



Investors Presentation

2Q26 Earning Results
Ending June 2026

August 12, 2026



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Al-Tijaria Milestones

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Business Overview & Financial Performance

2



ESG & CSR

3



Q & A

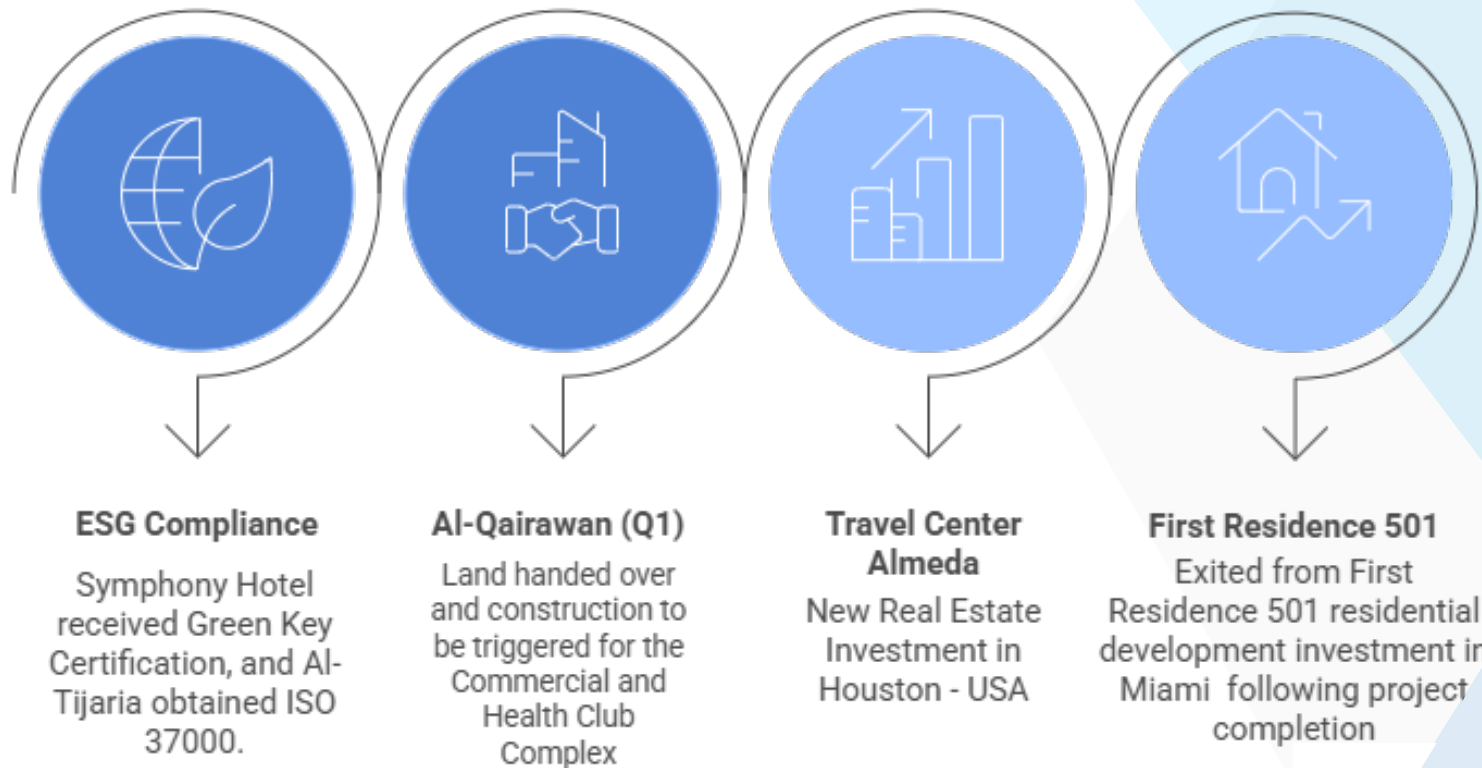
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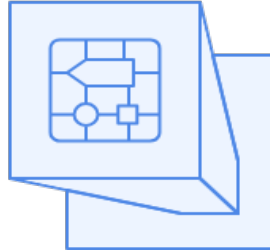
SECTION 1

AL TIJARIA MILESTONES



Asset Allocation

Reassess investment allocation to adapt to changing macroeconomics



Geographic Allocation

Reassess geographical allocation to reduce geopolitical risk.



