

أماكن AMAKIN

Condensed interim consolidated financial information for the quarter and nine months period ended 30 September 2026 (Reviewed)

شركة البحرين لمواقف السيارات (أماكن) ش.م.ب.

Bahrain Car Parks Company (Amakin) B.S.C.

Amakin.bh

Bahrain Car Parks Company (Amakin) B.S.C.
Condensed interim consolidated financial information for the quarter and nine months period ended 30 September 2026
(Reviewed)

Index **Pages**

1.	Administration and contact details	2
2.	Review report by the independent auditor	3
3.	Condensed interim consolidated statement of financial position	4
4.	Condensed interim consolidated statement of profit or loss	5
5.	Condensed interim consolidated statement of other comprehensive income	6
6.	Condensed interim consolidated statement of changes in shareholders' equity	7
7.	Condensed interim consolidated statement of cash flows	8
8.	Selected explanatory notes to the condensed interim consolidated financial information	9 - 24

Bahrain Car Parks Company (Amakin) B.S.C.
Administration and contact details as at 30 September 2026

Commercial registration number	11455 obtained on 31 October 1981	
Board of Directors	Khalifa Hassan AlJalahma	– Chairman
	Areej Abdulla Abdulghaffar	- Vice chairman
	Fahad Abdulrahman AlSaad	
	Naser Khalid Alraee	
	Sara Abduljabbar Alabbasi	
	Mohamed Bouattour (resigned with effect from 14 May 2026)	
	Badriah Bader Jassim Alyacoub (appointed with effect from 14 May 2026)	
	Hassan Bader Kaiksow	
	Mohamed Rasheed AlMaraj	
	Salah Yousuf Salahuddin	
	Marwa Khalid Alsabbagh	
Executive Committee members	Areej Abdulla Abdulghaffar	- Chairman
	Salah Yousuf Salahuddin	
	Fahad Abdulrahman AlSaad	
	Mohamed Bouattour (resigned with effect from 14 May 2026)	
Audit and Risk Committee members	Hassan Bader Kaiksow	- Chairman
	Naser Khalid Alraee	
	Marwa Khalid Alsabbagh	
NRCG Committee members	Mohamed Rasheed AlMaraj	– Chairman
	Sara Abduljabbar Alabbasi	
	Fahad Abdulrahman AlSaad	
Digital Advisory Committee members	Mohamed Rasheed AlMaraj	– Chairman
	Frank Beckmann	
	Tariq Ali Aljowder	
	Ehsan Ali Al-Kooheji	
Group Chief Executive Officer	Tariq Ali Aljowder	
Chief Finance Officer	Hassan Ali AlShoala	
Registered office	Office 2009, Building 128, Road 383, Block 316 2nd Floor, Amakin Building Government Avenue PO Box 5298 Manama Kingdom of Bahrain	
Bankers	Kuwait Finance House	National Bank of Kuwait
	National Bank of Bahrain	Ithmaar Bank
	Bank of Bahrain and Kuwait	Ila Bank
	Al Salam Bank	Arab Bank
External auditors	BDO 17th Floor Diplomat Commercial Office Tower PO Box 787 Manama Kingdom of Bahrain	
Internal auditors	Deloitte & Touche (M.E) PO Box 421 Manama Kingdom of Bahrain	
Share registrars	Bahrain Clear B.S.C. (c) PO Box 3203, Manama Kingdom of Bahrain	

Tel : +973 1753 0077
Fax: +973 1791 9091
www.bdo.bh

17th Floor
Diplomat Commercial Office Tower
PO Box 787
Manama
Kingdom of Bahrain

Review report on the condensed interim consolidated financial information to the Board of Directors of Bahrain Car Parks Company (Amakin) B.S.C.

We have reviewed the accompanying condensed interim consolidated statement of financial position of Bahrain Car Parks Company (Amakin) B.S.C. ("the Company") and its subsidiary (collectively referred to as "the Group") which comprise the condensed interim consolidated statement of financial position as at 30 September 2026, the condensed interim consolidated statement of profit or loss, the condensed interim consolidated statement of other comprehensive income, the condensed interim consolidated statement of changes in shareholders' equity and the condensed interim consolidated statement of cash flows for the quarter and the nine months period then ended, and selected explanatory notes. The management is responsible for the preparation and presentation of this condensed interim consolidated financial information in accordance with International Accounting Standard 34 - "*Interim financial reporting*". Our responsibility is to express a conclusion on this condensed interim 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 consolidated 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 condensed interim consolidated financial information does not present fairly, in all material respects, the condensed consolidated financial position of the Group as at 30 September 2026, and its consolidated financial performance and its consolidated cash flows for the quarter and the nine months period then ended in accordance with International Accounting Standard 34 - "*Interim financial reporting*".

