHR declared dividend amounted to AED 42,626 thousand (period ended 31 March 2025: AED 35,372 thousand).

37 Business combinations

Effective 24 July 2025, Pactive Sustainable Solutions LLC (a subsidiary) acquired a 100% equity interest in Hansa Energy Solution LLC ("Hansa") for consideration of AED 76,841 thousand including a contingent consideration of AED 15,936 thousand. Hansa, a limited liability company incorporated in Dubai, UAE, is involved in the business of sustainable energy solutions.

ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)

37 Business combinations (continued)

The amounts recognised in respect of the provisional fair values at the date of acquisition of the identifiable assets acquired and liabilities assumed are set out in the table below:

	31 December 2025 (audited) AED'000
Assets	
Property, plant and equipment	1,094
Intangible assets	17,137
Trade and other receivables	22,564
Inventories	34
Cash and bank balances	19,867
Total assets	60,696
Liabilities	
Deferred tax liabilities	2,571
Employees benefits	584
Trade and other payables	6,067
Total liabilities	9,222
Total identifiable net assets at fair value	51,474
Less: purchase consideration	(76,841)
Goodwill	(25,367)

Analysis of cashflow on acquisition

	31 December 2025 (audited) AED'000
Cash paid for the acquisition	(60,905)
Net cash acquired on business combination	19,867
Net cash outflows on acquisition (included in cash flows from investing activities)	(41,038)
Transaction costs of the acquisition (included in cash flows from operating activities)	(1,279)
Net cash outflow on acquisition	(42,317)

38 Events after the reporting period

- 38.1** On 15 April 2026, Aldar Properties PJSC finalised an AED 5 billion equivalent sustainability-linked syndicated senior unsecured committed multi-tranche revolving credit facility. The five-year facility comprises conventional and Islamic tranches denominated in AED and USD and is linked to a floating rate and sustainability related key performance indicators.



ALDAR PROPERTIES PJSC

Notes to the interim condensed consolidated financial statements for the period ended 31 March 2026 (continued)

38 Events after the reporting period (continued)

- 38.2** On 23 April 2026, Aldar KLP Logistics L.L.C. - S.P.C., a subsidiary of the Group, entered into a sale and purchase agreement for the acquisition of three industrial and logistics estates, together with the related Musataha rights over two plots located in KEZAD, Abu Dhabi, United Arab Emirates, from KEZAD Assets Management Company - Sole Proprietorship L.L.C., for a total gross consideration of AED 650 million.

39 Approval of interim condensed consolidated financial statements

The interim condensed consolidated financial statements of the Group for the period ended 31 March 2026 were approved by the Board of Directors and authorised for issue on 28 April 2026.