National Central Cooling Company PJSC

REVIEW REPORT AND INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2026

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NATIONAL CENTRAL COOLING COMPANY PJSC
Interim condensed consolidated financial statements
For the six month period ended 30 June 2026

Shape the future
with confidence

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C.L No. 1001276

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

TO THE BOARD OF DIRECTORS OF NATIONAL CENTRAL COOLING COMPANY PJSC

Introduction
We have reviewed the accompanying interim condensed consolidated financial statements of National Central Cooling Company PJSC (the "Company") and its subsidiaries (together referred to as the "Group") as at 30 June 2026, comprising of the interim consolidated statement of financial position as at 30 June 2026, and the related interim consolidated statements of profit or loss and comprehensive income for the three month and six month periods then ended and the related interim consolidated statements of changes in equity and cash flows for the six-month 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 (IAS) 34 "*Interim Financial Reporting*". 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 the International Standard on Review Engagements 2410, "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion
Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects in accordance with IAS 34, "*Interim Financial Reporting*".

For Ernst & Young

Ahmad Al Dali
Registration No. 5548

10 August 2026
Abu Dhabi, United Arab Emirates

NATIONAL CENTRAL COOLING COMPANY PJSC

Interim consolidated statement of profit or loss (unaudited)
For the six month period ended 30 June 2026

	Notes	Three months ended 30 June 2026 AED'000	Three months ended 30 June 2025 AED'000	Six months ended 30 June 2026 AED'000	Six months ended 30 June 2025 AED'000
Revenue	5	**642,002**	642,219	**1,127,708**	1,107,776
Direct costs		**(355,990)**	(346,283)	**(599,909)**	(577,185)
Gross profit		**286,012**	295,936	**527,799**	530,591
Administrative and other expenses		**(81,481)**	(63,719)	**(162,360)**	(138,335)
Operating profit		**204,531**	232,217	**365,439**	392,256
Finance costs	15	**(75,773)**	(66,536)	**(151,971)**	(113,865)
Finance income		**4,973**	7,870	**10,016**	18,459
Other gains and losses, net		**(1,531)**	4,702	**(902)**	5,209
Share of results of associates and joint ventures, net		**4,827**	7,287	**7,390**	16,099
Profit before tax		**137,027**	185,540	**229,972**	318,158
Income tax expense	16	**(13,936)**	(15,985)	**(22,324)**	(27,093)
Profit for the period		**123,091**	169,555	**207,648**	291,065
Attributable to:					
Equity holders of the Company		**113,652**	160,284	**191,824**	275,716
Non-controlling interest		**9,439**	9,271	**15,824**	15,349
		123,091	169,555	**207,648**	291,065
Total basic and diluted earnings per share attributable to ordinary equity holders of the Company (AED)	7	**0.040**	0.056	**0.068**	0.097

The attached notes 1 to 23 form part of the interim condensed consolidated financial statements.

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NATIONAL CENTRAL COOLING COMPANY PJSC

Interim consolidated statement of comprehensive income (unaudited)
For the six month period ended 30 June 2026

	Three months ended 30 June		Six months ended 30 June	
	2026 **AED'000**	2025 AED'000	**2026** **AED'000**	2025 AED'000
Profit for the period	**123,091**	169,555	**207,648**	291,065
Other comprehensive (loss) income				
Other comprehensive (loss) income that may be reclassified to profit or loss in subsequent periods, net of tax				
Exchange difference on translation of foreign operations	**(7,640)**	2,410	**(1,968)**	766
Net movement in fair value of derivatives in cash flow hedges	**14,167**	(8)	**22,647**	(23,392)
Share of changes in fair value of derivatives of an associate and a joint venture in cash flow hedges	**7,873**	(1,572)	**20,198**	(4,795)
	14,400	830	**40,877**	(27,421)
Total comprehensive income, net of tax	**137,491**	170,385	**248,525**	263,644
Attributable to:				
Equity holders of the Company	**128,052**	161,114	**232,701**	248,295
Non-controlling interest	**9,439**	9,271	**15,824**	15,349
	137,491	170,385	**248,525**	263,644

The attached notes 1 to 23 form part of the interim condensed consolidated financial statements.

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NATIONAL CENTRAL COOLING COMPANY PJSC

