

Seef Properties B.S.C.

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

30 SEPTEMBER 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 September 2025, comprising of the interim consolidated statement of financial position as at 30 September 2025, the related interim consolidated statement of comprehensive income for the three-month period and nine-month period then ended, and the interim consolidated statements of cash flows and changes in equity for the nine-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.



10 November 2025
Manama, Kingdom of Bahrain

Seef Properties B.S.C.

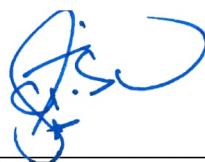
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 September 2025

	Notes	30 September 2025 Reviewed BD	31 December 2024 Audited BD
ASSETS			
Non-current assets			
Investment properties	4	138,271,051	138,770,511
Equipment, furniture and motor vehicles		2,805,408	3,352,161
Capital work-in-progress		2,336,024	1,574,437
Investment in a joint venture	5	8,525,289	8,475,206
		151,937,772	152,172,315
Current assets			
Trade and other receivables		4,077,030	4,106,305
Bank balances, term deposits and cash	6	19,645,509	20,859,041
		23,722,539	24,965,346
TOTAL ASSETS		175,660,311	177,137,661
EQUITY AND LIABILITIES			
Equity			
Share capital		46,000,000	46,000,000
Treasury shares	9	(923,881)	(699,092)
Statutory reserve		23,000,000	23,000,000
Furniture and fixtures replacement reserve		407,460	414,266
Retained earnings		92,874,323	93,131,806
Equity attributable to equity holders of the parent		161,357,902	161,846,980
Non-controlling interest		3,141,397	3,307,994
Total equity		164,499,299	165,154,974
Liabilities			
Non-current liabilities			
Term loans - non-current portion	7	3,060,557	3,983,949
Lease liability - non-current portion	8	2,422,255	2,435,243
Employees' end of service benefits		264,778	268,545
		5,747,590	6,687,737
Current liabilities			
Term loans - current portion	7	2,211,875	1,557,309
Lease liability - current portion	8	17,114	15,923
Dividends payable	11	653,329	665,313
Trade and other payables		2,531,104	3,056,405
		5,413,422	5,294,950
Total liabilities		11,161,012	11,982,687
TOTAL EQUITY AND LIABILITIES		175,660,311	177,137,661



Essà Mohamed Najibi
Chairman



Mr. Sattam Sulaiman Al Gosaibi
Vice Chairman



Ahmed Yusuf
Chief Executive Officer

The attached notes 1 to 17 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the nine-month period ended 30 September 2025 (Reviewed)

	Note	Three-month period ended		Nine-month period ended	
		30 September		30 September	
		2025	2024	2025	2024
		BD	BD	BD	BD
REVENUE					
Property rental income and service charges		2,056,497	2,180,831	6,463,046	6,777,807
Income from serviced apartments		236,897	377,705	850,853	1,232,872
Leisure and recreational revenue		641,015	719,845	2,042,616	2,250,806
		2,934,409	3,278,381	9,356,515	10,261,485
Less: cost of revenue		984,680	1,164,284	2,663,237	2,972,565
GROSS PROFIT		1,949,729	2,114,097	6,693,278	7,288,920
Other operating income		376,118	327,301	991,031	1,034,510
Profit on term deposits		232,347	311,152	707,399	939,213
		2,558,194	2,752,550	8,391,708	9,262,643
EXPENSES					
General and administrative expenses		1,038,256	1,076,067	3,208,729	3,266,094
Depreciation		167,653	163,193	519,658	447,269
Charge for/ (reversal of) expected credit losses		1,074	(121)	98,988	(4,358)
Finance costs		152,299	204,702	458,427	622,251
		1,359,282	1,443,841	4,285,802	4,331,256
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT / (LOSS) FROM INVESTMENT IN A JOINT VENTURE		1,198,912	1,308,709	4,105,906	4,931,387
Unrealised fair value loss on investment properties		(166,486)	(166,486)	(499,460)	(499,460)
Share of profit / (loss) from investment in a joint venture		14,894	(131,454)	50,083	(355,880)
NET PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		1,047,320	1,010,769	3,656,529	4,076,047
Attributable to:					
Equity holders of the parent		1,107,442	1,077,209	3,823,126	4,196,624
Non-controlling interest		(60,122)	(66,440)	(166,597)	(120,577)
		1,047,320	1,010,769	3,656,529	4,076,047
Basic and diluted earnings per share attributable to equity holders of the parent	12	2 Fils	2 Fils	8 Fils	9 Fils