Asset Optimization

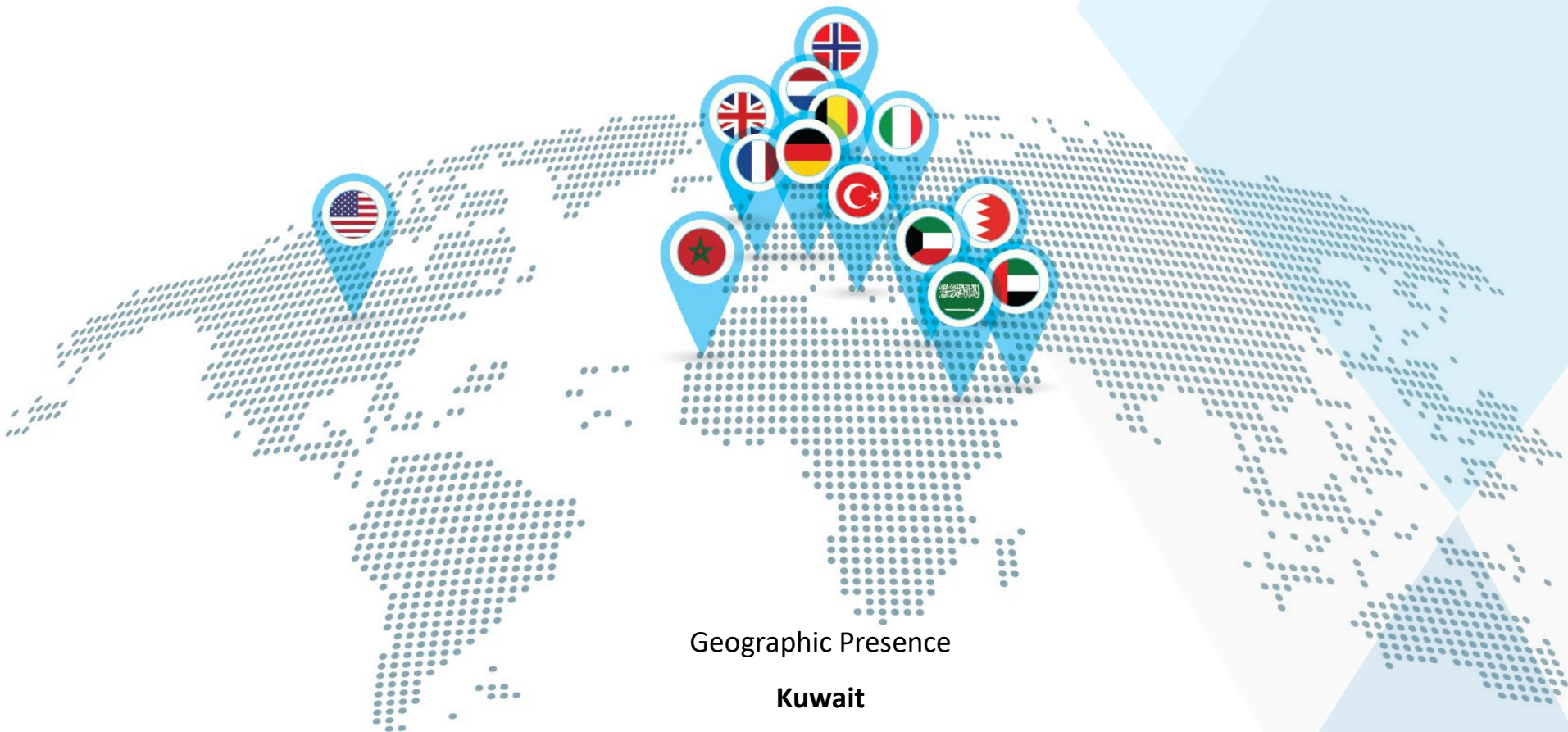
To optimize the existing assets to enhance the profitability



PPP and Developing Project

Actively pursue public-private partnerships in Kuwait and strategic alliances with investors to expand Al-Tijaria's asset base through high-return investments locally and globally.





