شـــركـــة المـــزايـــا القابضــة ش.م.ك.ع (قابضة)
AL MAZAYA HOLDING CO. K.S.C.P (HOLDING)

رأس المال المصرح والمصدر والمدفوع 52,556,117.4 د.ك. سجل تجاري 75203 تاريخ التأسيس 1998

KUWAIT HEAD OFFICE
P.O. Box 3546, Safat 13036, Kuwait
Mazaya Tower 01 | 23th Floor | Al Murqab
Tel +965 185 8885 | +965 22063333 | Fax +965 22411901
www.mazayaholding.com

DUBAI OFFICE
P.O. Box 116488, Dubai
Mazaya Business Avenue | Jumeirah Lake Towers
AA1 Tower | 45th Floor
Tel +971 80010101 | Fax +971 4 36354578

MAZAYA
AIM TO LEAD

التاريخ: 2025/11/03
مرجع: MAZ-FI-11-2025-0215

السادة / شركة بورصة الكويت المحترمين

تحية طيبة وبعد،،،

الموضوع: الإفصاح عن نتائج اجتماع مجلس إدارة شركة المزايا القابضة ش.م.ك (عامة)

Subject: Disclosure of the Results of BOD Meeting of Al Mazaya Holding Co.

بالإشارة إلى الموضوع أعلاه، وإلى افصاحنا بتاريخ 2025/10/27 مرفق طيه نموذج الإفصاح عن المعلومة الجوهرية موضح به نتائج اجتماع مجلس إدارة شركة المزايا القابضة ش.م.ك (عامة) المنعقد بتاريخ 2025/11/03.

Reference to the above subject, and our disclosure on the date of 27/10/2025, kindly find attached the material information disclosure form clarifying the results of the meeting of the BOD of Al Mazaya Holding Co. held on Monday 03/11/2025.

وتفضلوا بقبول وافر الاحترام والتقدير،،،

رشيد يعقوب النفيسي
رئيس مجلس الإدارة

MAZAYA
شـــركـــة المـــزايـــا القابضــة ش.م.ك.ع (قابضة)
AL MAZAYA HOLDING CO. K.S.C.P (HOLDING)

المرفقات:
- نموذج الإفصاح عن المعلومات الجوهرية

MAZAYA
AIM TO LEAD

شركة المزايا القابضة ش.م.ك.ع (قابضة)
AL MAZAYA HOLDING CO. K.S.C.P (HOLDING)

رأس المال المصرح والمصدر والمدفوع 52,556,117.4 د.ك، سجل تجاري 75203 تاريخ التأسيس 1998

DUBAI OFFICE
P.O. Box 116488, Dubai
Mazaya Business Avenue | Jumeirah Lake Towers
AA1 Tower | 45th Floor
Tel +971 80010101 | Fax +971 4 3635457/8

KUWAIT HEAD OFFICE
P.O. Box 3546, Safat 13036, Kuwait
Mazaya Tower 01 | 23th Floor | Al Murqab
Tel +965 185 8885 | +965 22063333 | Fax +965 22411901
www.mazayaholding.com

نموذج الإفصاح عن المعلومات الجوهرية

التاريخ :	2025/11/03
إسم الشركة المدرجة	شركة المزايا القابضة ش.م.ك (عامة)
المعلومة الجوهرية	اجتمع مجلس إدارة شركة المزايا القابضة ش.م.ك (عامة) يـوم الأثنين الموافق 2025/11/03 الساعة الواحدة والنصف ظهراً وقد تم مناقشة الاتي: - اعتماد المعلومات المالية المرحلية المكثفة المجمعة للشركة للفترة المالية المنتهية في 2025/09/30.
أثر المعلومة الجوهرية على المركز المالي للشركة	وارد بالمرفقات: - المعلومات المالية المرحلية المكثفة المجمعة وفقاً لنموذج بورصة الكويت. - بيان المركز المالي المرحلي المكثف المجمع. - بيان الدخل المرحلي المكثف المجمع. - تقرير مراقب الحسابات حول المعلومات المالية المرحلية المكثفة المجمعة للفترة المالية المنتهية في 2025/09/30.

Form for Disclosing Material Information

Date:	03/11/2025
Name of listed company	Al Mazaya Holding Co. K.S.C.P.
Material information	The Board of directors of Al Mazaya Holding Co. has convened on 03/11/2025 at 1:30 PM where they discussed and approved the following: - The company's Interim Condensed Consolidated Financial Information for the period ending 30/09/2025.
Effect of the material information on the company financial position	Attached - Interim Condensed Consolidated Financial Information according to Boursa Kuwait templates. - Interim Condensed Consolidated Statement of Financial Position. - Interim Condensed Consolidated Statement of Income. - Independent Auditor's Report on the Interim Condensed Consolidated Financial Information for the period ended 30/09/2025.