Essa Mohamed Najibi
Chairman



Mr. Sattam Sulaiman Al Gosaibi
Vice Chairman



Ahmed Yusuf
Chief Executive Officer

The attached notes 1 to 17 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the nine-month period ended 30 September 2025 (Reviewed)

	<i>Nine-month period ended</i>	
	<i>30 September</i>	
	2025	2024
	BD	BD
OPERATING ACTIVITIES		
Net profit for the period	3,656,529	4,076,047
Adjustments for:		
Profit on term deposits	(707,399)	(939,213)
Depreciation	805,307	739,108
Charge for/ (reversal of) expected credit losses	98,988	(4,358)
Finance costs	458,427	622,251
Employees' end of service benefits	40,633	44,043
Unrealised fair value loss on investment properties	499,460	499,460
Share of (profit) / loss from investment in a joint venture	(50,083)	355,880
Operating profit before working capital changes	4,801,862	5,393,218
Working capital changes:		
Trade and other receivables	(109,722)	(529,906)
Trade and other payables	(585,580)	(304,135)
	4,106,560	4,559,177
Profit on term deposits received	747,408	417,715
Employees' end of service benefits paid	(44,400)	(27,136)
Net cash flows from operating activities	4,809,568	4,949,756
INVESTING ACTIVITIES		
Additions to investment properties	-	(38,792)
Purchase of equipment, furniture and motor vehicles	(134,914)	(221,835)
Expenditure incurred on capital work-in-progress	(885,227)	(479,463)
Net movement in term deposits with an original maturity of more than 90 days	6,064,000	-
Net cash flows from / (used in) investing activities	5,043,859	(740,090)
FINANCING ACTIVITIES		
Dividends paid	(4,099,399)	(4,158,113)
Purchase of treasury shares	(224,789)	(498,475)
Term loans repaid	(268,826)	(371,415)
Finance costs paid on term loans	(222,445)	(448,022)
Lease liability paid (including finance costs)	(187,500)	(187,500)
Net cash flows used in financing activities	(5,002,959)	(5,663,525)
NET CHANGE IN CASH AND CASH EQUIVALENTS	4,850,468	(1,453,859)
Cash and cash equivalents at 1 January	3,795,041	7,415,219
CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER	8,645,509	5,961,360

The attached notes 1 to 17 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the nine-month period ended 30 September 2025 (Reviewed)

		<i>Equity attributable to equity holders of the parent</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>Note</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	-	-	-	-	3,823,126	3,823,126	(166,597)	3,656,529
10	Dividends declared	-	-	-	-	(4,087,415)	(4,087,415)	-	(4,087,415)
9	Purchase of treasury shares	-	(224,789)	-	-	-	(224,789)	-	(224,789)
	Transfer to furniture and fixtures replacement reserve	-	-	-	24,056	(24,056)	-	-	-
	Utilisation of furniture and fixtures replacement reserve	-	-	-	(30,862)	30,862	-	-	-
	At 30 September 2025	46,000,000	(923,881)	23,000,000	407,460	92,874,323	161,357,902	3,141,397	164,499,299

		<i>Equity attributable to equity holders of the parent</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>Note</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	-	-	-	-	4,196,624	4,196,624	(120,577)	4,076,047
10	Dividends declared	-	-	-	-	(4,140,000)	(4,140,000)	-	(4,140,000)
9	Purchase of treasury shares	-	(498,475)	-	-	-	(498,475)	-	(498,475)
	Transfer to furniture and fixtures replacement reserve	-	-	-	36,986	(36,986)	-	-	-
	Furniture and fixtures replacement reserve utilised	-	-	-	(1,184)	1,184	-	-	-
	At 30 September 2024	46,000,000	(498,475)	23,000,000	403,805	91,732,030	160,637,360	3,341,294	163,978,654

*Retained earnings includes BD 644,092 relating to the statutory reserves of the subsidiaries.

The attached notes 1 to 17 form part of these interim condensed consolidated financial statements.