BDO

Manama, Kingdom of Bahrain
10 November 2026

BDO, a Bahraini registered specialised partnership, C.R. No. 10201, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.
BDO is the brand name for the BDO International network and for each of the BDO Member Firms.

Bahrain Car Parks Company (Amakin) B.S.C.
Condensed interim consolidated statement of financial position as at 30 September 2026
(Reviewed)
(Expressed in Bahrain Dinars)

	Notes	30 September 2026 (Reviewed)	31 December 2025 (Audited)
ASSETS			
Non-current assets			
Intangible assets	5	55,463	73,247
Property, plant and equipment	6	9,302,617	9,569,047
Financial assets at fair value through other comprehensive income	7	16,600	-
Other financial assets at amortised cost		117,062	142,411
Investment properties	8	5,668,700	2,826,442
		15,160,442	12,611,147
Current assets			
Inventories		45,504	47,347
Current portion of term deposits	10	4,400,000	7,707,723
Trade and other receivables	11	846,344	826,740
Other financial assets at amortised cost		41,120	40,245
Cash and bank balances	12	2,105,075	1,291,396
		7,438,043	9,913,451
Total assets		22,598,485	22,524,598
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	13	11,031,723	11,031,723
Treasury shares	13	(101,456)	(101,456)
Share premium		2,000,000	2,000,000
Statutory reserve		3,676,085	3,676,085
Charity reserve		20,761	8,620
Investment fair value reserve		(1,000)	-
Retained earnings		3,502,536	3,873,212
Total equity		20,128,649	20,488,184
Non-current liabilities			
Non-current portion of lease liabilities	14	956,325	1,004,644
Employees' terminal benefits		90,705	78,729
		1,047,030	1,083,373
Current liabilities			
Current portion of lease liabilities	14	130,900	99,200
Other payables	15	1,291,906	853,841
		1,422,806	953,041
Total liabilities		2,469,836	2,036,414
Total equity and liabilities		22,598,485	22,524,598

This reviewed condensed interim consolidated financial information were approved, authorised for issue by the Board of Directors and signed on its behalf by:

Khalifa Hassan AlJalahma	Areej Abdulla Abdulghaffar	Tariq Ali Aljowder
Chairman	Vice - chairman	Group Chief Executive Officer

Bahrain Car Parks Company (Amakin) B.S.C.
Condensed interim consolidated statement of profit or loss for the quarter and nine months period ended 30 September 2026
(Reviewed)
(Expressed in Bahrain Dinars)

	Notes	Nine months period ended 30 September 2026	Nine months period ended 30 September 2025	Three months period ended 30 September 2026	Three months period ended 30 September 2025
Operating income	16	2,450,892	2,374,460	805,134	794,009
Net income from investments	17	263,028	356,930	69,968	112,017
Operating, general and administrative expenses	18	(2,016,988)	(1,892,877)	(665,463)	(631,588)
Operating profit		696,932	838,513	209,639	274,438
Other income		5,491	7,505	2,028	2,412
Directors' remuneration	19	(39,375)	(39,375)	(13,125)	(13,125)
Net profit for the period		663,048	806,643	198,542	263,725
Basic and diluted earnings per share	20	6 fils	7 fils	2 fils	2 fils

This reviewed condensed interim consolidated financial information were approved, authorised for issue by the Board of Directors and signed on its behalf by:

Khalifa Hassan AlJalahma
Chairman

Areej Abdulla Abdulghaffar
Vice - chairman

Tariq Ali Aljowder
Group Chief Executive Officer

Bahrain Car Parks Company (Amakin) B.S.C.
Condensed interim consolidated statement of other comprehensive income for the quarter and nine months period ended 30 September 2026
(Reviewed)
(Expressed in Bahrain Dinars)