Interim consolidated statement of financial position
As at 30 June 2026

	Notes	30 June 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
ASSETS			
Non-current assets			
Property, plant and equipment	8	4,435,096	4,472,483
Capital work in progress		280,673	244,896
Right-of-use assets		245,090	254,393
Intangible assets		3,841,211	3,878,804
Investments in associates and joint ventures		1,768,687	1,723,813
Finance lease receivables	9	2,256,857	2,331,598
Long term deposits	10	954	10,663
		12,828,568	12,916,650
Current assets			
Inventories		99,387	84,950
Trade and other receivables		650,744	584,949
Finance lease receivables	9	342,762	339,649
Cash and bank balances	11	660,820	654,990
		1,753,713	1,664,538
Total assets		14,582,281	14,581,188
EQUITY AND LIABILITIES			
Equity			
Share capital		2,845,271	2,845,271
Treasury shares		(6,932)	(6,352)
Statutory reserve		675,318	675,318
Retained earnings		2,619,290	2,609,553
Foreign currency translation reserve		(7,947)	(5,979)
Cash flow hedge reserve		3,979	(38,866)
Equity attributable to the equity holders of the Company		6,128,979	6,078,945
Non-controlling interests		585,622	593,303
Total equity		6,714,601	6,672,248
Liabilities			
Non-current liabilities			
Trade and other payables		343,964	354,081
Interest bearing loans and borrowings	12	118,160	128,098
Islamic financing arrangement	13	1,518,603	1,607,436
Non-convertible bonds and sukuk	14	4,393,030	4,389,682
Deferred tax liabilities	16	351,861	351,180
Lease liabilities		103,587	126,438
Employees' end of service benefits		53,525	53,598
		6,882,730	7,010,513
Current liabilities			
Trade and other payables		649,210	591,887
Income tax payable	16	81,976	57,570
Interest bearing loans and borrowings	12	19,104	17,178
Islamic financing arrangement	13	180,061	180,061
Lease liabilities		54,599	51,731
		984,950	898,427
Total liabilities		7,867,680	7,908,940
Total equity and liabilities		14,582,281	14,581,188

Dr. Bakheet Al Katheeri	**Dr. Yousif Al Hammadi**	**Adel Al Wahedi**
Chairman	Interim Chief Executive Officer	Chief Financial Officer

The attached notes 1 to 23 form part of the interim condensed consolidated financial statements.

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NATIONAL CENTRAL COOLING COMPANY PJSC

Interim consolidated statement of changes in equity
For the six month period ended 30 June 2026

	Attributable to equity holders of the Company								
	Share capital AED '000	Treasury shares AED'000	Statutory reserve AED '000	Retained earnings AED '000	Foreign currency translation reserve AED '000	Cash flow hedge reserve AED '000	Total AED '000	Non – controlling interests AED '000	Total equity AED '000
At 1 January 2025 (audited)	2,845,271	(3,314)	625,728	2,831,012	(365)	45,225	6,343,557	618,313	6,961,870
Profit for the period	-	-	-	275,716	-	-	275,716	15,349	291,065
Other comprehensive income (loss)for the period	-	-	-	-	766	(28,187)	(27,421)	-	(27,421)
Total comprehensive income for the period	-	-	-	275,716	766	(28,187)	248,295	15,349	263,644
Dividends (note 19)	-	-	-	(440,581)	-	-	(440,581)	-	(440,581)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	(3,072)	(3,072)
Repayment of shareholder contribution to non-controlling interest	-	-	-	-	-	-	-	(24,000)	(24,000)
Additional minority contribution in a subsidiary	-	-	-	-	-	-	-	1,699	1,699
At 30 June 2025 (unaudited)	2,845,271	(3,314)	625,728	2,666,147	401	17,038	6,151,271	608,289	6,759,560
At 1 January 2026 (audited)	2,845,271	(6,352)	675,318	2,609,553	(5,979)	(38,866)	6,078,945	593,303	6,672,248
Profit for the period	-	-	-	191,824	-	-	191,824	15,824	207,648
Other comprehensive income (loss)for the period		-	-	-	(1,968)	42,845	40,877	-	40,877
Total comprehensive income for the period	-	-	-	191,824	(1,968)	42,845	232,701	15,824	248,525
Dividends (note 19)	-	-	-	(184,532)	-	-	(184,532)	-	(184,532)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	(3,505)	(3,505)
Repayment of shareholder contribution to non-controlling interest	-	-	-	-	-	-	-	(20,000)	(20,000)
Buy back of shares	-	(580)	-	2,445	-	-	1,865	-	1,865
At 30 June 2026 (unaudited)	**2,845,271**	**(6,932)**	**675,318**	**2,619,290**	**(7,947)**	**3,979**	**6,128,979**	**585,622**	**6,714,601**

The attached notes 1 to 23 form part of the interim condensed consolidated financial statements.

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NATIONAL CENTRAL COOLING COMPANY PJSC

Interim consolidated statement of cash flows (unaudited)
For the six month period ended 30 June 2026

