

Seef Properties B.S.C.

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
(REVIEWED)**

30 JUNE 2025

REPORT ON THE REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF SEEF PROPERTIES B.S.C.

Introduction

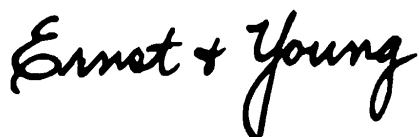
We have reviewed the accompanying interim condensed consolidated financial statements of Seef Properties B.S.C. (the "Company") and its subsidiaries (together the "Group") as at 30 June 2025, comprising of the interim consolidated statement of financial position as at 30 June 2025, the related interim consolidated statement of comprehensive income for the three-month period and six-month period then ended, and the interim consolidated statements of cash flows and changes in equity for the six-month period then ended and explanatory notes. The Board of Directors is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34 *Interim Financial Reporting* ("IAS 34"). 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. Consequently, it 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.



31 July 2025

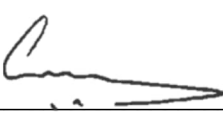
Manama, Kingdom of Bahrain

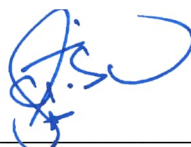
Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025

		30 June 2025 Reviewed BD	31 December 2024 Audited BD
	Notes		
ASSETS			
Non-current assets			
Investment properties	4	138,437,537	138,770,511
Equipment, furniture and motor vehicles		3,044,805	3,352,161
Capital work-in-progress		1,912,398	1,574,437
Investment in a joint venture	5	8,510,395	8,475,206
		151,905,135	152,172,315
Current assets			
Trade and other receivables		4,333,445	4,106,305
Bank balances, term deposits and cash	6	18,489,116	20,859,041
		22,822,561	24,965,346
TOTAL ASSETS		174,727,696	177,137,661
EQUITY AND LIABILITIES			
Equity			
Share capital		46,000,000	46,000,000
Treasury shares	9	(752,083)	(699,092)
Statutory reserve		23,000,000	23,000,000
Furniture and fixtures replacement reserve		432,685	414,266
Retained earnings		91,741,226	93,131,806
Equity attributable to equity holders of the parent		160,421,828	161,846,980
Non-controlling interest		3,201,519	3,307,994
Total equity		163,623,347	165,154,974
Liabilities			
Non-current liabilities			
Term loans - non-current portion	7	3,371,320	3,983,949
Lease liability - non-current portion	8	2,426,689	2,435,243
Employees' end of service benefits		260,715	268,545
		6,058,724	6,687,737
Current liabilities			
Term loans - current portion	7	2,000,142	1,557,309
Lease liability - current portion	8	16,707	15,923
Dividends payable and unclaimed dividends	11	656,375	665,313
Trade and other payables		2,372,401	3,056,405
		5,045,625	5,294,950
Total liabilities		11,104,349	11,982,687
TOTAL EQUITY AND LIABILITIES		174,727,696	177,137,661


Essa Mohamed Najibi
Chairman


Mr. Sattam Sulaiman Al Gosaibi
Vice Chairman


Ahmed Yusuf
Chief Executive Officer

The attached notes 1 to 16 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six-month period ended 30 June 2025 (Reviewed)

	Note	Three-month period ended 30 June		Six-month period ended 30 June	
		2025	2024	2025	2024
		BD	BD	BD	BD
REVENUE					
Property rental income and service charges		2,181,843	2,234,139	4,406,549	4,596,976
Income from serviced apartments		304,549	403,335	613,956	855,167
Leisure and recreational revenue		805,391	892,250	1,401,601	1,530,961
		3,291,783	3,529,724	6,422,106	6,983,104
Less: cost of revenue		914,557	932,955	1,678,557	1,808,281
GROSS PROFIT		2,377,226	2,596,769	4,743,549	5,174,823
Other operating income		304,655	300,453	614,913	707,209
Profit on term deposits		211,420	291,817	475,052	628,061
		2,893,301	3,189,039	5,833,514	6,510,093
EXPENSES					
General and administrative expenses		959,776	886,316	2,170,473	2,190,027
Depreciation		165,847	139,053	352,005	284,076
Charge for/ (reversal of) expected credit losses		29,763	893	97,914	(4,237)
Finance costs		152,560	206,640	306,128	417,549
		1,307,946	1,232,902	2,926,520	2,887,415
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT / (LOSS) FROM INVESTMENT IN A JOINT VENTURE		1,585,355	1,956,137	2,906,994	3,622,678
Unrealised fair value loss on investment properties		(166,487)	(166,487)	(332,974)	(332,974)
Share of profit / (loss) from investment in a joint venture		20,998	(101,091)	35,189	(224,426)
NET PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		1,439,866	1,688,559	2,609,209	3,065,278
Attributable to:					
Equity holders of the parent		1,492,495	1,721,947	2,715,684	3,119,415
Non-controlling interest		(52,629)	(33,388)	(106,475)	(54,137)
		1,439,866	1,688,559	2,609,209	3,065,278
Basic and diluted earnings per share attributable to equity holders of the parent	12	3 Fils	4 Fils	6 Fils	7 Fils