	Note	Nine months period ended 30 September 2026	Nine months period ended 30 September 2025	Three months period ended 30 September 2026	Three months period ended 30 September 2025
Net profit for the period		663,048	806,643	198,542	263,725
Other comprehensive loss:					
Items that will not be reclassified to profit or loss:					
Valuation losses on financial assets at fair value through other comprehensive income	7	(1,000)	-	(400)	-
Total other comprehensive loss for the period		(1,000)	-	(400)	-
Total comprehensive income for the period		662,048	806,643	198,142	263,725

This reviewed condensed interim consolidated financial information were approved, authorised for issue by the Board of Directors and signed on its behalf by:

Khalifa Hassan AlJalahma
Chairman

Areej Abdulla Abdulghaffar
Vice - chairman

Tariq Ali Aljowder
Group Chief Executive Officer

Bahrain Car Parks Company (Amakin) B.S.C.
Condensed interim consolidated statement of changes in shareholders' equity for the nine-month period ended 30 September 2026
(Reviewed)
(Expressed in Bahrain Dinars)

	Share capital	Treasury shares	Share premium	Statutory reserve	Charity reserve	Investment fair value reserve	Retained earnings	Total
At 31 December 2024 (Audited)	11,031,723	(101,456)	2,000,000	3,557,687	31,555	(822,596)	4,664,363	20,361,276
Net profit for the period	-	-	-	-	-	-	806,643	806,643
Transferred on disposal of financial assets at fair value through other comprehensive income	-	-	-	-	-	822,596	(822,596)	-
Dividend for 2024 (Note 21)	-	-	-	-	-	-	(983,724)	(983,724)
Charity payments made during the period	-	-	-	-	(46,252)	-	-	(46,252)
Charity reserve created during the period	-	-	-	-	40,000	-	(40,000)	-
At 30 September 2025 (Reviewed)	11,031,723	(101,456)	2,000,000	3,557,687	25,303	-	3,624,686	20,137,943
At 31 December 2025 (Audited)	11,031,723	(101,456)	2,000,000	3,676,085	8,620	-	3,873,212	20,488,184
Net profit for the period	-	-	-	-	-	-	663,048	663,048
Total other comprehensive loss for the period	-	-	-	-	-	(1,000)	-	(1,000)
Dividend for 2025 (Note 21)	-	-	-	-	-	-	(983,724)	(983,724)
Charity payments made during the period	-	-	-	-	(37,859)	-	-	(37,859)
Charity reserve created during the period	-	-	-	-	50,000	-	(50,000)	-
At 30 September 2026 (Reviewed)	11,031,723	(101,456)	2,000,000	3,676,085	20,761	(1,000)	3,502,536	20,128,649

Bahrain Car Parks Company (Amakin) B.S.C.
Condensed interim consolidated statement of cash flows for the nine months period ended 30 September 2026
(Reviewed)
(Expressed in Bahrain Dinars)

	Notes	Nine months period ended 30 September 2026	Nine months period ended 30 September 2025
Operating activities			
Net profit for the period		663,048	806,643
Adjustments for:			
Amortisation of intangible assets	5	17,784	15,452
Depreciation of property, plant and equipment	6	310,164	316,151
Allowance for impaired trade receivables		774	-
Reversal for allowance for impaired trade receivables		-	(3,495)
Interest expenses on lease liabilities	14	48,381	48,476
Interest income		(453,589)	(344,713)
Dividend income	17	(1,000)	(12,217)
Changes in operating assets and liabilities:			
Inventories		1,843	(13,383)
Trade and other receivables		(20,378)	354,608
Other payables		438,065	(75,531)
Employees' terminal benefits, net		11,976	12,978
Net cash provided by operating activities		1,017,068	1,104,969
Investing activities			
Purchase of intangible assets	5	-	(13,070)
Purchase of property, plant and equipment	6	(43,734)	(68,351)
Purchase of financial assets at fair value through other comprehensive income	7	(17,600)	-
Proceeds from disposal of financial assets at fair value through other comprehensive income		-	146,600
Expenditure incurred on properties-under-development		(2,842,258)	(248,080)
Proceeds from investments at amortised cost		-	380,871
Payments made toward financial assets at amortised cost		-	(161,617)
Interest income received		453,589	344,713
Dividend income received	17	1,000	12,217
Net movement in other financial assets at amortised cost		24,474	-
Net movement in term deposits		3,307,723	(4,623,723)
Net cash provided by/(used in) investing activities		883,194	(4,230,440)
Financing activities			
Principal paid on lease liabilities		(16,619)	(67,524)
Interest paid on lease liabilities	14	(48,381)	(48,476)
Dividend paid		(983,724)	(983,724)
Charity payment		(37,859)	(46,252)
Net cash used in financing activities		(1,086,583)	(1,145,976)
Net increase/(decrease) in cash and cash equivalents		813,679	(4,271,447)
Cash and cash equivalents, beginning of the period		1,291,396	5,667,708
Cash and cash equivalents, end of the period	12	2,105,075	1,396,261