	Notes	Six months ended 30 June 2026 AED'000	2025 AED'000
Operating activities			
Profit before tax		**229,972**	318,158
Non-cash adjustments:			
Depreciation of property, plant and equipment	8	**107,836**	107,319
Depreciation of right-of-use assets		**16,318**	16,218
Amortization of intangible assets		**55,371**	54,137
Finance lease income	9	**(109,524)**	(117,407)
Share of results of associates and joint ventures		**(7,390)**	(16,099)
Provision for employees' end of service benefits		**4,588**	4,102
Provision for impairment of trade receivables		**894**	-
Finance income		**(10,016)**	(18,459)
Finance costs	15	**151,971**	113,865
Other income and charges		**902**	(5,209)
Operating cash flows before changes in working capital		**440,922**	456,625
Working capital changes:			
Inventories		**(14,437)**	(4,116)
Trade and other receivables		**(42,362)**	(142,113)
Trade and other payables		**72,270**	(34,849)
Cash generated from operations		**456,393**	275,547
Lease rentals received	9	**179,905**	177,929
Employees' end of service benefits paid		**(4,661)**	(2,004)
Net cash flows generated from operating activities		**631,637**	451,472
Investing activities			
Purchase of property, plant and equipment	8	**(8,284)**	(6,847)
Payments for capital work in progress		**(101,411)**	(52,763)
Payments for intangible assets		**(17,777)**	(6,357)
Investment in joint venture		**(27,854)**	-
Dividend received from joint venture		**4,500**	6,110
Dividend received from associates		**1,530**	-
Payment for acquisition of additional share in subsidiary		**(15,103)**	-
Long term deposits matured		**9,709**	1,449
Proceeds from liquidation of associate		**-**	6,039
Finance income received		**10,192**	23,018
Net cash flows used in investing activities		**(144,498)**	(29,351)
Financing activities			
Interest bearing loans and borrowings repaid	12	**(8,848)**	(1,907,574)
Interest bearing loans and borrowings drawn	12	**699**	5,218
Proceeds from issuance of sukuk	14	**-**	2,570,750
Sukuk repurchased	14	**-**	(11,018)
Islamic financing arrangement repaid	13	**(90,031)**	(641,306)
Principal portion of lease payments		**(27,000)**	(19,373)
Finance costs paid		**(148,092)**	(94,928)
Additional minority contribution in subsidiary		**-**	1,699
Dividends paid to shareholders	19	**(184,532)**	(440,581)
Repayment of shareholder contribution to non-controlling interest		**(20,000)**	(24,000)
Dividends paid to non-controlling interests		**(3,505)**	(3,072)
Net cash flows used in financing activities		**(481,309)**	(564,185)
Net increase in cash and cash equivalents		**5,830**	(142,064)
Cash and cash equivalents at 1 January		**654,990**	1,022,776
Cash and cash equivalents at 30 June	11	**660,820**	880,712

The attached notes 1 to 23 form part of the interim condensed consolidated financial statements.

1 GENERAL INFORMATION

National Central Cooling Company PJSC ("Tabreed" or the "Company") is registered in the United Arab Emirates as a Public Joint Stock Company pursuant to the UAE Federal Law No. (32) of 2021,as amended and is listed on the Dubai Financial Market. The Company's registered office is located at P.O. Box 32444, Dubai, United Arab Emirates.

These interim condensed consolidated financial statements include the results of operations and financial position of the Company and its subsidiaries (together referred to as the "Group").

The principal activities of the Group are supply of chilled water, operation and maintenance of plants, construction of secondary networks, manufacturing of pre-insulated pipes and design and supervision consultancy.

The Group's non-convertible bonds and sukuk are listed on the London Stock Exchange (note 14).

2 BASIS OF PREPARATION

2.1 Statement of compliance

The interim condensed consolidated financial statements of the Group are prepared in accordance with International Accounting Standard (IAS) 34 *"Interim Financial Reporting"*.

The interim condensed consolidated financial statements are prepared under the historical cost basis, except for derivative financial instruments which are measured at fair value.

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

The interim condensed consolidated financial statements do not include all information and disclosures required in the annual consolidated financial statements prepared in accordance with International Financial Reporting Standards and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025. In addition, results for the six month period ended 30 June 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

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.

2 BASIS OF PREPARATION (continued)

2.2 Basis for consolidation (continued)

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.

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 BASIS OF PREPARATION (continued)

2.2 Basis for consolidation (continued)

Details of the Company's subsidiaries as at 30 June 2026 and 31 December 2025 were as follows:

Chilled water segment	**Country of incorporation**	**Percentage of holding**		**Principal activities**
		2026	2025	
National Central Cooling Company Ras Al Khaimah LLC	UAE	**100**	100	Sale of chilled water
Summit District Cooling LLC	UAE	**100**	100	Sale of chilled water
Bahrain District Cooling Company BSC (C)	Bahrain	**99.8**	99.8	Sale of chilled water
Tabreed Oman SAOC	Oman	**60.5**	60.5	Sale of chilled water
Prime District Cooling LLC	UAE	**75**	75	Sale of chilled water
S&T Cool District Cooling Company - Sole Proprietorship LLC	UAE	**100**	100	Sale of chilled water
Tabreed Amaravati District Cooling Private Limited **	India	**100**	75	Sale of chilled water
Tabreed Capital Med for Infrastructure and Central Cooling Services LLD	Egypt	**100**	100	Sale of chilled water
Kattameya D5 Infrastructure and Central Cooling Services LLD	Egypt	**60**	60	Sale of chilled water
Tabreed Al Mouj SPC	Oman	**61**	61	Sale of chilled water
Downtown DCP LLC	UAE	**80**	80	Sale of chilled water
Tabreed Sustainable City Limited	UAE	**100**	100	Sale of chilled water
Saadiyat District Cooling LLC	UAE	**100**	100	Sale of chilled water
Saadiyat Cooling LLC	UAE	**100**	100	Sale of chilled water
Al Wajeez Development Company PJSC	UAE	**100**	100	Sale of chilled water
PJA District Cooling OPCO LLC SOC	UAE	**51**	51	Sale of chilled water