Geographic Presence

Kuwait

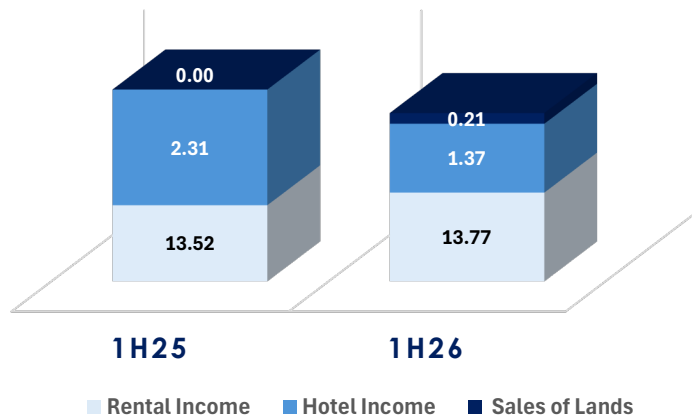
Bahrain, KSA, UAE, , Morocco,

USA, Europe, UK , Turkey

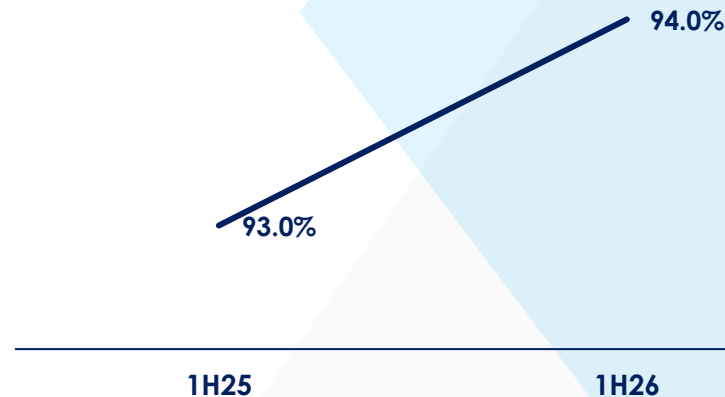
SECTION 2

BUSINESS OVERVIEW & FINANCIAL PERFORMANCE

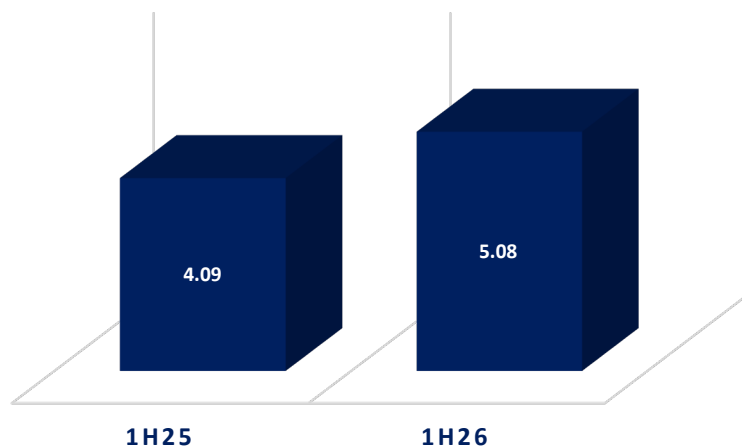
RENTAL & HOTEL INCOME (IN KD MN)



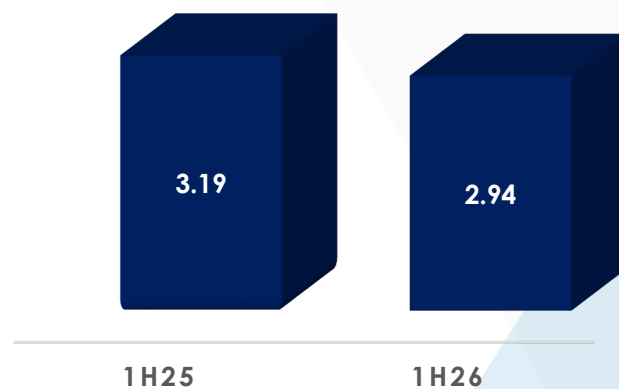
AGGREGATE OCCUPANCY



SHARE OF PROFIT FROM ASSOCIATES (IN KD MN)