1 Organisation and activities

Bahrain Car Parks Company (Amakin) B.S.C. ("the Company" or "the Parent Company") and its subsidiary comprise "the Group", is a public Bahraini shareholding company registered with the Ministry of Industry and Commerce in the Kingdom of Bahrain and operates under commercial registration number 11455 obtained on 31 October 1981.

The Company is principally engaged in the following activities:

- sale/trade in other machinery and equipment and parts;
- other marketing/promotion activities;
- operating of car parks;
- electrical installation;
- real estate activities with own or leased property;
- publicity and advertising;
- general trade; and
- valet parking services.

The registered office of the Company is in the Kingdom of Bahrain.

This reviewed condensed interim consolidated financial information, set out on pages 4 to 24, were approved, authorised for issue and signed by the Board of Directors on 10 November 2026.

2 Structure of the Group

The structure of the Group is as follows:

Subsidiary:

Name of the subsidiary	Country of incorporation	Commercial registration number and date of registration	Proportion of ownership interest 30 September 2026
Amakin Saudi Limited LLC	Kingdom of Saudi Arabia	1009164638 29 December 2024	100% (31 December 2025: 100%)

On 29 December 2024, the Company incorporated Amakin Saudi Limited LLC ("the Subsidiary"), a new wholly-owned subsidiary which is registered in the Kingdom of Saudi Arabia.

The Subsidiary has not commenced its operations and has not carried out any business activities as at 30 September 2026.

3 Basis of preparation

Basis of presentation

The condensed interim consolidated financial information has been prepared in accordance with International Accounting Standard 34 – "Interim financial reporting". The condensed interim consolidated financial information should therefore be read in conjunction with the annual audited consolidated financial statements prepared as at, and for the year ended, 31 December 2025, which have been prepared in accordance with the IFRS Accounting Standards.

The preparation of condensed consolidated interim financial information in conformity with IFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise judgment in the process of applying the Group's accounting policies.

The condensed consolidated interim financial information has been prepared using the going concern assumption and under the historical cost convention as modified by the fair valuation of investment properties and financial assets through other comprehensive income (OCI). The condensed interim consolidated financial information has been presented in Bahrain Dinars which is the functional currency of the Group.

Improvements/amendments to IFRS Accounting standards

Improvements/amendments to IFRS Accounting standards contained numerous amendments to IFRS Accounting standards that the IASB considers non-urgent but necessary. 'Improvements to IFRS Accounting standards' comprise amendments that result in accounting changes to presentation, recognition or measurement purposes, as well as terminology or editorial amendments related to a variety of individual IFRS Accounting standards. The amendments are effective for the Group's future accounting year with earlier adoption.

Standards, amendments and interpretations issued and effective in 2026 but not relevant

The following new amendments to existing standards and interpretations to published standards are mandatory for accounting period beginning on or after 1 January 2026 or subsequent periods, but are not relevant to the Group's operations:

Standard or interpretation	Title	Effective for annual periods beginning on or after
IAS 7	Statement of Cash Flows	1 January 2026
IFRS 7	Financial Instruments: Disclosures	1 January 2026
IFRS 9	Financial Instruments	1 January 2026
IFRS 10	Consolidated Financial Statements	1 January 2026

Standards, amendments and interpretations issued but not yet effective in 2026

The following new/amended accounting standards and interpretations have been issued, but are not mandatory for financial period ended 30 September 2026. They have not been adopted in preparing the condensed interim consolidated financial statements for the period ended 30 September 2026 and will or may have an effect on the group's future condensed interim consolidated financial statements. In all cases, the group intends to apply these standards from application date as indicated in the table below:

3 Basis of preparation (continued)

Standards, amendments and interpretations issued but not yet effective in 2026 (continued)

Standard or interpretation	Title	Effective for annual periods beginning on or after
IAS 21	The Effects of Changes in Foreign Exchange Rates	1 January 2027
IFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027

Early adoption of amendments or standards in 2026

The Group did not early-adopt any new or amended standards in 2026. There would have been no change in the condensed interim consolidated operational results of the Group for the period ended 30 September 2026 had the Group early adopted any of the above standards applicable to the Group.

