AL-TIJARIA التجارية
The Commercial Real Estate Co. K.P.S.C. الشركة التجارية العقارية ش.م.ك.ع

The Commercial Real Estate Co. K.P.S.C
الشركة التجارية العقارية ش.م.ك.ع

OUT(3057)11112026

Date: 11/11/2026

To: Boursa Kuwait Company

Dear Sirs,

Subject: The Commercial Real Estate Company (K.P.S.C) Analyst/Investor Conference Presentation for Q3 of 2026

In reference to the above subject, and to ensure that The Commercial Real Estate Company (K.P.S.C) is complying with the requirements of article (7-8-1/3), of the Boursa Kuwait rule book issued via resolution No. (1) of year 2018, kindly be informed that the analyst/investor conference was conducted through (Live Webcast) at 1:30 PM on Wednesday, November 11, 2026.

Kindly note that no material information has been discussed during the conference. Please find attached the analyst/investors conference presentation for Q3 of 2026.

The Commercial Real Estate Company shall disclose the minutes of the analyst/investor conference within 3 working days post the date of the conference.

Sincerely Yours,

التاريخ: 2026/11/11

السادة / شركة بورصة الكويت المحترمين

تحية طيبة وبعد،

الموضوع: العرض التقديمي لمؤتمر المحللين / المستثمرين للشركة التجارية العقارية (ش.م.ك.ع) للربع الثالث من عام 2026

بالإشارة إلى الموضوع أعلاه، وحرصاً من الشركة التجارية العقارية (ش.م.ك.ع) على الإلتزام بمتطلبات المادة (7-8-1/3) من كتاب قواعد البورصة الصادرة بموجب القرار رقم (1) لسنة 2018، نود أن نحيطكم علماً بأن مؤتمر المحللين / المستثمرين قد إنعقد عن طريق بث مباشر على (Live Webcast) في تمام الساعة 1:30 ظهراً من اليوم الاربعاء الموافق 2026/11/11.

كما يرجى العلم بأنه لم يتم تداول أي معلومة جوهرية خلال المؤتمر، وتجدون مرفق لكم العرض التقديمي لمؤتمر المحللين/المستثمرين عن الربع الثالث من عام 2026.

وسوف تقوم الشركة التجارية العقارية بالإفصاح عن محضر مؤتمر المحللين/ المستثمرين خلال 3 أيام عمل من تاريخ إنعقاد المؤتمر.

وتفضلوا بقبول فائق الإحترام والتقدير،

صالح أحمد العريان
الرئيس التنفيذي لمجموعة الموارد البشرية والشؤون القانونية
Saleh Ahmad Al Aryan
C.E.O – Human Resources & Legal Affairs Group

الشركة التجارية العقارية ش.م.ك.ع
AL-TIJARIA التجارية
The Commercial Real Estate Co. K.S.C.P.

نموذج الإفصاح عن المعلومات الجوهرية

Disclosure of Material Information Form

Date	2026/11/11	التاريخ
Name of the Listed Company		إسم الشركة المدرجة
The Commercial Real Estate Company (K.P.S.C)		الشركة التجارية العقارية (ش.م.ك.ع)
Material Information		المعلومات الجوهرية
To ensure that The Commercial Real Estate Company (K.P.S.C) is complying with the requirements of article (7-8-1/3), of the Boursa Kuwait rule book issued via resolution No. (1) of year 2018, kindly be informed that the analyst/investor conference was conducted through (Live Webcast) at 1:30 PM on Wednesday, November 11, 2026. Kindly note that no material information has been discussed during the conference. Please find attached the analyst/investors conference presentation for Q3 of 2026. The Commercial Real Estate Company shall disclose the minutes of the analyst/investor conference within 3 working days post the date of the conference.		حرصاً من الشركة التجارية العقارية (ش.م.ك.ع) على الإلتزام بمتطلبات المادة (7-8-1/3) من كتاب قواعد البورصة الصادرة بموجب القرار رقم (1) لسنة 2018، نود أن نحيطكم علماً بأن مؤتمر المحللين / المستثمرين قد إنعقد عن طريق بث مباشر على (Live Webcast) في تمام الساعة 1:30 ظهراً من اليوم الاربعاء المو افق 2026/11/11. كما يرجى العلم بأنه لم يتم تداول أي معلومة جوهرية خلال المؤتمر، وتجدون مرفق لكم العرض التقديمي لمؤتمر المحللين/المستثمرين عن الربع الثالث من عام 2026. وسوف تقوم الشركة التجارية العقارية بالإفصاح عن محضر مؤتمر المحللين/ المستثمرين خلال 3 أيام عمل من تاريخ إنعقاد المؤتمر.
Significant Effect of the material information on the financial position of the company		أثر المعلومة الجوهرية على المركز المالي للشركة
There is no significant effect on the financial position of the company.		لا يوجد أثر جوهري على المركز المالي للشركة.
The issuer of this disclosure bears full responsibility for the soundness, accuracy, and completeness of the information contained therein. The issuer acknowledges that it has assumed care of a prudent person to avoid any misleading, false, or incomplete information. The Capital Markets Authority and Boursa Kuwait Securities Exchange shall have no liability whatsoever for the contents of this disclosure. This disclaimer applies to any damages incurred by any Person because of the publication of this disclosure, permitting its dissemination through their electronic systems or websites, or its use in any other manner.		يتحمل من أصدر هذا الإفصاح كامل المسؤولية عن صحة المعلومات الواردة فيه ودقتها وإكتمالها، ويقر بأنه بذل عناية الشخص الحريص في تجنب أية معلومات مضللة أو خاطئة أو ناقصة، وذلك دون أدنى مسؤولية على كل من هيئة أسواق المال وبورصة الكويت للأوراق المالية بشأن محتويات هذا الإفصاح. وبما ينفي عنهما المسؤولية عن أية أضرار قد تلحق بأي شخص جراء نشر هذا الإفصاح أو السماح بنشره عن طريق أنظمتها الالكترونية أو موقعهما الالكتروني، أو نتيجة إستخدام هذا الإفصاح بأي طريقة أخرى.