Financial Results Form **Kuwaiti Company (KWD)**	**نموذج نتائج البيانات المالية** **الشركات الكويتية (د.ك.)**

Company Name	**اسم الشركة**
Al Mazaya Holding Co.	شركة المزايا القابضة

Third quarter results Ended on	2025-09-30	**نتائج الربع الثالث المنتهي في**
Board of Directors Meeting Date	2025-11-03	**تاريخ اجتماع مجلس الإدارة**

Required Documents	**المستندات الواجب إرفاقها بالنموذج**
Approved financial statements. Approved auditor's report This form shall not be deemed to be complete unless the documents mentioned above are provided	نسخة من البيانات المالية المعتمدة نسخة من تقرير مراقب الحسابات المعتمد لا يعتبر هذا النموذج مكتملاً ما لم يتم وإرفاق هذه المستندات

التغيير (%) Change (%)	فترة التسعة اشهر المقارنة Nine Month Comparative Period	فترة التسعة اشهر الحالية Nine Month Current Period	البيان **Statement**
	2024-09-30	2025-09-30	
(22%)	1,731,504	**1,356,841**	صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
(22%)	3.52	**2.73**	ربحية (خسارة) السهم الأساسية والمخففة (فلس) Basic & Diluted Earnings per Share (fils)
(32%)	19,862,538	**13,472,304**	الموجودات المتداولة Current Assets
(8%)	140,002,233	**128,815,945**	إجمالي الموجودات Total Assets
(13%)	10,375,102	**9,037,144**	المطلوبات المتداولة Current Liabilities
(11%)	91,111,964	**81,412,754**	إجمالي المطلوبات Total Liabilities
(3%)	47,721,083	**46,324,252**	إجمالي حقوق الملكية الخاصة بمساهمي الشركة الأم Total Equity attributable to the owners of the Parent Company
(13%)	10,305,224	**9,007,301**	إجمالي الإيرادات التشغيلية Total Operating Revenue
(32%)	7,437,068	**5,085,770**	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)
-	لا توجد خسائر متراكمة	**لا توجد خسائر متراكمة**	الخسائر المتراكمة / رأس المال المدفوع Accumulated Loss / Paid-Up Share Capital

AMD

التغيير (%) Change (%)	الربع الثالث المقارن Third quarter Comparative Period 2024-09-30	الربع الثالث الحالي Third quarter Current Period 2025-09-30	البيان Statement
155%	115,359	**294,449**	صافي الربح (الخسارة) الخاص بمساهمي الشركة الأم Net Profit (Loss) represents the amount attributable to the owners of the parent Company
157%	0.23	**0.59**	ربحية (خسارة) السهم الأساسية والمخففة Basic & Diluted Earnings per Share
(10%)	3,280,458	**2,954,352**	إجمالي الإيرادات التشغيلية Total Operating Revenue
(25%)	2,141,045	**1,597,785**	صافي الربح (الخسارة) التشغيلية Net Operating Profit (Loss)

- Not Applicable for first Quarter
- لا ينطبق على الربع الأول

Increase/Decrease in Net Profit (Loss) is due to	سبب ارتفاع/انخفاض صافي الربح (الخسارة)
The decrease in net profit for the nine months period is mainly due to the partial gain from settlement and termination of sale of subsidiary during the comparative period last year relative to the current period.	يعود سبب الانخفاض في صافي الربح لفترة التسعة أشهر بشكل رئيسي إلى الربح الجزئي من تسوية و إلغاء صفقة بيع شركة تابعة خلال الفترة المقارنة بالعام السابق مقارنة بالفترة الحالية.

Total Revenue realized from dealing with related parties (value, KWD)	KD 262,477	بلغ إجمالي الإيرادات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)

Total Expenditures incurred from dealing with related parties (value, KWD)	KD 203,445	بلغ إجمالي المصروفات من التعاملات مع الأطراف ذات الصلة (المبلغ د.ك.)

AMS

Auditor Opinion			رأي مراقب الحسابات	
1.	Unqualified Opinion	☒	رأي غير متحفظ	.1
2.	Qualified Opinion	☐	رأي متحفظ	.2
3.	Disclaimer of Opinion	☐	عدم إبداء الرأي	.3
4.	Adverse Opinion	☐	رأي معاكس	.4

In the event of selecting item No. 2, 3 or 4, the following table must be filled out, and this form is not considered complete unless it is filled.