NET GAIN ON INVESTMENTS (IN KD MN)



FINANCIAL PERFORMANCE – Key Highlights

Income Statement (KWD Mn)	1H25	1H26	Change %
Total Revenues	15.82	15.35	-2.96%
Rental Income	13.52	13.77	1.87%
Hospitality Income	2.31	1.37	-40.50%
Profit Sales of Lands	0.00	0.21	
Operating Expenses	(4.87)	(4.82)	-0.94%
Real Estate Gross Profits	10.96	10.53	-3.86%
Share of Profit from Associates	4.09	5.08	24.02%
Net Gain on Investments	3.19	2.94	-7.97%
Other operating income	0.04	0.04	14.31%
SG&A Expenses	(1.85)	(2.04)	10.25%
Total Operating Income	16.42	16.55	0.74%
Finance Cost	(5.71)	(5.41)	-5.34%
Provisions	0.07	0.14	106.33%
Earnings before Tax (EBT)	10.78	11.28	4.63%
Zakat, KFAS , NLST	(0.34)	(0.24)	-31.04%
Non controlling interest	1.38	1.67	21.18%
Net Income (Parent)	9.06	9.38	3.45%

FINANCIAL PERFORMANCE – Key Highlights

Balance Sheet (KWD Mn)	1H25	FY25	1H26	YoY%
Investment property	369.80	374.70	381.75	1.88%
Investments (OCI & associates & P&L)	161.85	166.16	170.08	2%
<i>Investments - OCI</i>	55.09	52.87	51.90	-2%
<i>Investments - associates</i>	54.51	59.90	65.79	10%
<i>Investments - P&L</i>	52.24	53.39	52.39	-2%
Land & Properties held for trading	16.52	15.59	15.44	-1%
Other Assets	33.62	33.08	28.53	-14%
Total Assets	581.79	589.53	595.80	1%
Other Liabilities	15.21	16.29	21.15	30%
Term Finance	243.17	248.82	245.33	-1%
Total Liabilities	258.37	265.10	266.48	1%
Total Equity	323.41	324.43	329.32	2%

Financial Performance (KWD Mn)	1H25	FY25	1H26
ROA %*	3.59%	3.08%	3.71%
ROE %*	6.07%	5.44%	6.17%
Net profit Margin (NPM) %*	45.1%	42.5%	47.2%
BVPS (Fils)	164.72	167.03	163.17
DPS (Fils) **	3.0	3.0	3.0
EPS (Fils)	4.83	9.09	4.99