2 BASIS OF PREPARATION (continued)

2.2 Basis for consolidation (continued)

Value chain business segment:	Country of incorporation	Percentage of holding 2026	2025	Principal activities
Gulf Energy System Company LLC	UAE	**100**	100	Construction of secondary networks
Tabreed Operation & Maintenance Zones Cooling Stations Company LLC	UAE	**100**	100	Operation and maintenance of plants
Emirates Preinsulated Pipes Industries LLC	UAE	**65.2**	65.2	Manufacturing of pre-insulated pipes
Cooltech Energy Water Treatment LLC	UAE	**100**	100	Water treatment services and sale chilled water related products
Sahara Cooling and Air-Conditioning LLC	UAE	**51**	51	Supervision services
Tasleem Metering and Payment – Collection Sole Proprietorship LLC	UAE	**100**	100	Billing and collection of chilled water charges
Cooltech Water Treatment LLC	UAE	**100**	100	Water treatment services and sale chilled water related
Tabreed Energy Service L.L.C.	UAE	**100**	100	Building energy efficiency service

Others – Unallocated:	Country of incorporation	Percentage of holding 2026	2025	Principal activities
Tabreed Holdings WLL	Bahrain	**100**	100	Holding company
District Utilities Energy Investments L.LC	UAE	**100**	100	Holding company
Tabreed Energy Investments owned by National Central Cooling PSC – One Person Company LLC	UAE	**100**	100	Holding company

2 BASIS OF PREPARATION (continued)

2.2 Basis for consolidation (continued)

Others – Unallocated:	Country of incorporation	Percentage of holding 2026	2025	Principal activities
Tabreed Utilities & Metering Energy Investment LLC	UAE	**100**	100	Holding company
Central Utilities & Metering Energy Investment LLC	UAE	**100**	100	Holding company
PJA DCP Holding Limited	UAE	**51**	51	Holding company
Tabreed India Private Limited**	India	**100**	75	Holding company
Tabreed Infopark Cooling Private Limited **	India	**100**	75	Holding company
Tabreed Asia Central Cooling Company PTE Ltd **	Singapore	**100**	75	Holding company
Tabreed Company for Infrastructure and Central Cooling Services LLC (Tabreed Misr)	Egypt	**100**	100	Holding company

** During the period, the Company obtained 100% ownership of the entity through the acquisition of the remaining shares from the other shareholder following the exercise of the put option in December 2025. As per the terms of the put option, the transfer of control and ownership became effective upon settlement of the consideration in February 2026.

2.3 Geopolitical Conflict and Impact on Operations

As of the end of period ended 30 June 2026, the Group continues to operate within stable conditions. The current geopolitical environment gives rise to some uncertainties in the regions where the group operates.

However, the management has been continually evaluating the potential implications based on information available and does not anticipate any material impact on the Group's financial position or performance. Given the evolving nature of the situation, the Group continues to closely monitor developments during the upcoming period. In particular, the district cooling industry may be indirectly impacted by existing challenges.

3 MATERIAL ACCOUNTING POLICY INFORMATION

3.1 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 apply 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
- Annual Improvements to IFRS accounting Standards - Volume 11
- Contracts Referencing Nature -dependent Electricity – Amendments to IFRS 9 and IFRS 7

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

3.2 International Tax Reform—Pillar Two Model Rules – Amendments to IAS 12

The amendments to IAS 12 have been introduced in response to the OECD's BEPS Pillar Two rules and include:

- A mandatory temporary exception to the recognition and disclosure of deferred taxes arising from the jurisdictional implementation of the Pillar Two model rules; and
- Disclosure requirements for affected entities to help users of the financial statements better understand an entity's exposure to Pillar Two income taxes arising from that legislation, particularly before its effective date.

The mandatory temporary exception – the use of which is required to be disclosed – applied starting the year ended 31 December 2025. The remaining disclosure requirements apply for annual reporting periods beginning on or after 1 January 2023, but not for any interim periods ending on or before 31 December 2025.

As the Group's consolidated revenues are not more than the EUR 750 million threshold for any 2 out of the preceding 4 years, the Group is not within the scope of the Pillar Two model rules. The Group has performed an assessment of its potential exposure to Pillar Two income taxes based on financial information for the constituent entities in the Group. The Group continues to follow Pillar Two legislative developments, as further countries enact the Pillar Two model rules, to evaluate the potential future impact on its consolidated results of operations, financial position and cash flows beginning.