Essa Mohamed Najibi
Chairman

Sattam Sulaiman Al Gosaibi
Vice Chairman

Ahmed Yusuf
Chief Executive Officer

The attached notes 1 to 16 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2025 (Reviewed)

	<i>Six-month period ended 30 June</i>	
	2025	2024
<i>Note</i>	BD	BD
OPERATING ACTIVITIES		
Net profit for the period	2,609,209	3,065,278
Adjustments for:		
Profit on term deposits	(475,052)	(628,061)
Depreciation	542,926	481,705
Charge for/ (reversal of) expected credit losses	97,914	(4,237)
Finance costs	306,128	417,549
Employees' end of service benefits	27,056	31,003
Unrealised fair value loss on investment properties	332,974	332,974
Share of (loss) / profit from investment in a joint venture	(35,189)	224,426
Operating profit before working capital changes	3,405,966	3,920,637
Working capital changes:		
Trade and other receivables	(527,781)	(628,316)
Trade and other payables	(743,580)	(75,113)
	2,134,605	3,217,208
Profit on term deposits received	677,779	376,490
Employees' end of service benefits paid	(34,886)	(21,180)
Net cash flows from operating activities	2,777,498	3,572,518
INVESTING ACTIVITIES		
Additions to investment properties	-	(38,792)
Purchase of equipment, furniture and motor vehicles	(111,931)	(87,241)
Expenditure incurred on capital work-in-progress	(461,600)	(299,485)
Net movement in term deposits with an original maturity of more than 90 days	2,564,000	5,064,000
Net cash flows from investing activities	1,990,469	4,638,482
FINANCING ACTIVITIES		
Dividends paid	(4,096,783)	(4,151,090)
Purchase of treasury shares	(52,991)	10,969
Term loans repaid	(169,796)	(309,333)
Finance costs paid on term loans	(129,322)	(301,347)
Lease liability paid (including finance costs)	(125,000)	(125,000)
Net cash flows used in financing activities	(4,573,892)	(4,875,801)
NET CHANGE IN CASH AND CASH EQUIVALENTS	194,075	3,335,199
Cash and cash equivalents at 1 January	3,795,041	7,222,050
CASH AND CASH EQUIVALENTS AT 30 JUNE	3,989,116	10,557,249

The attached notes 1 to 16 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six-month period ended 30 June 2025 (Reviewed)

<i>Equity attributable to equity holders of the parent</i>								
<i>Note</i>	<i>Share capital</i>	<i>Treasury shares</i>	<i>Statutory reserve</i>	<i>Furniture and fixtures replacement reserve</i>	<i>Retained earnings*</i>	<i>Total</i>	<i>Non-controlling interest</i>	<i>Total equity</i>
	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
At 1 January 2025	46,000,000	(699,092)	23,000,000	414,266	93,131,806	161,846,980	3,307,994	165,154,974
Net profit and total comprehensive income for the period	-	-	-	-	2,715,684	2,715,684	(106,475)	2,609,209
Dividends declared	10	-	-	-	(4,087,845)	(4,087,845)	-	(4,087,845)
Purchase of treasury shares	9	-	(52,991)	-	-	(52,991)	-	(52,991)
Transfer to furniture and fixtures replacement reserve	-	-	-	18,419	(18,419)	-	-	-
At 30 June 2025	46,000,000	(752,083)	23,000,000	432,685	91,741,226	160,421,828	3,201,519	163,623,347
<i>Equity attributable to equity holders of the parent</i>								
<i>Note</i>	<i>Share capital</i>	<i>Treasury shares</i>	<i>Statutory reserve</i>	<i>Furniture and fixtures replacement reserve</i>	<i>Retained earnings*</i>	<i>Total</i>	<i>Non-controlling interest</i>	<i>Total equity</i>
	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
At 1 January 2024	46,000,000	-	23,000,000	368,003	91,711,208	161,079,211	3,461,871	164,541,082
Net profit and total comprehensive income for the period	-	-	-	-	3,119,415	3,119,415	(54,137)	3,065,278
Dividends declared	10	-	-	-	(4,140,000)	(4,140,000)	-	(4,140,000)
Transfer to furniture and fixtures replacement reserve	-	-	-	25,655	(25,655)	-	-	-
Furniture and fixtures replacement reserve utilised	-	-	-	(1,184)	1,184	-	-	-
At 30 June 2024	46,000,000	-	23,000,000	392,474	90,666,152	160,058,626	3,407,734	163,466,360