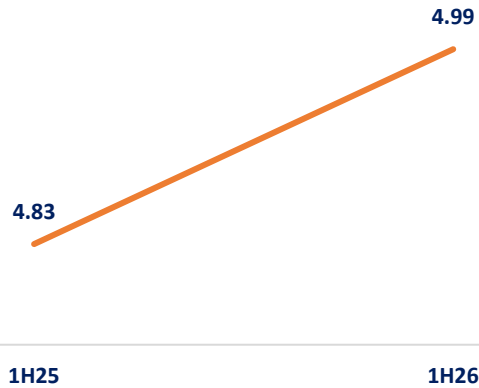
* ROE & ROA are annualized

**Actual cash dividends paid for the respective year based on previous financial year

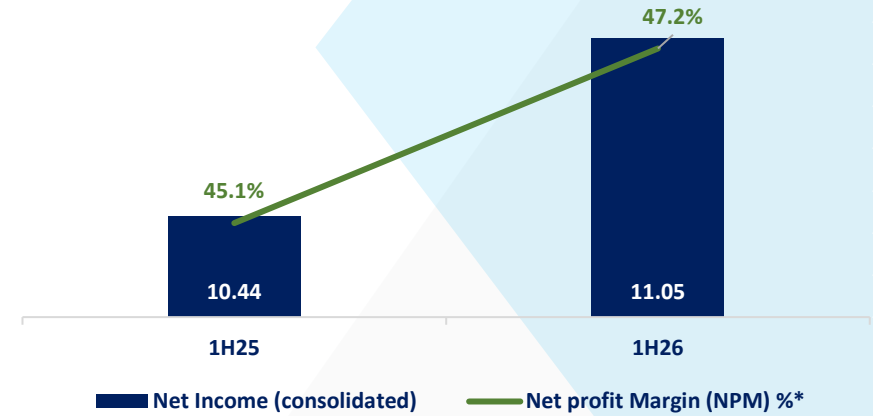
Key Performance Indicators (KPI)	1H25	FY25	1H26
Aggregate Occupancy	93.0%	94.0%	94.0%
Leverage (Total assets/Total equity)(X)	1.80	1.82	1.81
Total debt /Total assets (%)	41.8%	42.2%	41.2%

FINANCIAL PERFORMANCE – Highlights

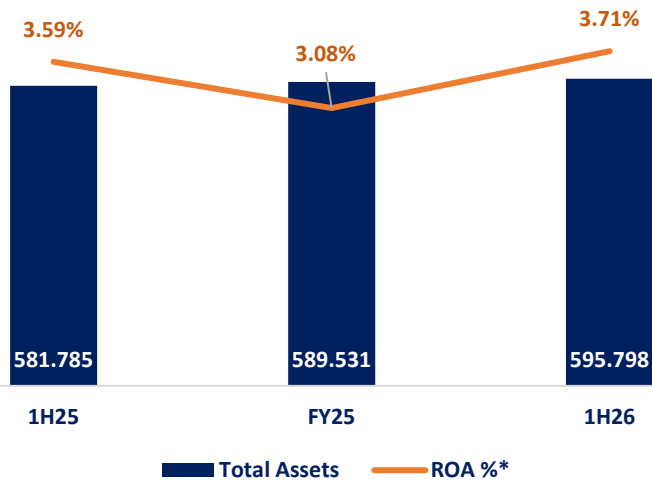
EPS (Fils)



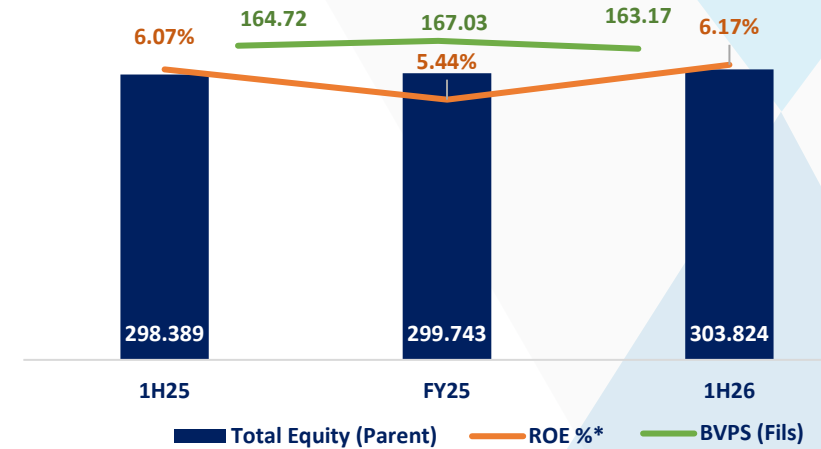
NET INCOME & NPM %



Total Assets & ROA IN KD MN



TOTAL EQUITY, ROE%, AND BVPS IN KD MN



Retail & Fitness Center - Qairwan Area, Kuwait

A project has been awarded from the Public Authority for Housing Welfare (PAHW) to a subsidiary of Al Tijaria.

The project features development of a retail and fitness center over a total plot area of 12,575 sqm. The components of the project will be as follows:

- Fitness Center: Total area 2,000 sqm
- Retail Center: Total area 4,920 sqm
- Public Parking: Total area 5,655 sqm

The project duration will be 22 years including two years for the design and development.