4 Material accounting policy information

The material accounting policy information used in the preparation of the condensed interim consolidated financial information are consistent with those used in the annual audited financial statements of the Group prepared as at, and for the year ended 31 December 2025, as described in those annual audited consolidated financial statements.

5 Intangible assets

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Opening balance	73,247	70,825
Additions during the period/year	-	23,349
Amortisation charge for the period/year	(17,784)	(20,927)
Closing balance	55,463	73,247

Intangible assets consist of software and are amortised over its estimated useful life, which is considered to be five years from the date of acquisition. The carrying value of the intangible asset is reviewed annually and adjusted for impairment if considered necessary. In the opinion of the Group's management, the carrying value of the intangible assets is not impaired.

6 Property, plant and equipment

	Freehold lands	Building on leasehold land	Car park and other equipment	Office furniture and equipment	Right -of-use assets: lands and buildings	Total
Cost						
At 31 December 2024	2,454,530	8,138,413	1,416,913	225,487	7,146,110	19,381,453
Additions	-	-	133,770	10,719	-	144,489
At 31 December 2025	2,454,530	8,138,413	1,550,683	236,206	7,146,110	19,525,942
Additions	-	-	33,792	9,942	-	43,734
At 30 September 2026	2,454,530	8,138,413	1,584,475	246,148	7,146,110	19,569,676
Accumulated depreciation						
At 31 December 2024	-	7,991,577	580,946	157,617	805,595	9,535,735
Charge for the year	-	18,354	195,295	29,448	178,063	421,160
At 31 December 2025	-	8,009,931	776,241	187,065	983,658	9,956,895
Charge for the period (Note 18)	-	13,766	143,671	19,180	133,547	310,164
At 30 September 2026	-	8,023,697	919,912	206,245	1,117,205	10,267,059
Net book amount						
At 30 September 2026 (Reviewed)	2,454,530	114,716	664,563	39,903	6,028,905	9,302,617
At 31 December 2025 (Audited)	2,454,530	128,482	774,442	49,141	6,162,452	9,569,047

6 Property, plant and equipment (continued)

The land on which the car park building is constructed has been leased from the Government of the Kingdom of Bahrain for a period of 50 years commencing from the year 1982.

As at 30 September 2026 and 31 December 2025, the Group has lease contracts on lands and buildings, where the lease payments are fixed payments without any link to variable elements such as inflation and market rentals.

7 Financial assets at fair value through other comprehensive income

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Opening balance	-	146,600
Additions during the period/year	17,600	-
Disposals during the period/year	-	(146,600)
Unrealised valuation losses recognised in other comprehensive income	(1,000)	-
Closing balance	16,600	-

The above investments are further classified as follows:

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Shares listed in the Bahrain Bourse	16,600	-

The investment categorised as financial assets at fair value through other comprehensive income are denominated in the following currency:

Currency	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Bahrain Dinar	16,600	-

8 Investment properties

	Investment properties	Properties-under-development	Total
At 31 December 2024 (audited)	1,822,826	57,838	1,880,664
Additions during the year	-	900,461	900,461
Unrealised fair value gains for the year	45,317	-	45,317
At 31 December 2025 (audited)	1,868,143	958,299	2,826,442
Additions during the period	-	2,842,258	2,842,258
At 30 September 2026 (reviewed)	1,868,143	3,800,557	5,668,700

As at 30 September 2026, properties-under-development represent a car parking building being constructed at "Amakin Pearls" located in Muharraq, Kingdom of Bahrain.

9 Investments at amortised cost

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Opening balance	-	380,871
Amount realised	-	(375,000)
Foreign exchange loss, net	-	(5,871)
Closing balance	-	-

Amortised cost investments represent bonds (Kuwait Finance House Bank Perpetual Tier 1 Capital Securities) carrying coupon interest of 5.839% (31 December 2025: 5.839%) and are denominated in United States Dollars.

10 Term deposits

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Term deposits with banks maturities after 3 months but within 1 year	4,400,000	7,707,723

Fixed deposits held with the Group's bankers, earn interest at rates ranging between 3.5% and 5.3% per annum (31 December 2025: ranging between 5% and 5.4% per annum) and are denominated in Bahrain Dinars.