There is uncertainty regarding whether the Pillar Two model rules create additional temporary differences, whether deferred taxes should be remeasured for the Pillar Two model rules, and which tax rate should be used to measure deferred taxes. In response to this uncertainty, the IASB and AASB issued amendments to IAS 12 'Income Taxes' on 23 May 2023 and 27 June 2023, respectively. These amendments introduce a mandatory temporary exception to the requirements of IAS 12, under which a company does not recognize or disclose information about deferred tax assets and liabilities related to the OECD/G20 BEPS Pillar Two model rules. The Group has not applied this temporary exception as of 30 June 2026 as Pillar 2 rules are not applicable for the relevant financial year.

4 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

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 were the same as those applied to the consolidated financial statements for the year ended 31 December 2025.

5 REVENUE

	Three month period ended 30 June (unaudited)		Six month period ended 30 June (unaudited)	
	2026	2025	**2026**	2025
	AED'000	AED'000	**AED'000**	AED'000
Revenue from supply of chilled water	**604,153**	623,736	**1,068,527**	1,069,076
Revenue from value chain	**37,849**	18,483	**59,181**	38,700
	642,002	642,219	**1,127,708**	1,107,776
Timing of revenue recognition:				
At a point in time	**22,972**	10,552	**35,942**	20,656
Over time	**619,030**	631,667	**1,091,766**	1,087,120
	642,002	642,219	**1,127,708**	1,107,776
Geographical location:				
Inside UAE	**606,789**	605,140	**1,066,555**	1,045,825
Outside UAE	**35,213**	37,079	**61,153**	61,951
	642,002	642,219	**1,127,708**	1,107,776

6 SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on the products and services. The two reportable operating segments are as follows:

- The **Chilled Water** segment constructs, owns, assembles, installs, operates and maintains cooling and conditioning systems. In addition, the segment distributes and sells chilled water for use in district cooling systems.
- The **Value Chain Business** segment is engaged in various ancillary activities relating to the Group's chilled water business. These services consist of manufacturing of pre-insulated systems of pipes and fittings for applications involving the transport and distribution of hot and cold fluids, design and supervision of mechanical and electrical systems and its installations in buildings and specialized facilities.

Segment performance is evaluated based on operating profit or loss and is measured consistently with the Group's operating profit or loss in the interim condensed consolidated financial statements.

6 SEGMENT INFORMATION (continued)

	Six month period ended 30 June 2026 (unaudited)				Six month period ended 30 June 2025 (unaudited)			
	Chilled water AED'000	*Value chain business AED'000*	*Eliminations AED'000*	*Total AED'000*	*Chilled water AED'000*	*Value chain business AED'000*	*Eliminations AED'000*	*Total AED'000*
Revenue								
External revenue	1,068,527	59,181	-	1,127,708	1,069,076	38,700	-	1,107,776
Inter–segment revenue	-	23,960	(23,960)	-	-	24,476	(24,476)	-
Total revenue	1,068,527	83,141	(23,960)	1,127,708	1,069,076	63,176	(24,476)	1,107,776
Direct costs	(559,893)	(49,941)	9,925	(599,909)	(550,981)	(37,025)	10,821	(577,185)
Gross profit	508,634	33,200	(14,035)	527,799	518,095	26,151	(13,655)	530,591
Administrative and other expenses	(147,541)	(24,314)	9,495	(162,360)	(128,679)	(18,783)	9,127	(138,335)
Operating profit	361,093	8,886	(4,540)	365,439	389,416	7,368	(4,528)	392,256
Finance costs	(153,487)	(854)	2,370	(151,971)	(113,167)	(698)	-	(113,865)
Finance income	11,938	16	(1,938)	10,016	18,429	30	-	18,459
Other gains and losses, net	(902)	-	-	(902)	5,209	-	-	5,209
Share of results of associates and joint ventures, net	7,390	-	-	7,390	16,099	-	-	16,099
Profit before tax for the period	226,032	8,048	(4,108)	229,972	315,986	6,700	(4,528)	318,158

Inter-segment revenues and expenses are eliminated on consolidation.

	30 June 2026 (unaudited)			31 December 2025 (Audited)		
	Chilled water AED'000	Value chain business AED'000	Total AED'000	Chilled water AED'000	Value chain business AED'000	Total AED'000
Other segment assets	12,692,989	120,605	12,813,594	12,757,639	99,736	12,857,375
Investments in associates	496,340	-	496,340	488,868	-	488,868
Investments in joint ventures	1,272,347	-	1,272,347	1,234,945	-	1,234,945
Total assets	14,461,676	120,605	14,582,281	14,481,452	99,736	14,581,188
Segment liabilities	7,753,638	114,042	7,867,680	7,798,051	110,889	7,908,940
Total liabilities	7,753,638	114,042	7,867,680	7,798,051	110,889	7,908,940

7 BASIC AND DILUTED EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the profit for the period attributed to the equity holders of the Company by the weighted average number of shares in issue throughout the period as follows:

	Three month period ended 30 June (unaudited)		Six month period ended 30 June (unaudited)	
	2026 AED'000	2025 AED'000	**2026 AED'000**	2025 AED'000
Profit attributable to the equity holders of the Company (AED'000)	**113,652**	160,284	**191,824**	275,716
Weighted average number of shares (excluding treasury shares) outstanding during the period ('000)	**2,838,339**	2,841,956	**2,838,339**	2,841,956
Basic earnings per share (AED)	**0.040**	0.056	**0.068**	0.097

The Company does not have any instruments which would have a dilutive impact on earnings per share. Therefore, basic and diluted earnings per share are same for the period ended 30 June 2026 and 2025.