BUSINESS OVERVIEW – Local

Al Tijaria Key Properties



Al Tijaria Tower



**Symphony Style
Hotel & Complex**



Light Complex

Location	Sharq
Area	29,889 sqm
Floors	39

Location	Salmiya
Area	11,749 sqm
Hotel Rooms	175
Offices	81
Retail stores	114

Location	Mahboula
Area	5,940 sqm
Units	11



Dome Complex

Location	Mahboula
Retail Space	9,897.5 sqm
Units	22



Boulevard

Location	Salmiya
Retail Space	34,982
Units	152



Rehab Complex

Location	Hawally
Area	29,720 sqm
Floors	13



Symphony Tower

Location	Manama
Area	32,722 sqm
Floors	46



Jawhara Plaza

Location	Seef
Area	3,711 sqm
Units	25

BUSINESS OVERVIEW - Regional

Al Tijaria Regional Portfolio – Partially Owned

Al-Wafir Marketing Services Co. - Kuwait

Alwafir is focused on the food and beverage sector in the GCC. Its mandate is to invest in and operate businesses across the complete food and beverage value chain: agriculture, logistics and distribution, manufacturing, retail, restaurants, entertainment and facilities services.

Alwafir is currently active across all the segments, with its current portfolio of companies: Alain Water Bottling Plant, Alforda, OnCost, and its portfolio of restaurants, Trampo and EFS facilities services. Alwafir has also invested in Media through Ghaliah.



Hajar Tower Real Estate Company – KSA

Primarily owns and operates the Hajar Tower project in Makkah under a 25-year BOT agreement. Hajar Tower forms part of the iconic Abraj Al Bait Complex, a landmark mixed-use development located adjacent to Al-Masjid Al-Haram, welcoming over two million visitors annually.



Technology Industrial Gases Production Co.

Techno Gas Company is a Kuwaiti industrial company specializing in the manufacturing, storage, packaging, and distribution of industrial gases, including oxygen, hydrogen, nitrogen, argon, carbon dioxide, and helium, serving various sectors in compliance with Public Authority for Industry (PAI) regulations.



Al Tijaria Global Portfolio – Partially Owned

Travel Center Amelda, Houston – USA

Al-Tijaria Group has entered a new logistics-sector investment in Houston, spanning approximately 292,000 square feet. The facility is designed to include 75 truck parking spaces, 12 gasoline pumps, 4 diesel pumps, and one retail outlet.

The asset is secured by a long-term triple-net lease, ensuring stable and predictable income with minimal operational risk, and is operated by established players LV Petroleum and Apex Capital.



Dominion Park , Houston, USA

A multifamily portfolio of well-maintained class B assets.

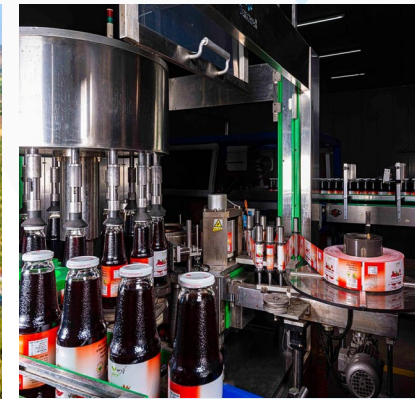
The portfolio consists of 843 garden style units with net rentable area of 784,577 square feet.