11 Trade and other receivables

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Rent receivables from tenants	114,323	137,478
Amounts due from a related party (Note 22)	65,435	23,033
Trade receivables from other customers	17,559	26,007
	197,317	186,518
Less: allowance for impaired trade receivables	(15,447)	(14,673)
	181,870	171,845
Accrued interest	101,494	298,063
Prepayments and other receivables	234,275	118,472
Advances paid to creditors	177,571	77,548
Security deposits	103,796	96,823
Accrued revenue	47,338	63,989
	846,344	826,740

Amounts due from a related party are unsecured, bear no interest and are repayable on demand.

12 Cash and bank balances

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Current account balances with banks *	2,103,227	1,289,628
Cash on hand	1,848	1,768
	2,105,075	1,291,396

The current account balances with banks bear interest rates ranging from 0% to 3.5% per annum (31 December 2025: 0% to 4.5% per annum).

* Included in the current account balances with banks is a balance of BD191,883 earmarked towards due to a related party (31 December 2025: BD81,298).

13 Share capital

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Authorised:		
125,000,000 ordinary shares of 100 fils each (2025: 125,000,000 ordinary shares of 100 fils each)	12,500,000	12,500,000
Issued and fully paid-up:		
110,317,230 ordinary shares of 100 fils each (2025: 110,317,230 ordinary shares of 100 fils each)	11,031,723	11,031,723
Less: 1,014,559 treasury shares of 100 fils each (2025: 1,014,559 treasury shares of 100 fils each)	(101,456)	(101,456)
	10,930,267	10,930,267

14 Lease liabilities

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Opening balance	1,103,844	1,174,755
Lease payments	(65,000)	(136,000)
Interest expenses	48,381	65,089
Closing balance	1,087,225	1,103,844
Less: current portion of lease liabilities	(130,900)	(99,200)
Non-current portion of lease liabilities	956,325	1,004,644

Maturity analysis - contractual undiscounted cash flows:

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Less than one year	130,900	99,200
More than one year and less than five years	392,510	489,210
More than five years	5,324,626	5,324,626
Total undiscounted leases	5,848,036	5,913,036

15 Other payables

	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Accruals and other payables	977,183	635,307
Amounts due to a related party (Note 22)	267,260	163,886
Advances received from tenants	38,297	45,482
Unclaimed dividend	9,166	9,166
	1,291,906	853,841

Amounts due to a related party are unsecured, bear no interest and are repayable on demand.

16 Operating income

	Nine months period ended 30 September 2026 (Reviewed)	Nine months period ended 30 September 2025 (Reviewed)	Three months period ended 30 September 2026 (Reviewed)	Three months period ended 30 September 2025 (Reviewed)
Primary geographic markets				
Kingdom of Bahrain	2,450,892	2,374,460	805,134	794,009
Service/product type				
Car park income (Note 22)	1,517,030	1,505,757	526,478	492,023
Rental income	623,668	645,508	194,063	217,601
Sales of car park equipment and related services (Note 22)	236,911	146,301	61,210	58,142
Service charges income	73,283	76,894	23,383	26,243
	2,450,892	2,374,460	805,134	794,009
Contract counterparties				
Direct to customers	2,267,451	2,201,790	742,601	734,441
Direct to a related party (Note 22)	183,441	172,670	62,533	59,568
	2,450,892	2,374,460	805,134	794,009
Timing of revenue recognition				
Over time	2,450,892	2,374,460	805,134	794,009

17 Net income from investments

	Nine months period ended 30 September 2026 (Reviewed)	Nine months period ended 30 September 2025 (Reviewed)	Three months period ended 30 September 2026 (Reviewed)	Three months period ended 30 September 2025 (Reviewed)
Interest income	262,028	344,713	69,668	112,017
Dividend income	1,000	12,217	300	-
	263,028	356,930	69,968	112,017