*Retained earnings includes BD 644,092 (30 June 2024: BD 644,092) statutory reserves of the subsidiaries.

The attached notes 1 to 16 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

1 ACTIVITIES

Seef Properties B.S.C. (the "Company" or the "Parent") is a public joint stock company incorporated in the Kingdom of Bahrain and registered with the Ministry of Industry and Commerce under commercial registration number 44344. The postal address of the Company's registered head office is P O Box 20084, Building 2102, Road 2825, Block 428, Seef District, Kingdom of Bahrain.

The Company and its subsidiaries are collectively referred to as the Group.

The Group is primarily engaged in the real estate business and also provides leisure and recreational game facilities. The Group owns and manages Seef Mall, Isa Town Mall, Muharraq Seef Mall, Fraser Suites - Seef, Seef Entertainment and other commercial facilities in the Kingdom of Bahrain. In addition, the Company manages, as part of property management service agreements, many properties in the Kingdom of Bahrain.

The interim condensed consolidated financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 31 July 2025.

The Company's subsidiaries and joint venture, all of which are incorporated in the Kingdom of Bahrain, are as follows:

Name	Ownership interest		Principal activities
	30 June 2025	31 December 2024	
Subsidiaries			
Fraser Suites Seef - Bahrain W.L.L.	100%	100%	Hotel, tourist furnished flats and restaurants for tourist services management.
Seef Entertainment W.L.L.	100%	100%	Management of amusement parks and theme parks and other amusement and recreation activities.
Muharraq Mall Co. W.L.L.	72.5%	72.5%	Management of real estate including malls.
Joint Venture			
Lama Real Estate W.L.L.	50%	50%	Real estate business.

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

2.1 Basis of preparation

The interim condensed consolidated financial statements of the Group for the six-month period ended 30 June 2025 have been prepared in accordance with International Accounting Standard 34 *Interim Financial Reporting*.

The interim condensed consolidated financial statements do not contain all information and disclosures required for full consolidated financial statements prepared in accordance with IFRS Accounting Standards as issued by international Accounting Standard Board ("IASB"), and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2024. In addition, results for the six-month period ended 30 June 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

2 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

The Group has prepared the interim condensed consolidated financial statements on the basis that it will continue to operate as a going concern. The Board of Directors consider that there are no material uncertainties that may cast significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

2.2 Accounting convention

The interim condensed consolidated financial statements have been prepared on a historical cost basis, except for investment properties that have been measured at fair value. The interim condensed consolidated financial statements are presented in Bahraini Dinars ("BD") which is the functional currency of the Company and the reporting currency of the Group.

2.3 New and amended standards and interpretations adopted as at 1 January 2025

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 2024, except for the adoption of new and amended standards and interpretations as of 1 January 2025. The Group has not early adopted any other new and amended standards and interpretations that has been issued but is not yet effective.

The following amendments apply for the first time in 2025, these amendments, did not have an impact on the interim condensed consolidated financial statements of the Group.

- Lack of exchangeability - amendments to IAS 21

3 SEASONALITY OF OPERATIONS

Due to the seasonal nature of serviced apartments and leisure and recreational segments, higher revenues and operating profits are usually expected during the holiday and events periods. However, for the property rental and service charge income there is no seasonality of operations.