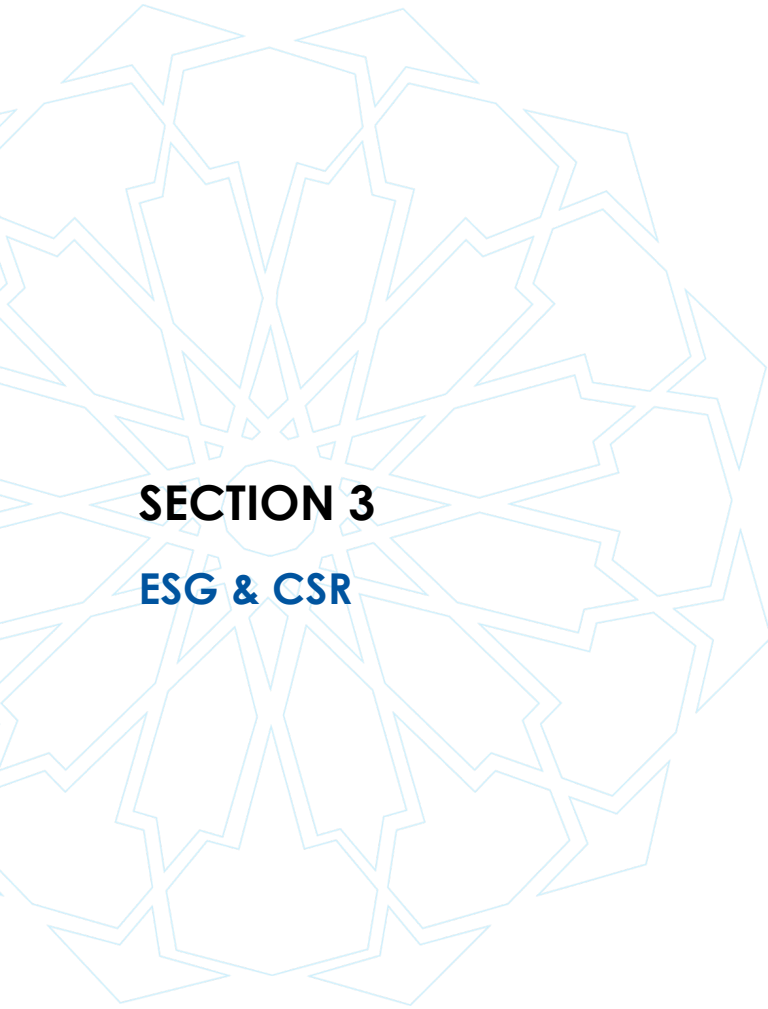


Goknur – Turkey

Listed in Istanbul Stock Exchange in March 2023 With organic products & 85% exports to developed markets, they serve fruit juice concentrates, fruit puree, organic fruit juice, and fresh fruits to more than 500 customers in 85 countries.

Total Area (sqm)	10,000,000
Operation Center	4 different countries
Capacity (ton/year)	350,000
Fruits harvested	Apple, pear, peach, sour cherry, Pomegranate





SECTION 3

ESG & CSR

MSCI

MSCI is a prominent provider of analytical tools and services that assist the global investment community in making informed decisions. Companies utilize its research-backed solutions to refine their investment approaches.

As of 2025, Al-Tijaria holds an MSCI ESG Rating of BBB.



By FY2025, Al-Tijaria Group invested KWD 32.7 million in environmentally responsible properties, emphasizing its commitment to both financial returns and environmental sustainability through BREEAM, LEED Platinum, and Good GAP certified projects, Green Key Certification for Symphony Style Hotel, and the ISO 37000 certificate regarding Governance of Organizations for Al-Tijaria, which has been obtained in FY2025 .



0 incidents	0 incidents	0 incidents	0 incidents
data breaches	unauthorized data Access	non-compliance with laws and regulations	complaints regarding Data Privacy Violations

- **30%** Female employees Hires + 15,655 KWD invested in employee trainings

Empowerment



- **72,553 KWD** spent in FY2025 towards CSR
- AGM approved allocating an amount of **101,650 KWD** towards CSR for FY2026

Community



- **9.50%** Scope 2 Emission reduction from 2024
- **15%** reduction in water consumption during FY2025

Decarbonization





Most Sustainable Product /Service Award – INJAZ Kuwait

As part of its commitment to sustainability and youth empowerment, Al Tijaria Real Estate Company sponsored the "Most Sustainable Product or Service" Award during INJAZ Kuwait's Company Program Competition. The initiative encouraged university students to develop innovative and sustainable business solutions while promoting entrepreneurship, environmental responsibility, and social impact. Through its sponsorship, Al Tijaria reaffirmed its commitment to supporting the next generation of leaders and contributing to Kuwait's Vision 2035 and the Sustainable Development Goals.



Cooking Workshop for People with Special Needs

Al Tijaria Real Estate Company hosted a cooking workshop for people with special needs at Symphony Style Hotel in collaboration with the Integrated Care Foundation (ICAN). The workshop provided participants with a hands-on cooking experience that helped develop practical life skills, build self-confidence, and encourage active participation in the community. The initiative reflects Al Tijaria's ongoing commitment to inclusion, supporting meaningful community partnerships, and creating a positive and lasting social impact.