الشركة التجارية العقارية ش.م.ك.ع
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AL-TIJARIA البتجارية

The Commercial Real Estate Co. KPSC الشركة التجارية العقارية ش.م.ك

Investors Presentation

3Q26 Earning Results
Ending September 2026

November 11, 2026



DISCLAIMER

The information set out in this presentation and provided in this discussion subsequent thereto does not constitute an offer, an agreement, or a solicitation of an offer to buy or sell securities. It is solely for use as an investor presentation and is provided as information only. This presentation has been prepared by, and is the sole responsibility of, The Commercial Real Estate Company (Al-Tijaria). The information herein may be amended and supplemented and may not as such to be relied upon for the purpose of entering any transaction.

This presentation may not be reproduced, distributed or transmitted without the Company's prior written consent. All projections, valuations and statistical analyses are provided to assist the recipient in the evaluation of the matters described herein. They may be based on subjective assessment and assumptions and may use one among alternative methodologies that produce different results and therefore should not be relied upon as an accurate prediction of future performance. Al-Tijaria is under no obligation to update the information contained herein. No person shall have any right of accurate against the Company or any other person in relation to the accuracy or completeness of the information contained in this presentation. This presentation doesn't disclose all the risks and other significant issues related to our investments.

No person is authorized to give any information or to make any representation not contained in and not consistent with this presentation, and if given or made, such information or representation must not be relied upon as having been authorized by or on behalf of the Company. There is no guarantee that such statements would be materialized or even occur and Al Tijaria has no liability whatsoever as a result of such forward-looking statements therefore, recipients should not rely on such forward-looking statements.

Please note that some statements in this presentation may be considered forward-looking. These statements are based on the company's current expectations and strategy, which are subject to various risks and uncertainties. Actual results may differ significantly, potentially impacting the outcomes and financial implications of the plans discussed. It's important not to rely solely on these forward-looking statements. The company is under no obligation to update its assessment of these risks and uncertainties or publicly announce any revisions to the forward-looking statements mentioned.

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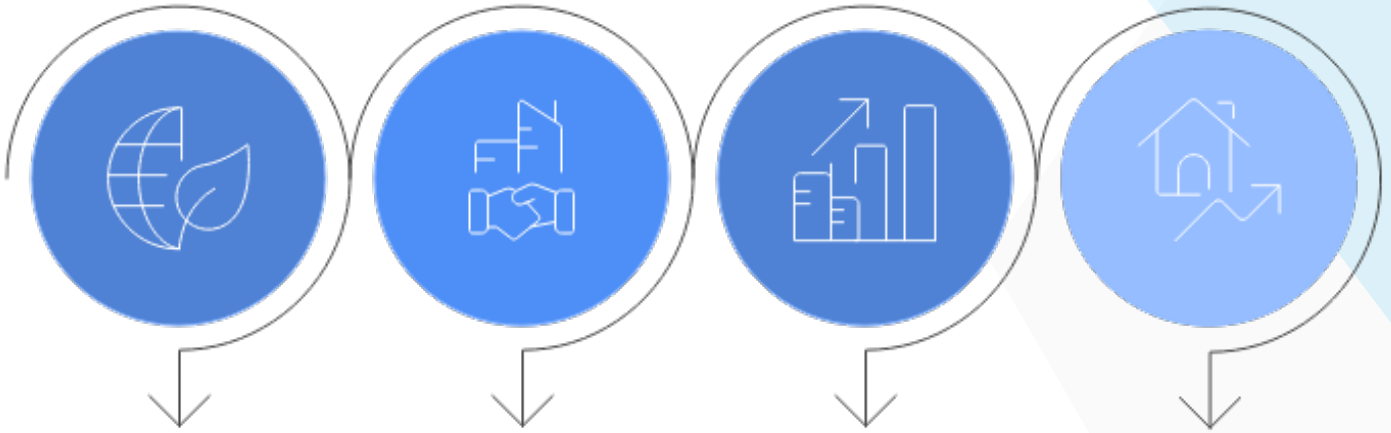
Q & A

4

SECTION 1

AL TIJARIA MILESTONES

Al Tijaria Milestones



ESG Compliance

Symphony Hotel received Green Key Certification, and Al-Tijaria obtained ISO 37000.