8 PROPERTY, PLANT AND EQUIPMENT

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
At beginning of the period / year	**4,472,483**	4,449,578
Additions	**8,284**	45,753
Transfer from capital work in progress	**67,150**	229,692
Depreciation expense	**(107,836)**	(209,061)
Exchange differences	**(578)**	(4,805)
Write offs	**(4,407)**	(38,674)
At end of the period / year	**4,435,096**	4,472,483

9 FINANCE LEASE RECEIVABLES

Movement in finance lease receivables during the period / year is as follows:

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
At the beginning of the period / year	2,671,247	2,783,172
Finance lease income	99,463	204,428
Variable lease income (CPI indexation)	10,061	26,606
Total finance lease income	109,524	231,034
Additions	-	14,216
Exchange differences	(1,247)	-
Lease rentals received	(179,905)	(357,175)
At the end of the period / year	2,599,619	2,671,247

Finance lease receivables are allocated in the interim consolidated statement of financial position as follows:

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Current	342,762	339,649
Non-current	2,256,857	2,331,598
	2,599,619	2,671,247

10 LONG TERM DEPOSITS

During the period, various deposits amounting to AED 0.95 million (31 December 2025: AED 10.6 million) were placed by a subsidiary of the Group, for a tenure of 3 years, with commercial banks, at rates ranging from 4 % to 5.25 % per annum (2025: 4 % to 5.25 %per annum).

11 CASH AND BANK BALANCES

Cash and bank balances at the end of the reporting period as shown in the interim consolidated statement of cash flows can be reconciled to the related items in the interim consolidated statement of financial position as follows:

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Bank balances and cash	227,001	170,038
Short term deposits	433,819	484,952
Cash and cash equivalents	660,820	654,990

Geographical concentration of bank balances and cash is as follows:

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Within the UAE	636,312	625,872
Outside the UAE	24,508	29,118
	660,820	654,990

12 INTEREST BEARING LOANS AND BORROWINGS

	Effective interest rate %	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Term loan 1	1 yr BM RO FD +margin	33,965	36,382
Term loan 2	1 yr BM RO FD +margin	6,692	6,915
Term loan 3	1 yr BM RO FD +margin	36,400	38,998
Term loan 4	1 yr BM RO FD +margin	8,302	8,835
Term loan 5	EIBOR + margin	42,502	44,697
Term loan 6	1 yr BM RO FD +margin	9,403	9,449
		137,264	145,276

12 INTEREST BEARING LOANS AND BORROWINGS (continued)

Interest bearing loans and borrowings are disclosed in the interim consolidated statement of financial position as follows:

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Current	**19,104**	17,178
Non-current	**118,160**	128,098
	137,264	145,276

Movement in the interest-bearing loans and borrowing during the period / year is as follows:

	30 June 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
At the beginning of the period / year	**145,276**	2,044,610
Drawdown during the period / year	**699**	911,600
Repayments (including interest) during the period / year	**(8,848)**	(2,815,875)
Transaction cost – amortised / written off / reclassified	**137**	4,941
At the end of the period / year	**137,264**	145,276

The interest-bearing loans and borrowing include an amount of AED 2.46 million (31 December 2025: AED 2.6 million) of unamortised transaction cost.

13 ISLAMIC FINANCING ARRANGEMENT

	Effective profit rate %	**30 June 2026 AED'000 (Unaudited)**	31 December 2025 AED'000 (Audited)
Islamic financing arrangement	EIBOR/SOFR + margin	**1,698,664**	1,787,497
		1,698,664	1,787,497

13 ISLAMIC FINANCING ARRANGEMENT (continued)

Islamic financing arrangement are disclosed in the interim consolidated statement of financial position as follows:

	30 June 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Current	**180,061**	180,061
Non-current	**1,518,603**	1,607,436
	1,698,664	1,787,497

Movement in the Islamic financing arrangement during the period / year is as follows:

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
At the beginning of the period / year	**1,787,497**	640,666
Additions during the period /year	**-**	1,787,497
Repayments during the period / year	**(90,031)**	(641,306)
Transaction cost – amortised / written off	**1,198**	640
At the end of the period / year	**1,698,664**	1,787,497

The Islamic financing arrangement include an amount of AED 11.9 million (31 December 2025: AED 13.1 million) of unamortised transaction cost.