Blood Donation Campaign Donate Blood.. Share Life

Al Tijaria Real Estate Company organized the "Donate Blood... Share Life" campaign in collaboration with the Kuwait Central Blood Bank across Al Tijaria Tower, Symphony Mall, and Boulevard Mall. The initiative encouraged employees, tenants, visitors, and the wider community to participate in supporting the national blood supply while raising awareness of the importance of regular blood donation. Through this campaign, the company reinforced its commitment to corporate social responsibility by promoting volunteerism, community solidarity, and contributing to initiatives that create a meaningful and lasting social impact.

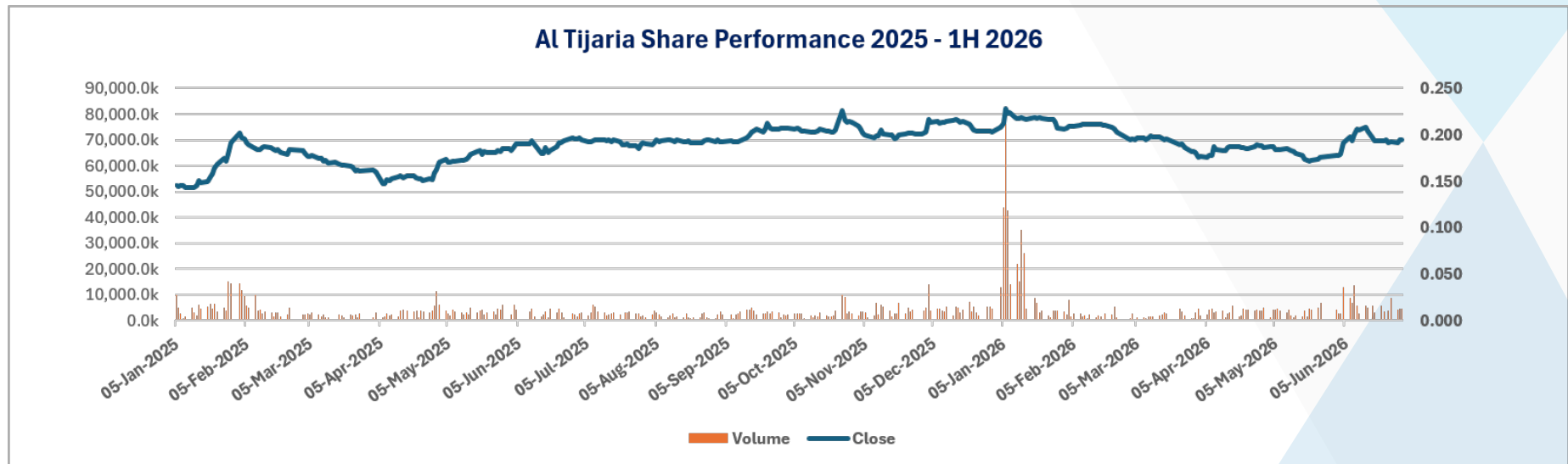
Snapshot - Al-Tijaria Share Performance

filsh/shr	2025	1H26
Average Price	200	196
Cash Dividends	3	3
Bonus Shares %	3	3
Dividend Yld. %	1.5%	1.5%
Cap. Gain / Loss%	16.8%	-2%
Overall Return / Loss **	18.3%	-0.7%

The company was added to the FTSE Russell Index in September 2024

* Actual cash dividends paid for the respective year based on previous financial year.

** The return calculation is based on changes in average price of each year.



Q&A

Thank you



For Further Information Please Contact the
Investor Relations Unit:

Email : investors@altijaria.com

THE COMMERCIAL REAL ESTATE COMPANY K.P.S.C. (AL-TIJARIA)

Address : Al-Sharq Jaber Al Mubarak St.

Al Tijaria Head Office Building

Phone : +965 – 22902900 (933), +965 - 1805252

Fax : +965 – 22902901

www.altijaria.com



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