4 INVESTMENT PROPERTIES

	<i>Six-month period ended 30 June 2025 Reviewed BD</i>	<i>Year ended 31 December 2024 Audited BD</i>
At the beginning of the period / year	138,770,511	139,436,458
Unrealised fair value loss	(332,974)	(665,947)
At the end of the period / year	138,437,537	138,770,511

Investment properties include a leasehold land with a carrying amount of BD 1,753,237 at 30 June 2025 (31 December 2024: BD 1,783,816) on which an investment property, Muhrraq Mall building, was constructed and which has a carrying value of BD 17,488,454 at 30 June 2025 (31 December 2024: BD 17,790,849).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

5 INVESTMENT IN A JOINT VENTURE

	<i>Six-month period ended 30 June 2025 Reviewed BD</i>	<i>Year ended 31 December 2024 Audited BD</i>
At the beginning of the period / year	8,475,206	6,947,176
Addition during the period / year	-	1,500,000
Share of profit for the period / year	35,189	28,030
At the end of the period / year	8,510,395	8,475,206

The share of profit for the six-month period ended 30 June 2025 was recorded based on the unaudited management accounts of the joint venture for the six-month period ended 30 June 2025.

The joint venture had no material contingent liabilities at 30 June 2025 and 31 December 2024. The joint venture cannot distribute its profits until it obtains the consent from both venture partners. The Company has committed to provide a financial support to the joint venture when required.

6 BANK BALANCES, TERM DEPOSITS AND CASH

	<i>30 June 2025 Reviewed BD</i>	<i>31 December 2024 Audited BD</i>
Cash on hand	9,446	10,429
Bank balances (note 6.1)	2,573,221	3,784,612
Term deposits (note 6.2)	15,906,449	17,064,000
Bank balances, term deposits and cash	18,489,116	20,859,041
Term deposits with an original maturity of more than 90 days	(14,500,000)	(17,064,000)
Cash and cash equivalents	3,989,116	3,795,041

6.1 The bank balances are held with commercial banks in the Kingdom of Bahrain. The interest rates on bank balances at 30 June 2025 ranged from 0.15% to 2.1% per annum (31 December 2024: 0.15% to 2.1% per annum).

6.2 The term deposits are held with commercial banks in the Kingdom of Bahrain. The profit rates on term deposits at 30 June 2025 ranged from 5% to 5.6% per annum (31 December 2024: 3.5% - 6.3% per annum).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

7 TERM LOANS*Muharraq Mall Co. W.L.L.*

During prior years, the Group's subsidiary, Muharraq Mall Co. W.L.L., obtained a term loan from a commercial bank in the Kingdom of Bahrain amounting to BD 6.3 million to finance the development of Muharraq Seef Mall. The term loan was originally repayable in 40 quarterly instalments commencing from December 2018. However during 2020 and 2021, the repayment of the loan was extended to a new maturity date of September 2030. The term loan, based on the latest amendment, carries interest at the rate of 2.5% per annum plus 3 months SOFR rate. The interest rate on the loan at 30 June 2025 was 6.8% per annum (31 December 2024: 7.9% per annum). The loan is secured against the joint and several guarantees issued by the shareholders of Muharraq Mall Co. W.L.L. in favour of the bank. The outstanding balance of the term loan at 30 June 2025 was BD 4,846,753 (31 December 2024: BD 4,846,753). Muharraq Mall Co. W.L.L. did not pay the instalments due on 31 March 2025 and 30 June 2025, as Muharraq Mall Co. W.L.L. is negotiating a reschedule of the loan with the bank.

The term loan is subject to covenants that Muharraq Mall Co. W.L.L. must comply with. At 30 June 2025, all the covenants were complied with except for the following covenants:

a) Facility Service Coverage Ratio shall not be less than 1.25x at all times during the tenor of the facility for the lessee.

b) In case any instalment payment is past due for more than 30 days, the borrower and/or guarantors will provide mortgage on security acceptable to the bank.

Despite the non-compliance with the loan covenants as of 30 June 2025, the loan has not been classified as current. This is because, according to the loan agreement, these covenants are to be assessed annually based on the audited financial statements of Muharraq Mall Co. W.L.L. As of 31 December 2024, there was a breach of the same loan covenants; however, the loan remains classified as non-current due to a waiver obtained from the bank for this non-compliance, dated 31 December 2024. This waiver allows Muharraq Mall Co. W.L.L. to retain the loan under its original terms.