بحال اختيار بند رقم 2 أو 3 أو 4 يجب تعبئة الجدول التالي، ولا يعتبر هذا النموذج مكتملاً ما لم يتم تعبئته

-	نص رأي مراقب الحسابات كما ورد في التقرير
-	شرح تفصيلي بالحالة التي استدعت مراقب الحسابات لإبداء الرأي
-	الخطوات التي ستقوم بها الشركة لمعالجة ما ورد في رأي مراقب الحسابات
-	الجدول الزمني لتنفيذ الخطوات لمعالجة ما ورد في رأي مراقب الحسابات

Corporate Actions				استحقاقات الأسهم (الإجراءات المؤسسية)
النسبة		القيمة		
لا يوجد			لا يوجد	توزيعات نقدية Cash Dividends
لا يوجد			لا يوجد	توزيعات أسهم منحة Bonus Share
لا يوجد			لا يوجد	توزيعات أخرى Other Dividend
لا يوجد			لا يوجد	عدم توزيع أرباح No Dividends
لا يوجد	لا يوجد	علاوة الإصدار Issue Premium	لا يوجد	زيادة رأس المال Capital Increase
لا يوجد			لا يوجد	تخفيض رأس المال Capital Decrease

ختم الشركة Company Seal	التوقيع Signature	المسمى الوظيفي Title	الاسم Name
MAZAYA شركة المزايا القابضة AL MAZAYA HOLDING CO. K.S.C.P (HOLDING)		رئيس مجلس الإدارة	رشيد يعقوب النفيسي

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
AS OF SEPTEMBER 30, 2025
(All amounts are in Kuwaiti Dinars)

	Note	September 30, 2025	December 31, 2024 (Audited)	September 30, 2024
ASSETS				
Current assets:				
Cash and cash equivalent	4	**2,323,915**	6,230,305	8,149,540
Wakala investments		**-**	1,535,900	-
Financial assets at fair value through profit or loss		**85,200**	-	-
Accounts receivable and other debit balances		**941,719**	1,677,621	1,395,645
Properties held for trading		**10,121,470**	10,510,642	10,317,353
Total current assets		**13,472,304**	19,954,468	19,862,538
Non-current assets:				
Financial assets at fair value through other comprehensive income		**1,657,364**	1,998,903	2,577,553
Investment in an associate	5	**167,262**	204,373	323,335
Property, plant and equipment		**58,708**	73,326	80,062
Investment properties	6	**113,460,307**	116,371,106	117,158,745
Total non-current assets		**115,343,641**	118,647,708	120,139,695
Total assets		**128,815,945**	138,602,176	140,002,233
LIABILITIES AND EQUITY				
Current liabilities:				
Accounts payable and other credit balances		**5,345,074**	6,932,307	5,686,046
Advances from customers		**1,123,509**	803,209	201,160
Lease liabilities		**2,356,561**	2,297,799	2,333,076
Islamic bank facilities		**212,000**	2,363,320	2,154,820
Total current liabilities		**9,037,144**	12,396,635	10,375,102
Non-current liabilities:				
Accounts payable and other credit balances		**3,015,170**	2,848,110	3,554,850
Lease liabilities		**24,547,304**	26,563,000	26,903,864
Islamic bank facilities		**43,002,390**	47,350,993	48,560,390
Employees' end of service benefits		**1,810,746**	1,750,096	1,717,758
Total non-current liabilities		**72,375,610**	78,512,199	80,736,862
Total liabilities		**81,412,754**	90,908,834	91,111,964
Equity:				
Share capital	7	**52,556,117**	52,556,117	52,556,117
Treasury shares	8	**(1,302,922)**	(2,009,998)	(2,009,998)
Statutory reserve		**857,775**	857,775	186,270
Fair value reserve		**(13,807,468)**	(13,470,099)	(12,901,741)
Other reserves	5	**69,745**	-	-
Foreign currency translation adjustments		**86,487**	399,103	432,025
Retained earnings		**7,864,518**	8,271,796	9,458,410
Equity attributable to shareholders of Parent Company		**46,324,252**	46,604,694	47,721,083
Non-controlling interests		**1,078,939**	1,088,648	1,169,186
Total equity		**47,403,191**	47,693,342	48,890,269
Total liabilities and equity		**128,815,945**	138,602,176	140,002,233

The accompanying notes (1) to (15) form an integral part of the interim condensed consolidated financial information.