14 NON-CONVERTIBLE BONDS AND SUKUK

	30 June 2026 AED '000 (Unaudited)	31 December 2025 AED '000 (Audited)
Non-convertible bonds (i)	**1,830,546**	1,828,363
Green sukuk (ii)	**2,562,484**	2,561,319
	4,393,030	4,389,682

(i) Non-convertible bonds

During the year 2020, the Group issued 7-year investment grade bonds of US$ 500 million which are listed on the International Securities Market of London Stock Exchange. The bonds carry a coupon rate of 2.5% payable semi-annually. The bonds are repayable on 31 October 2027. The proceeds of the bonds were utilised to repay the previous term loan and to fund the future growth.

The bonds are stated net of discount and transaction costs incurred in connection with the bonds issuance, amounting to AED 5.9 million (2025: AED 8.1million), which are amortised over the repayment period of the bonds using effective interest rate method.

14 NON-CONVERTIBLE BONDS AND SUKUK (continued)

(ii) Green sukuk

During February 2025, the Group issued a non-convertible investment grade Islamic bond structured as Green Sukuk, with a senior structured green certificate status to finance environmentally sustainable projects of US$ 700 million equivalent to AED 2,570.75 million which is listed on the International Securities Market of London Stock Exchange. The Sukuk carries a profit rate of 5.279% payable semi-annually, repayable on 5 March 2030.

Sukuk is stated net of transaction costs incurred in connection with the Sukuk arrangements, amounting to AED 8.6 million (2025: AED 9.4 million), which are amortised to the interim consolidated statement of profit or loss over the repayment period of the sukuk using effective interest rate method.

Non-convertible bonds and sukuk are disclosed in the interim consolidated statement of financial position as follows:

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Non-current	**4,393,030**	4,389,682
	4,393,030	4,389,682

15 FINANCE COSTS

	Three month period ended 30 June (unaudited)		Six month period ended 30 June (unaudited)	
	2026	2025	**2026**	2025
	AED'000	AED'000	**AED'000**	AED'000
Interest on interest bearing loans	**3,641**	2,815	**6,232**	6,339
Profit on sukuk	**33,928**	47,428	**67,714**	70,696
Interest on non - convertible bonds	**11,468**	11,468	**22,956**	22,956
Profit on Islamic financing arrangement	**20,960**	-	**42,781**	708
Amortisation of transaction costs	**2,560**	1,679	**5,128**	6,663
Interest on lease liabilities	**2,310**	2,393	**4,765**	4,804
Others	**906**	753	**2,395**	1,699
	75,773	66,536	**151,971**	113,865

16 INCOME TAX

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the interim condensed consolidated statement of profit or loss are:

	Three month period ended 30 June (unaudited)		Six month period ended 30 June (unaudited)	
	2026	2025	**2026**	2025
	AED'000	AED'000	**AED'000**	AED'000
Current income tax expense	**13,939**	17,960	**24,406**	31,215
Deferred income tax benefit relating to temporary differences	**(3)**	(1,975)	**(2,082)**	(4,122)
Income tax expense recognised in statement of profit or loss	**13,936**	15,985	**22,324**	27,093
Deferred income tax expense relating to temporary differences recognised in other comprehensive income	**1,661**	(62)	**2,076**	(1,639)

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Deferred tax:		
Reconciliation of deferred tax (liabilities), net:		
As at 1 January	**(351,180)**	(360,941)
Tax income recognised in profit or loss during the period/ year	**2,082**	8,690
Tax income (expense) recognised in other comprehensive income during the period/ year	**(2,076)**	1,094
Other movements	**(687)**	(23)
Balance at end of the period / year – (liabilities)	**(351,861)**	(351,180)

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Income tax payable:		
During the period, the movement of provision for tax was as follows:		
At 1 January	**57,570**	63,912
Charge for the period / year	**24,406**	59,828
Reversal/reclass	**-**	(3,438)
Paid during the period/year	**-**	(62,732)
Balance at end of the period/year - (income tax payable)	**81,976**	57,570

16 INCOME TAX (continued)

On 8 February 2025, The UAE Ministry of Finance has announced the issuance of Cabinet Decision No. 142 of 2024 on the introduction of the Top-up Tax for Multinational Enterprises, providing further details on the UAE Domestic Minimum Top-up Tax (UAE DMTT). The Group is currently not in scope of this legislation as its consolidated revenue does not exceed the €750 million threshold for any 2 out of the 4 preceding years.

17 COMMITMENTS AND CONTINGENCIES

Capital commitments
The authorised contractual commitments as at 30 June 2026, contracted but not provided for amounted to AED 774 million (2025: AED 385.9 million).

Contingencies

	30 June 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Performance guarantees	**64,599**	64,937
Advance payment guarantees	**633**	633
Financial guarantees	**9,068**	8,244
Other guarantees	**104,169**	105,580
	178,469	179,394

The Group's share of contingencies of associates and joint ventures as of 30 June 2026 amounted to AED 82.9 million (2025: AED 80.9 million) and AED nil (2025: AED nil) respectively. The Group expects no outflow of economic resources and accordingly no provision has been made in the consolidated financial statements

18 RELATED PARTY TRANSACTIONS AND BALANCES

Related parties represent associated companies, joint ventures, majority shareholder, directors, key management personnel of the Group and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management.