Seef Properties B.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 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 10 November 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 September 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 nine-month period ended 30 September 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 nine-month period ended 30 September 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 September 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>Nine-month period ended 30 September 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	(499,460)	(665,947)
At the end of the period / year	<u>138,271,051</u>	<u>138,770,511</u>

Investment properties include Muharraq Mall building that was constructed on a leasehold land amounting to BD 19,075,205. (31 December 2024: BD 19,574,665).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 2025

5 INVESTMENT IN A JOINT VENTURE

	<i>Nine-month period ended 30 September 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	50,083	28,030
At the end of the period / year	8,525,289	8,475,206

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

The joint venture had no material contingent liabilities at 30 September 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 September 2025 Reviewed BD</i>	<i>31 December 2024 Audited BD</i>
Cash on hand	11,016	10,429
Bank balances (note 6.1)	3,325,042	3,784,612
Term deposits (note 6.2)	16,309,451	17,064,000
Bank balances, term deposits and cash	19,645,509	20,859,041
Term deposits with an original maturity of more than 90 days	(11,000,000)	(17,064,000)
Cash and cash equivalents	8,645,509	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 September 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 September 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 September 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 September 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 September 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, 30 June 2025 and 30 September 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 September 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 September 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 2026. The loan is a murabaha which carries a profit rate of 7.5% per annum at 30 September 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 September 2025 was BD 425,679 (31 December 2024: BD 694,505).

At 30 September 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:

	<i>Nine-month period ended 30 September 2025 Reviewed BD</i>	<i>Year ended 31 December 2024 Audited BD</i>
At the beginning of the period / year	5,541,258	7,828,637
Repayments during the period / year	(268,826)	(2,287,379)
At the end of the period / year	5,272,432	5,541,258

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 2025

7 TERM LOANS (continued)

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

	30 September 2025 Reviewed BD	31 December 2024 Audited BD
Current	2,211,875	1,557,309
Non-current	3,060,557	3,983,949
	5,272,432	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:

	Nine-month period ended 30 September 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	(187,500)	(250,000)
Finance costs for the period / year	175,703	235,538
At the end of the period / year	2,439,369	2,451,166

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

	30 September 2025 Reviewed BD	31 December 2024 Audited BD
Current	17,114	15,923
Non-current	2,422,255	2,435,243
	2,439,369	2,451,166

9 TREASURY SHARES

During the period, the Company reacquired additional 1,905,002 (31 December 2024: 5,781,980) of its own equity shares for a consideration of BD 224,789 (31 December 2024: BD 699,092).

Seef Properties B.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 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 4,087,415 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

	<i>Nine-month period ended 30 September 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)	4,087,415	4,140,000
Dividends paid during the period / year	(4,099,399)	(4,161,631)
At the end of the period / year	653,329	665,313

12 EARNINGS PER SHARE

	<i>Three-month period ended</i>		<i>Nine-month period ended</i>	
	<i>30 September 2025</i>	<i>30 September 2024</i>	<i>30 September 2025</i>	<i>30 September 2024</i>
Profit attributable to equity holders of the parent (BD)	1,107,442	1,077,209	3,823,126	4,196,624
Weighted average number of shares outstanding	453,709,952	459,734,889	453,709,952	459,734,889
Basic and diluted earnings per share	2 Fils	2 Fils	8 Fils	9 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 September 2025 Reviewed BD</i>	<i>31 December 2024 Audited BD</i>
Fraser Suites Seef Bahrain	244,485	1,122,908
Seef Properties B.S.C.	1,339,777	1,498,917
Lama Real Estate W.L.L.	110,768	1,708,114
Seef Entertainment W.L.L.	93,690	133,073
Muharraq Mall Company W.L.L.	-	1,070
	1,788,720	4,464,082

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 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)