Seef Entertainment W.L.L.

During prior years, the Group's subsidiary, Seef Entertainment W.L.L., obtained a loan facility from a commercial bank in the Kingdom of Bahrain amounting to BD 4 million to finance the project of a family entertainment centre in Al Liwan, Al Hamala. Principal and profit are repayable quarterly starting from 27 October 2022 till 26 October 2031. The loan is a revolving murabaha which carries a profit rate of 7.5% per annum at 30 June 2025 (31 December 2024: 7.5% per annum). The loan is secured against a guarantee issued by the Company in favour of the bank. The outstanding balance of the term loan at 30 June 2025 was BD 524,709 (31 December 2024: BD 694,505).

At 30 June 2025, Seef Entertainment W.L.L. complied with all covenants (31 December 2024: Same).

The movement in the term loans during the period / year is as follows:

	Six-month period ended 30 June 2025 Reviewed BD	Year ended 31 December 2024 Audited BD
At the beginning of the period / year	5,541,258	7,828,637
Repayments during the period / year	(169,796)	(2,287,379)
At the end of the period / year	5,371,462	5,541,258

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

7 TERM LOANS (continued)

The current and non-current portions of the term loans are as follows:

	30 June 2025 Reviewed BD	31 December 2024 Audited BD
Current	2,000,142	1,557,309
Non-current	3,371,320	3,983,949
	5,371,462	5,541,258

8 LEASE LIABILITY

The lease liability balance represents the present value of future lease payments for a leasehold land. The lease for the land ends in February 2054. The corresponding right-of-use asset is presented as part of investment properties. Refer to note 4.

The payments for the leasehold land are discounted using a discount factor of 9.66% per annum .

The movement in the lease liability is as follows:

	Six-month period ended 30 June 2025 Reviewed BD	Year ended 31 December 2024 Audited BD
At the beginning of the period / year	2,451,166	2,465,628
Lease payments during the period / year	(125,000)	(250,000)
Finance costs for the period / year	117,230	235,538
At the end of the period / year	2,443,396	2,451,166

The current and non-current portions of the lease liability are as follows:

	30 June 2025 Reviewed BD	31 December 2024 Audited BD
Current	16,707	15,923
Non-current	2,426,689	2,435,243
	2,443,396	2,451,166

9 TREASURY SHARES

During the period, the Company reacquired additional 460,193 (31 December 2024: 5,781,980) of its own equity shares for a consideration of BD 52,991 (31 December 2024: BD 699,092).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

10 DIVIDENDS

At the Annual General Meeting held on 19 March 2025, the Company's shareholders approved to distribute a final dividend of BD 0.009 per share totalling BD 4,087,845 relating to 2024.

At the Annual General Meeting held on 21 March 2024, the Company's shareholders approved to distribute a final dividend of BD 0.009 per share totalling BD 4,140,000 relating to 2023.

11 DIVIDENDS PAYABLE AND UNCLAIMED DIVIDENDS

	<i>Six-month period ended 30 June 2025 Reviewed BD</i>	<i>Year ended 31 December 2024 Audited BD</i>
At the beginning of the period / year	665,313	686,944
Dividends declared during the period / year (note 10)	4,087,845	4,140,000
Dividends paid during the period / year	(4,096,783)	(4,161,631)
At the end of the period / year	665,375	665,313

12 EARNINGS PER SHARE

	<i>Three-month period ended</i>		<i>Six-month period ended</i>	
	30 June 2025	<i>30 June 2024</i>	30 June 2025	<i>30 June 2024</i>
Profit attributable to equity holders of the parent	1,492,495	1,721,947	2,715,684	3,119,415
Weighted average number of shares outstanding	453,997,845	460,000,000	453,997,845	460,000,000
Basic and diluted earnings per share	3 Fils	4 Fils	6 Fils	7 Fils

No separate figure for diluted earnings per share has been presented as the Company has not issued any financial instruments which may have a dilutive effect.