18 Operating, general and administrative expenses

	Nine months period ended 30 September 2026 (Reviewed)	Nine months period ended 30 September 2025 (Reviewed)	Three months period ended 30 September 2026 (Reviewed)	Three months period ended 30 September 2025 (Reviewed)
Staff costs *	926,326	900,611	317,592	295,499
Depreciation of property, plant and equipment (Note 6)	310,164	316,151	101,575	105,851
Facilities management	138,706	136,858	46,171	44,612
Lease rent expenses (Note 22)	71,745	65,335	24,999	21,250
Maintenance costs	14,520	21,595	6,244	8,953
Amortisation of intangible assets (Note 5)	17,784	15,452	5,928	5,315
Cost of sales of car park equipment and related service	71,699	20,821	2,691	9,653
Other operating, general and administrative expenses	466,044	416,054	160,263	140,455
	2,016,988	1,892,877	665,463	631,588

* Staff costs are set off with Tamkeen amounting to BD47,010 for the nine-month period ended 30 September 2026 (2025: BD94,230).
* Staff costs are set off with other government support amounting to BD58,023 for the nine-month period ended 30 September 2026 (2025: BD Nil).
* Other operating, general and administrative expenses are set off with government support relating to Musanadah Programme for rent support amounting to BD27,300 for the nine-month period ended 30 September 2026 (2025: BD Nil).

19 Directors' remuneration

Accrued and expensed

An amount of BD39,375 has been accrued and expensed as Directors' remuneration during the nine months ended 30 September 2026 (Note 22), relating to current year 2026 (2025: BD39,375 for the nine months ended 30 September 2025). The payment of BD56,244 relating to the year ended 31 December 2025 was approved by the shareholders in the Annual General Meeting held on 16 March 2026.

20 Earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to the shareholders by the weighted average number of ordinary shares outstanding for the period.

	Nine months period ended 30 September 2026 (Reviewed)	Nine months period ended 30 September 2025 (Reviewed)	Three months period ended 30 September 2026 (Reviewed)	Three months period ended 30 September 2025 (Reviewed)
Net profit attributable to the shareholders	663,048	806,643	198,542	263,725
Weighted average number of ordinary shares	109,302,671	109,302,671	109,302,671	109,302,671
Basic and diluted earnings per share	6 fils	7 fils	2 fils	2 fils

The Group does not have any potentially dilutive ordinary shares. Hence the diluted earnings per share and basic earnings per share are identical.

21 Dividend

Declared

A dividend of BD983,724 representing 9% of the total issued and fully paid-up share capital of the Company for the year ended 31 December 2025 (at 9 fils per share) (2025: BD983,724 for the year ended 31 December 2024 at 9 fils per share), was approved by the shareholders in the Annual General Meeting of the shareholders held on 16 March 2026 (2025: 26 March 2025).

22 Transactions and balances with related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties include the shareholders, directors, key management personnel and their close family members and such other companies over which the Group or its shareholders, directors, key management personnel and their close family members can exercise significant influence or can be significantly influenced by those parties. Transactions with the related parties are authorised by the management and are on an arm's length basis.

The following is a summary of the significant transactions entered into with the related parties are as follows:

22 Transactions and balances with related parties (continued)

Transaction	Nature of relationship	Name of the related party	Nine months period ended 30 September 2026 (Reviewed)	Nine months period ended 30 September 2025 (Reviewed)
Included in car park income (Note 16)	Shareholder	Bahrain Real Estate Investment (Edamah) B.S.C. (c)	153,438	163,476
Included in sale of car parks equipment and related services (Note 16)	Shareholder	Bahrain Real Estate Investment (Edamah) B.S.C. (c)	30,003	9,194
Lease rent expenses (Note 18)	Shareholder	Bahrain Real Estate Investment (Edamah) B.S.C. (c)	71,745	65,335
Directors' remuneration (Note 19)	Key management personnel *	Key management personnel *	39,375	39,375
Directors' sitting fees	Key management personnel *	Key management personnel *	48,938	44,813
Salaries and bonuses to key management personnel	Key management personnel *	Key management personnel *	358,157	357,021
Long-term benefits to key management personnel	Key management personnel *	Key management personnel *	11,126	7,365

(*) Key management personnel compensation

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Group, including the directors of the Group.