Rasheed Y. Al Nafisi
Chairman

Ibrahim A. Al Soqabi
Chief Executive Officer

AL MAZAYA HOLDING COMPANY K.S.C.P. AND ITS SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS (UNAUDITED)
AS OF SEPTEMBER 30, 2025
(All amounts are in Kuwaiti Dinars)

		For the three months ended September 30,		For the nine months ended September 30,	
	Note	**2025**	2024	**2025**	2024
Revenue:					
Revenue from sale of properties held for trading		**200,722**	97,416	**395,036**	818,124
Rental income		**2,723,966**	3,151,313	**8,513,130**	9,378,463
Net management fees and commission income		**29,664**	31,729	**99,135**	108,637
Total revenue		**2,954,352**	3,280,458	**9,007,301**	10,305,224
Costs:					
Cost of sale of properties held for trading		**(86,096)**	(96,911)	**(287,450)**	(846,124)
Cost of rental		**(554,313)**	(586,255)	**(1,680,227)**	(1,904,262)
Total costs		**(640,409)**	(683,166)	**(1,967,677)**	(2,750,386)
Gross profit		**2,313,943**	2,597,292	**7,039,624**	7,554,838
Partial gain from termination of sale of a subsidiary		**-**	-	**-**	1,125,000
Share of results from an associate	5	**(31,428)**	(77,018)	**(106,856)**	(153,671)
Gain on sale of investment properties		**85,498**	234,327	**282,369**	941,270
Depreciation		**(9,621)**	(8,629)	**(29,649)**	(34,726)
Change in fair value of investment properties	6	**-**	-	**-**	9,836
Selling and marketing expenses		**(7,337)**	(12,480)	**(30,828)**	(35,478)
General and administrative expenses		**(753,270)**	(592,447)	**(2,068,890)**	(1,970,001)
Operating profit		**1,597,785**	2,141,045	**5,085,770**	7,437,068
Net (loss) gain on financial assets		**(10,866)**	(1,122)	**25,675**	130,843
Net other expenses		**(151,900)**	(657,405)	**(328,831)**	(1,060,642)
Amortization of finance costs related to lease liabilities		**(365,636)**	(393,826)	**(1,117,600)**	(1,198,435)
Finance costs		**(764,393)**	(966,108)	**(2,262,389)**	(2,997,842)
Profit for the period before National Labor Support Tax and Contribution to Zakat		**304,990**	122,584	**1,402,625**	2,310,992
National Labor Support Tax		**(10,818)**	(7,679)	**(46,653)**	(285,498)
Contribution to Zakat		**-**	-	**-**	(97,538)
Profit for the period		**294,172**	114,905	**1,355,972**	1,927,956
Attributable to:					
Shareholders of the Parent Company		**294,449**	115,359	**1,356,841**	1,731,504
Non-controlling interests		**(277)**	(454)	**(869)**	196,452
		294,172	114,905	**1,355,972**	1,927,956
Earnings per share attributable to shareholders of the Parent Company:					
Total basic and diluted earnings per share attributable to the shareholders of the Parent Company (fils)	9	**0.59**	0.23	**2.73**	3.52

The accompanying notes (1) to (15) form an integral part of the interim condensed consolidated financial information.

RSM Albazie & Co.

Arraya Tower 2, Floors 41 & 42
Abdulaziz Hamad Alsaqar St., Sharq
P.O Box 2115, Safat 13022, State of Kuwait

T: +965 22961000
F: +965 22412761

www.rsm.global/kuwait

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

The Board of Directors
Al Mazaya Holding Company K.S.C.P.
State of Kuwait

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Al Mazaya Holding Company K.S.C.P. (The Parent Company) and its subsidiaries (the Group) as of September 30, 2025 and the related interim condensed consolidated statements of profit or loss and profit or loss and other comprehensive income for the three-month and nine-month periods then ended and the related interim condensed consolidated statements of changes in equity and cash flows for the nine-month period then ended. Management of the Parent Company is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard 34, "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim financial information performed by the Independent Auditor of the Entity." A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34.

Report on other Legal and Regulatory Requirements

Furthermore, based on our review the interim condensed consolidated financial information is in agreement with the books of account of the Parent Company. We further report that, to the best of our knowledge and belief, we have not become aware of any violations of the Companies Law No. 1 of 2016 and its Executive Regulations, as amended, or of the Parent Company's Memorandum of Incorporation and Articles of Association, as amended during the nine months period ended September 30, 2025 that might have had a material effect on the Group's financial position or results of its operations.

Furthermore, during our review we have not become aware of any material violations of the provisions of Law 7 of 2010, as amended, relating to the Capital Markets Authority and its related regulations during the nine months for the period ended September 30, 2025 that might have had a material effect on the Group's financial position or results of its operations.

Nayef M. Al Bazie
License No. 91-A
RSM Albazie & Co.

State of Kuwait
November 3, 2025