13 COMMITMENTS AND CONTINGENCIES*a) Capital expenditure commitments*

The Group's capital expenditure commitments outstanding at the reporting date but not yet recognised as a liability relating to the projects in malls and other properties are as follows:

	<i>30 June 2025 Reviewed BD</i>	<i>31 December 2024 Audited BD</i>
Fraser Suites Seef Bahrain	548,813	1,122,908
Seef Properties B.S.C.	1,349,150	1,498,917
Lama Real Estate W.L.L.	183,508	1,708,114
Seef Entertainment W.L.L.	103,236	133,073
Muharrag Mall Company W.L.L.	1,220	1,070
	2,185,927	4,464,082

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS

At 30 June 2025

13 COMMITMENTS AND CONTINGENCIES (continued)

b) Other commitments

Muharraq Mall Co. W.L.L. is contracted with Al Muharraq club (the "Lessor") to pay a royalty charge of 2.75% (2024: 2.75%) of its gross rental income, subject to positive cash flow which is defined as the excess of total rental income over the total cost of operating the mall, commencing from the year 2022 until the end of the lease term in 2054. During the period no such payment was made as Muharraq Mall Co. W.L.L. incurred a negative cash flow as defined in the agreement (2024: same).

c) Legal cases

In the ordinary course of business, the Group is a party to legal claims. The Group, based on legal advice, has not recognised a provision for any of its legal cases as the likelihood of any contingent liability towards the Group is remote.

d) Guarantees

The Company has signed a corporate guarantee towards the term loan obtained by Seef Entertainment W.L.L. from a commercial bank. In addition, the Company, along with the other shareholder, have jointly signed several corporate guarantees towards the term loan obtained by Muharraq Mall Co. W.L.L. from a commercial bank. Refer to note 7.

14 SEGMENT INFORMATION

For management purposes, the Group is organised into four main business segments:

Malls and properties	-	Management of real estate including malls
Serviced apartments	-	Management of apartments
Leisure and entertainment	-	Operating leisure and recreational games facilities
Other	-	All activities other than property management and leisure activities

The operations of malls and properties include Seef Mall, Isa Town Mall, Muharraq Seef Mall and other properties in areas such as Hamad Town, Isa Town, Saar and Um-Al Hassam. It also includes the management of other properties as part of property management service agreements.

Serviced apartments represent Fraser Suites Seef, which generates income from the leasing of furnished serviced apartments and tourists restaurants.

The Group owns and operates leisure and recreational games facilities in different commercial malls in the Kingdom of Bahrain under its brand names Magic Island, Jumpoline, Yabeela and Hawa.

In addition, the Group also earns other income from profits on term deposits which is included in "Others".

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss.

All of the sales and profits of the Group are earned in the Kingdom of Bahrain.

Seef Properties B.S.C.

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14 SEGMENT INFORMATION (continued)

	Malls and properties		Serviced apartments		Leisure and entertainment		Others		Elimination		Consolidated	
	Three-month period ended 30 June		Three-month period ended 30 June		Three-month period ended 30 June		Three-month period ended 30 June		Three-month period ended 30 June		Three-month period ended 30 June	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed
	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD
Income from external operations	2,252,247	2,304,543	304,549	403,335	805,391	892,250	-	-	(70,404)	(70,404)	3,291,783	3,529,724
Less: cost of revenue	356,550	359,082	132,676	144,948	508,360	499,954	-	-	(83,029)	(71,029)	914,557	932,955
GROSS PROFIT	1,895,697	1,945,461	171,873	258,387	297,031	392,296	-	-	12,625	625	2,377,226	2,596,769
Other operating income	323,965	311,994	-	-	6,171	157	-	-	(25,481)	(11,698)	304,655	300,453
Profit on term deposits	-	-	-	-	-	-	211,420	291,817	-	-	211,420	291,817
	2,219,662	2,257,455	171,873	258,387	303,202	392,453	211,420	291,817	(12,856)	(11,073)	2,893,301	3,189,039
EXPENSES												
General and administrative expenses	835,228	779,373	78,446	84,825	58,958	33,191	-	-	(12,856)	(11,073)	959,776	886,316
Depreciation	70,731	40,798	8,868	12,872	86,248	85,383	-	-	-	-	165,847	139,053
Charge for / (reversal of) expected credit losses	31,506	-	(1,743)	893	-	-	-	-	-	-	29,763	893
Finance costs	142,066	159,987	-	-	10,494	46,653	-	-	-	-	152,560	206,640
	1,079,531	980,158	85,571	98,590	155,700	165,227	-	-	(12,856)	(11,073)	1,307,946	1,232,902
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT / (LOSS) FROM INVESTMENT IN A JOINT VENTURE	1,140,131	1,277,297	86,302	159,797	147,502	227,226	211,420	291,817	-	-	1,585,355	1,956,137
Unrealised fair value loss on investment properties	(166,487)	(166,487)	-	-	-	-	-	-	-	-	(166,487)	(166,487)
Share of profit / (loss) from investment in a joint venture	20,998	(101,091)	-	-	-	-	-	-	-	-	20,998	(101,091)
Segment profit / (loss) for the period	994,642	1,009,719	86,302	159,797	147,502	227,226	211,420	291,817	-	-	1,439,866	1,688,559