Transactions with related parties included in the interim consolidated statement of profit or loss are as follows:

	Three month period ended 30 June (unaudited)		Six month period ended 30 June (unaudited)	
	2026 AED'000	2025 AED'000	**2026 AED'000**	2025 AED'000
Revenue	**4,920**	3,835	**9,801**	7,567
Direct costs	**8,783**	16,396	**31,601**	31,676

18 RELATED PARTY TRANSACTIONS AND BALANCES (continued)

Balances with related parties included in the interim consolidated statement of financial position are as follows:

	30 June 2026 (unaudited)	
	Trade and other receivables AED'000	**Trade and other payables AED'000**
Associates & joint venture companies	**6,026**	**23,065**
	6,026	**23,065**

	31 December 2025 (Audited)	
	Trade and other receivables AED'000	Trade and other payables AED'000
Associates & joint venture companies	4,785	24,650
	4,785	24,650

Compensation of key management personnel
The remuneration of key management personnel during the period is as follows:

	Three month period ended 30 June (unaudited)		Six month period ended 30 June (unaudited)	
	2026 AED'000	2025 AED'000	**2026 AED'000**	2025 AED'000
Short-term benefits	**2,348**	3,052	**4,543**	6,038
Employees' end of service benefits	**44**	39	**82**	75
Total	**2,392**	3,091	**4,625**	6,113
Number of key management personnel	6	6	6	6

19 DIVIDENDS AND BOARD REMUNERATION

In 2026, the Board of Directors proposed the distribution of cash dividends of 6.5 fils per share in respect of the second half of the year ended 31 December 2025. The shareholders at the Annual General Assembly Meeting held on 25 March 2026 approved the dividend bringing the total annual dividend for the year 2025 to 13.0 fils per share. Accordingly, dividend for the second half of the year 2025 amounting to AED 184.5 million was paid on 15 April 2026. The dividend on treasury shares amounts to AED 0.4 million.

In 2025, the Board of Directors proposed the distribution of cash dividends of 15.5 fils per share in respect of the fiscal year ended 31 December 2024. The shareholders at the Annual General Assembly Meeting held on 25 March 2025 approved the dividend. Accordingly, dividend amounting to AED 441 million was paid on 17 April 2025. The dividend on treasury shares amounts to AED 0.4 million.

19 DIVIDENDS AND BOARD REMUNERATION (continued)

During the General Assembly held on 15th September 2025, the shareholders approved the interim dividend of AED 6.5 fils per share amounting to AED 184.9 million. The Dividend was paid on 6th October 2025. The dividend on treasury shares amounts to AED 0.2 million.

Furthermore, the Board of Directors' remuneration of AED 8.6 million for the year ended 31 December 2025 was also approved at the Annual General Assembly Meeting held on 25 March 2026. Board remuneration of AED 8.6 million for the year ended 31 December 2024 was approved at the previous Annual General Assembly Meeting held on 25 March 2025.

20 SEASONALITY OF OPERATIONS

Interim results fluctuate due to the seasonal demands for chilled water, in line with the average temperatures in the region. Tabreed's operations generally produce higher revenues in the summer due to increased customer consumption, while certain expenses such as depreciation, interest and operating expenses remain more evenly distributed throughout the fiscal year. As a result, interim operational profits are not indicative of operational profits on an annual basis.

21 FAIR VALUE MEASUREMENT

Some of the Group's financial assets are measured at fair value at the end of the reporting period. The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable and gives information about how the fair value of these financial assets are determined.

- Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities.
- Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.
- Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

The Group held the following financial instrument measured at fair value:

	Fair value as at					
	30 June 2026 AED'000 (unaudited)	31 December 2025 AED'000 (audited)	**Fair value hierarchy**	**Valuation techniques and key inputs**	**Significant unobservable input**	**Relationship of unobservable inputs to fair value**
Trade and other receivables						
Derivative financial assets/(liability)	**19,761**	(5,621)	Level 2	Significant observable inputs	None	Not applicable

There were no transfers between each of the levels during the period.

22 COMPARATIVE INFORMATION

In order to conform with current period presentation, the comparative figures for revenue, direct costs and share of results of associates and joint ventures, net in the previous period have been reclassified. Such reclassification has no effect on the previously reported profit, or retained earnings of the group.

Interim consolidated statement of profit or loss

Six-month period ended 30 June (unaudited)	Previously reported figures AED'000	Reclassification AED'000	Revised AED'000
Revenue	1,108,589	(813)	1,107,776
Direct costs	(576,448)	(737)	(577,185)
Share of results of associates and joint ventures, net	14,549	1,550	16,099

23 APPROVAL OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The interim condensed consolidated financial statements of the Group were authorized for issuance by the Board of Directors on 10 August 2026.