	<i>Malls and properties</i>		<i>Serviced apartments</i>		<i>Leisure and entertainment</i>		<i>Others</i>		<i>Elimination</i>		<i>Consolidated</i>	
	<i>Three-month period ended</i>		<i>Three-month period ended</i>		<i>Three-month period ended</i>		<i>Three-month period ended</i>		<i>Three-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September</i>		<i>30 September</i>		<i>30 September</i>		<i>30 September</i>		<i>30 September</i>		<i>30 September</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	2,129,406	2,253,110	236,897	377,705	641,015	719,845	-	-	(72,909)	(72,279)	2,934,409	3,278,381
Less: cost of revenue	416,988	584,659	118,951	140,218	521,650	511,686	-	-	(72,909)	(72,279)	984,680	1,164,284
GROSS PROFIT	1,712,418	1,668,451	117,946	237,487	119,365	208,159	-	-	-	-	1,949,729	2,114,097
Other operating income	419,599	362,537	16,657	15,986	2,475	-	-	-	(62,613)	(51,222)	376,118	327,301
Profit on term deposits	-	-	-	-	-	-	232,347	311,152	-	-	232,347	311,152
	2,132,017	2,030,988	134,603	253,473	121,840	208,159	232,347	311,152	(62,613)	(51,222)	2,558,194	2,752,550
EXPENSES												
General and administrative expenses	897,597	958,882	127,626	92,848	75,646	75,559	-	-	(62,613)	(51,222)	1,038,256	1,076,067
Depreciation	73,280	64,242	8,705	12,190	85,668	86,761	-	-	-	-	167,653	163,193
Charge for / (reversal of) expected credit losses	-	-	1,074	(121)	-	-	-	-	-	-	1,074	(121)
Finance costs	144,106	159,208	-	-	8,193	45,494	-	-	-	-	152,299	204,702
	1,114,983	1,182,332	137,405	104,917	169,507	207,814	-	-	(62,613)	(51,222)	1,359,282	1,443,841
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT / (LOSS) FROM INVESTMENT IN A JOINT VENTURE	1,017,034	848,656	(2,802)	148,556	(47,667)	345	232,347	311,152	-	-	1,198,912	1,308,709
Unrealised fair value loss on investment properties	(166,486)	(166,486)	-	-	-	-	-	-	-	-	(166,486)	(166,486)
Share of profit / (loss) from investment in a joint venture	14,894	(131,454)	-	-	-	-	-	-	-	-	14,894	(131,454)
Segment profit / (loss) for the period	865,442	550,716	(2,802)	148,556	(47,667)	345	232,347	311,152	-	-	1,047,320	1,010,769

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>Nine-month period ended</i>		<i>Nine-month period ended</i>		<i>Nine-month period ended</i>		<i>Nine-month period ended</i>		<i>Nine-month period ended</i>		<i>Nine-month period ended</i>	
	<i>30 September</i>		<i>30 September</i>		<i>30 September</i>		<i>30 September</i>		<i>30 September</i>		<i>30 September</i>	
	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</i>	<i>2025</i>	<i>2024</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>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</i>	<i>Reviewed</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>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
Income from external operations	6,676,763	6,990,894	850,853	1,232,872	2,042,616	2,250,806	-	-	(213,717)	(213,087)	9,356,515	10,261,485
Less: cost of revenue	1,031,615	1,229,546	356,525	439,433	1,488,814	1,516,673	-	-	(213,717)	(213,087)	2,663,237	2,972,565
GROSS PROFIT	5,645,148	5,761,348	494,328	793,439	553,802	734,133	-	-	-	-	6,693,278	7,288,920
Other operating income	994,259	1,061,648	48,994	49,417	34,279	14,550	-	-	(86,501)	(91,105)	991,031	1,034,510
Profit on term deposits	-	-	-	-	-	-	707,399	939,213	-	-	707,399	939,213
	6,639,407	6,822,996	543,322	842,856	588,081	748,683	707,399	939,213	(86,501)	(91,105)	8,391,708	9,262,643
EXPENSES												
General and administrative expenses	2,835,616	2,907,859	290,076	273,648	169,538	175,692	-	-	(86,501)	(91,105)	3,208,729	3,266,094
Depreciation	232,066	147,686	27,373	40,759	260,219	258,824	-	-	-	-	519,658	447,269
Charge for / (reversal of) expected credit losses	99,112	-	(124)	(4,358)	-	-	-	-	-	-	98,988	(4,358)
Finance costs	427,672	482,316	-	-	30,755	139,935	-	-	-	-	458,427	622,251
	3,594,466	3,537,861	317,325	310,049	460,512	574,451	-	-	(86,501)	(91,105)	4,285,802	4,331,256
PROFIT BEFORE FAIR VALUE CHANGES OF INVESTMENT PROPERTIES AND SHARE OF PROFIT FROM INVESTMENT IN A JOINT VENTURE	3,044,941	3,285,135	225,997	532,807	127,569	174,232	707,399	939,213	-	-	4,105,906	4,931,387
Unrealised fair value loss on investment properties	(499,460)	(499,460)	-	-	-	-	-	-	-	-	(499,460)	(499,460)
Share of profit / (loss) from investment in a joint venture	50,083	(355,880)	-	-	-	-	-	-	-	-	50,083	(355,880)
Segment profit for the period	2,595,564	2,429,795	225,997	532,807	127,569	174,232	707,399	939,213	-	-	3,656,529	4,076,047
	30 September 2025	<i>31 December 2024</i>	30 September 2025	<i>31 December 2024</i>	30 September 2025	<i>31 December 2024</i>	30 September 2025	<i>31 December 2024</i>	30 September 2025	<i>31 December 2024</i>	30 September 2025	<i>31 December 2024</i>
	<i>Reviewed</i>	<i>Audited</i>	<i>Reviewed</i>	<i>Audited</i>	<i>Reviewed</i>	<i>Audited</i>	<i>Reviewed</i>	<i>Audited</i>	<i>Reviewed</i>	<i>Audited</i>	<i>Reviewed</i>	<i>Audited</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>	<i>BD</i>	<i>BD</i>	<i>BD</i>	<i>BD</i>
Total assets	146,423,635	147,003,530	12,602,039	11,993,894	3,047,753	3,254,075	16,309,451	17,064,000	(2,722,567)	(2,177,838)	175,660,311	177,137,661
Total liabilities	10,938,770	11,169,883	2,434,600	2,052,448	510,209	938,194	-	-	(2,722,567)	(2,177,838)	11,161,012	11,982,687