Seef Properties B.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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14 SEGMENT INFORMATION (continued)

	<i>Malls and properties</i>		<i>Serviced apartments</i>		<i>Leisure and entertainment</i>		<i>Others</i>		<i>Elimination</i>		<i>Consolidated</i>	
	<i>Six-month period ended 30 June</i>		<i>Six-month period ended 30 June</i>		<i>Six-month period ended 30 June</i>		<i>Six-month period ended 30 June</i>		<i>Six-month period ended 30 June</i>		<i>Six-month period ended 30 June</i>	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed
	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD	BD
Income from external operations	4,547,357	4,737,784	613,956	855,167	1,401,601	1,530,961	-	-	(140,808)	(140,808)	6,422,106	6,983,104
Less: cost of revenue	614,627	646,137	237,574	299,215	992,414	1,004,987	-	-	(166,058)	(142,058)	1,678,557	1,808,281
GROSS PROFIT	3,932,730	4,091,647	376,382	555,952	409,187	525,974	-	-	25,250	1,250	4,743,549	5,174,823
Other operating income	632,247	732,820	-	-	31,804	15,522	-	-	(49,138)	(41,133)	614,913	707,209
Profit on term deposits	-	-	-	-	-	-	475,052	628,061	-	-	475,052	628,061
	4,564,977	4,824,467	376,382	555,952	440,991	541,496	475,052	628,061	(23,888)	(39,883)	5,833,514	6,510,093
EXPENSES												
General and administrative expenses	1,938,019	1,948,977	162,450	180,800	93,892	100,133	-	-	(23,888)	(39,883)	2,170,473	2,190,027
Depreciation	158,786	83,444	18,668	28,569	174,551	172,063	-	-	-	-	352,005	284,076
Charge for / (reversal of) expected credit losses	99,112	-	(1,198)	(4,237)	-	-	-	-	-	-	97,914	(4,237)
Finance costs	283,566	323,108	-	-	22,562	94,441	-	-	-	-	306,128	417,549
	2,479,483	2,355,529	179,920	205,132	291,005	366,637	-	-	(23,888)	(39,883)	2,926,520	2,887,415
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT FROM INVESTMENT IN A JOINT VENTURE	2,085,494	2,468,938	196,462	350,820	149,986	174,859	475,052	628,061	-	-	2,906,994	3,622,678
Unrealised fair value loss on investment properties	(332,974)	(332,974)	-	-	-	-	-	-	-	-	(332,974)	(332,974)
Share of profit / (loss) from investment in a joint venture	35,189	(224,426)	-	-	-	-	-	-	-	-	35,189	(224,426)
Segment profit for the period	1,787,709	1,911,538	196,462	350,820	149,986	174,859	475,052	628,061	-	-	2,609,209	3,065,278
	30 June 2025 Reviewed BD	31 December 2024 Audited BD	30 June 2025 Reviewed BD	31 December 2024 Audited BD	30 June 2025 Reviewed BD	31 December 2024 Audited BD	30 June 2025 Reviewed BD	31 December 2024 Audited BD	30 June 2025 Reviewed BD	31 December 2024 Audited BD	30 June 2025 Reviewed BD	31 December 2024 Audited BD
Total assets	147,185,189	147,003,530	12,334,860	11,993,894	3,150,168	3,254,075	14,500,000	17,064,000	(2,442,521)	(2,177,838)	174,727,696	177,137,661
Total liabilities	10,690,578	11,169,883	2,196,954	2,052,448	659,338	938,194	-	-	(2,442,521)	(2,177,838)	11,104,349	11,982,687

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

15 RELATED PARTY BALANCES AND TRANSACTIONS

Related parties represent major shareholders, directors and key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by the Group and such parties. Pricing policies and terms of these transactions are approved by the Board of Directors.