22 Transactions and balances with related parties (continued)

A summary of the related party balances is as follows:

		Amounts due from a related party (Note 11)	
Name of the related party	Nature of relationship	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Bahrain Real Estate Investment (Edamah) B.S.C.(c)	Shareholder	65,435	23,033

		Amounts due to a related party (Note 15)	
Name of the related party	Nature of relationship	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Bahrain Real Estate Investment (Edamah) B.S.C.(c)	Shareholder	267,260	163,886

		Other financial assets at amortised cost	
Name of the related party	Nature of relationship	30 September 2026 (Reviewed)	31 December 2025 (Audited)
Key management personnel	Key management personnel	145,217	158,791

23 Segmental information

Business segments – primary reporting segment

The Group's primary segment reporting format is business segments. A business segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different to those of other business segments. The Group's primary business segments are:

- Car park services – This segment is involved in providing car parks for the public in return for parking charges.
- Property rental income - This segment is involved in the management, maintenance and renting of properties.
- Investment and related services – This segment is involved in trading in financial and other assets and investing excess funds in the primary and secondary market.
- Sales of equipment and related services – This segment is involved in trading in car parks management equipment to clients.

23 Segmental information (continued)

As at, and nine months period ended 30 September 2026 (Reviewed)

	Car park services	Property rental services	Investment activities	Sales of equipment	Unallocated expenses	Total
Operating income	1,517,030	696,951	-	236,911	-	2,450,892
Net income from investments	-	-	263,028	-	-	263,028
Other income	4,820	671	-	-	-	5,491
Total income	1,521,850	697,622	263,028	236,911	-	2,719,411
Operating and general expenses	(1,003,869)	(549,346)	(65,661)	(87,948)	(39,375)	(1,746,199)
Depreciation	(183,735)	(126,429)	-	-	-	(310,164)
Total operating and general expenses	(1,187,604)	(675,775)	(65,661)	(87,948)	(39,375)	(2,056,363)
Segment profit	334,246	21,847	197,367	148,963	(39,375)	663,048
Reportable segment assets	9,653,832	4,971,763	7,949,396	23,494	-	22,598,485
Reportable segment liabilities	1,506,858	892,173	14,952	55,853	-	2,469,836
Other Segment information						
Minimum operating lease commitment	5,848,036	-	-	-	-	5,848,036

23 Segmental information (continued)

As at 31 December 2025 (Audited), and for the nine months period ended 30 September 2025 (Reviewed)

	Car park services	Property rental services	Investment activities	Sales of equipment	Unallocated expenses	Total
Operating income	1,505,757	722,402	-	146,301	-	2,374,460
Net income from investments	-	-	356,930	-	-	356,930
Other income	6,494	1,001	10	-	-	7,505
Total income	1,512,251	723,403	356,940	146,301	-	2,738,895
Operating and general expenses	(1,033,114)	(460,498)	(62,293)	(20,821)	(39,375)	(1,616,101)
Depreciation	(188,933)	(127,218)	-	-	-	(316,151)
Total operating and general expenses	(1,222,047)	(587,716)	(62,293)	(20,821)	(39,375)	(1,932,252)
Segment profit	290,204	135,687	294,647	125,480	(39,375)	806,643
Reportable segment assets	6,171,886	5,101,910	11,216,122	34,680	-	22,524,598
Reportable segment liabilities	1,356,833	561,391	46,862	71,328	-	2,036,414

Geographical segments – secondary reporting segment

A geographical segment is engaged in providing products or services within a particular economic environment that are subject to risks and return that are different from those of segments operating in other economic environments.

The group's operations are restricted to the Kingdom of Bahrain; therefore, no geographical segmental information has been presented.

24 Significant events and transactions

On 28 February 2026, geopolitical tensions contributed to heightened economic uncertainty and market volatility across the region. Based on the nature of operations and the industry in which it operates, the Group's management assessed the significant impact of geopolitical tensions in the below areas:

24 Significant events and transaction (continued)

a) Decrease in operating income;
b) Commitments and contingent liabilities.

(a) Decrease in operating income:

The Group has experienced a reduction in its car parks income amounting to BD117,933 for the period ended 30 September 2026 as compared to the estimates.

(b) Commitments and contingent liabilities:

The Group has assessed the impact of any operational disruptions, including any contractual challenges and changes in business or commercial relationships among the Group, customers and suppliers, with a view of potential increase in contingent liabilities and commitments and no issues were noted.

No other significant impact has been noted by the management on other financial statement areas during the period ended 30 September 2026.

25 Interim results

The interim net profit for the nine months period ended 30 September 2026 may not represent a proportionate share of the annual net profit or loss due to the variability in timing of the receipt of dividend and investments income.

26 Events after the reporting date

There were no significant events subsequent to 30 September 2026 and occurring before the date of the report that are expected to have a significant impact on this condensed interim consolidated financial information.