Seef Properties B.S.C.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 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 September 2025	31 December 2024
	Reviewed BD	Audited BD
Assets		
Bank balances, term deposits and cash - Al Salam Bank B.S.C.	5,956,511	5,058,472
Trade and other receivables - Lama Real Estate W.L.L.	937,045	668,372
Trade and other receivables - Fraser Suites Al Liwan-Bahrain W.L.L.	22,121	21,376
Trade and other receivables - Social Insurance Organisation	7,589	7,012
	=====	=====
Liabilities		
Term loans - non-current portion - Al Salam Bank B.S.C.	9,981	325,218
Term loans - current portion - Al Salam Bank B.S.C.	415,698	369,287
Trade and other payables - Al Salam Bank B.S.C.	5,419	30,772
	=====	=====
Key management personnel		
End of service benefits	104,066	88,349
	=====	=====

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 September 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:

	<u>Three-month period ended</u>		<u>Nine-month period ended</u>	
	<u>30 September</u>	<u>30 September</u>	<u>30 September</u>	<u>30 September</u>
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
	<u>Reviewed</u>	<u>Reviewed</u>	<u>Reviewed</u>	<u>Reviewed</u>
	<u>BD</u>	<u>BD</u>	<u>BD</u>	<u>BD</u>
Revenue				
Property rental income and service charges /				
Social Insurance Organisation	5,310	5,310	15,930	15,930
Other operating income /				
Lama Real Estate W.L.L.	86,190	75,297	209,917	182,591
Profit on term deposits /				
Al Salam Bank B.S.C.	79,137	91,557	241,547	284,975
Other operating income /				
Fraser Suites Al Liwan- Bahrain W.L.L.	16,657	15,986	48,994	49,417
	=====	=====	=====	=====

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 2025

15 RELATED PARTY BALANCES AND TRANSACTIONS (continued)

	<u>Three-month period ended</u>		<u>Nine-month period ended</u>	
	<u>30 September</u>	<u>30 September</u>	<u>30 September</u>	<u>30 September</u>
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
	<u>Reviewed</u>	<u>Reviewed</u>	<u>Reviewed</u>	<u>Reviewed</u>
	<u>BD</u>	<u>BD</u>	<u>BD</u>	<u>BD</u>
Expenses				
Cost of sales / Lama Real Estate W.L.L.	70,692	61,857	212,076	185,571
Finance cost / Al Salam Bank B.S.C.	8,193	45,494	30,755	139,935

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

	<u>Three-month period ended</u>		<u>Nine-month period ended</u>	
	<u>30 September</u>	<u>30 September</u>	<u>30 September</u>	<u>30 September</u>
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
	<u>Reviewed</u>	<u>Reviewed</u>	<u>Reviewed</u>	<u>Reviewed</u>
	<u>BD</u>	<u>BD</u>	<u>BD</u>	<u>BD</u>
Directors' remuneration	-	-	240,000	240,000
Board sitting fees	9,700	12,800	45,600	36,200
Management short-term benefits	78,705	116,199	429,159	431,699
Other board expenses	21,955	-	21,955	-
End of service benefits	6,073	5,832	15,717	15,880
	116,433	134,831	752,431	723,779

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 September 2025 and 31 December 2024.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

At 30 September 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.

17 COMPARATIVES

Certain of the comparative period figures have been reclassified to conform to the presentation adopted in the current year. Such reclassifications did not affect the previously reported total assets, total liabilities, total equity or net profit of the Group.