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

	30 June 2025 Reviewed BD	31 December 2024 Audited BD
Assets		
Bank balances, term deposits and cash - Al Salam Bank B.S.C.	-	5,058,472
Trade and other receivables - Lama Real Estate W.L.L.	828,805	668,372
Trade and other receivables - Fraser Suites Al Liwan-Bahrain W.L.L.	636	21,376
Trade and other receivables - Social Insurance Organisation	7,524	7,012
Liabilities		
Term loans - non-current portion - Al Salam Bank B.S.C.	-	325,218
Term loans - current portion - Al Salam Bank B.S.C.	-	369,287
Trade and other payables - Al Salam Bank B.S.C.	-	30,772
Key management personnel		
End of service benefits	96,668	75,424

Outstanding balances at the period - end arose in the normal course of business and are profit free and unsecured. The Group only creates an allowance for expected credit losses for related party balances where it is virtually certain that the debt will not be recovered. At 30 June 2025, the Group has not recorded any allowance for impairment against amounts owed by related parties (31 December 2024: same).

Transactions with related parties included in the interim consolidated statement of comprehensive income are as follows:

	Three-month period ended		Six-month period ended	
	30 June 2025 Reviewed BD	30 June 2024 Reviewed BD	30 June 2025 Reviewed BD	30 June 2024 Reviewed BD
Revenue				
Property rental income and service charges /				
Social Insurance Organisation	5,310	5,310	10,620	10,620
Other operating income /				
Lama Real Estate W.L.L.	58,737	54,729	123,727	107,294

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 June 2025

15 RELATED PARTY BALANCES AND TRANSACTIONS (continued)

	<i>Three-month period ended</i>		<i>Six-month period ended</i>	
	<i>30 June</i>	<i>30 June</i>	<i>30 June</i>	<i>30 June</i>
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>
	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
Expenses				
Cost of sales / Lama Real Estate W.L.L.	70,692	61,857	141,384	123,714

Lama real estate W.L.L. is a joint venture of the Company for the related balance and share of profits refer to note 5.

Directors and key management personnel

	<i>Three-month period ended</i>		<i>Six-month period ended</i>	
	<i>30 June</i>	<i>30 June</i>	<i>30 June</i>	<i>30 June</i>
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>
	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>
	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
Directors' remuneration	-	-	240,000	240,000
Board sitting fees	22,800	12,100	35,900	23,400
Management short-term benefits	122,632	111,026	350,454	315,500
End of service benefits	4,829	2,962	9,644	17,652
	150,261	126,088	635,998	596,552

16 FAIR VALUE MEASUREMENT

Fair value hierarchy

All assets and liabilities for which fair value is measured or disclosed in the interim condensed consolidated financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the interim condensed consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Fair value of financial instruments

Financial instruments comprise of financial assets and financial liabilities.

Financial assets consist of trade and other receivables and bank balances, term deposits and cash. Financial liabilities consist of trade and other payables, lease liability, dividends payable and unclaimed dividends and term loans. There were no financial assets or liabilities carried at fair value at 30 June 2025 and 31 December 2024.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS

At 30 June 2025

16 FAIR VALUE MEASUREMENT (continued)

Fair value of financial instruments (continued)

The carrying amounts of bank balances, term deposits and cash, trade and other receivables, trade and other payables and dividends payable and unclaimed dividends approximate their fair values at the reporting date, largely due to the short maturities of these instruments (31 December 2024: same).

The carrying amounts of the long-term financial instruments, term loans and lease liability, also approximate their fair values at the reporting date as these are interest/profit bearing (31 December 2024: same).

Fair value of non-financial instruments

The Group measures its investment properties at fair value. The fair value of the Group's investment properties is categorised into level 3 of the fair value hierarchy. There were no transfers between the different levels of fair value hierarchy during the current period and prior year.

The fair values of the investment properties were determined by the Group based on assessment performed internally by Management based on the valuation performed by independent surveyors as at 31 December 2024 (2024: 31 December 2024). The surveyors are industry specialists in valuing these types of properties and have recent experience in the location and category of the properties being valued, however the Group internally updates the fair value of investment properties in case of significant changes in the valuation assumptions. The valuations undertaken were based on income yield capitalisation and discounted cash flow method.

The movement in the fair value of level 3 non-financial assets- investment properties is disclosed in note 4.