Al-Qairawan (Q1)

Land handed over and construction to be triggered for the Commercial and Health Club Complex

Travel Center Almeda & Baytown

New Real Estate Investments in Houston - USA

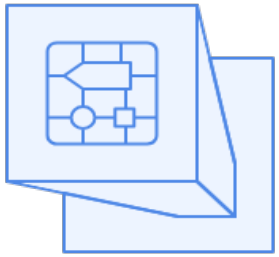
First Residence 501

Exited from First Residence 501 residential development investment in Miami following project completion

Al Tijaria's Strategy

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

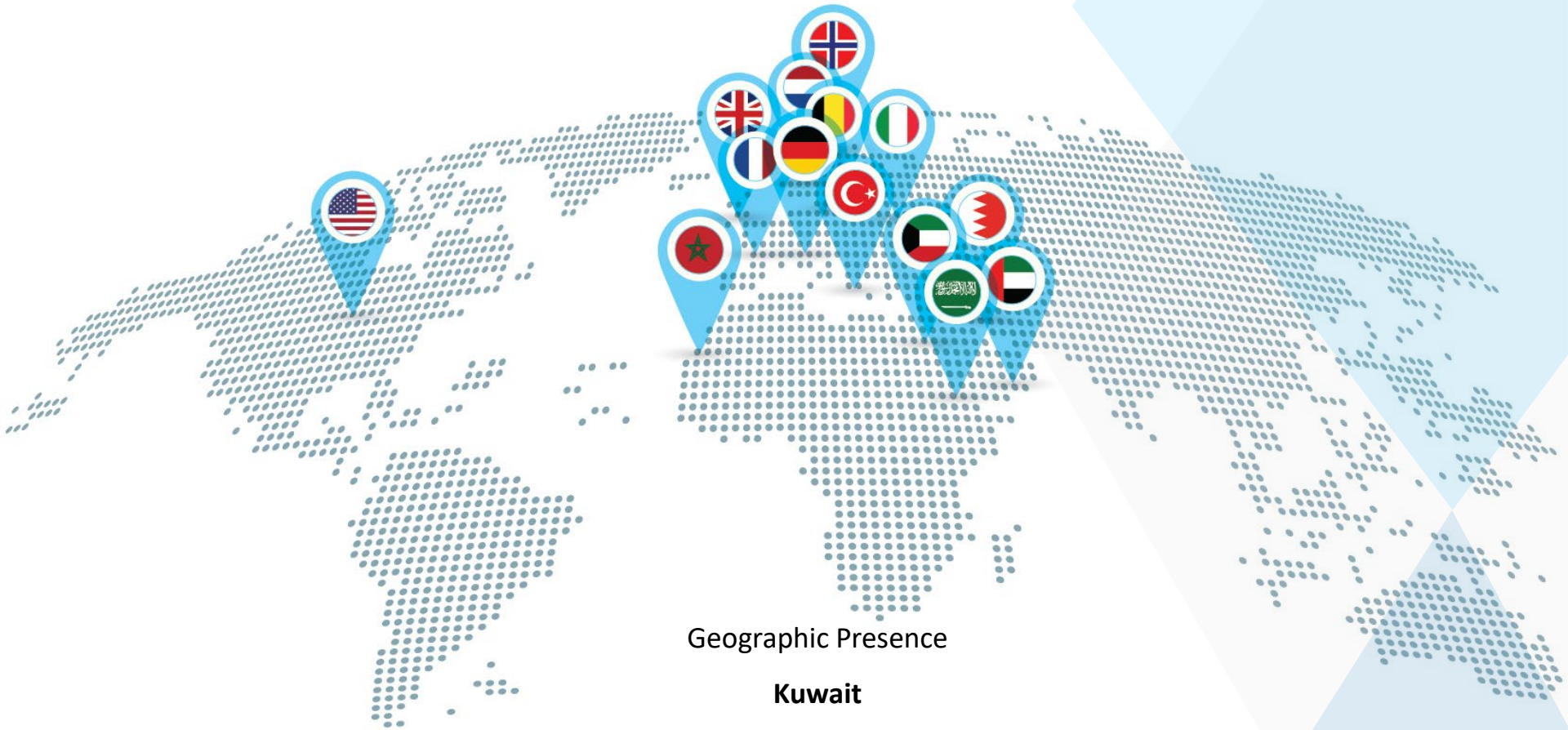




PPP and Developing Project

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.

Al Tijaria Presence



Geographic Presence

Kuwait

Bahrain, KSA, UAE, , Morocco,

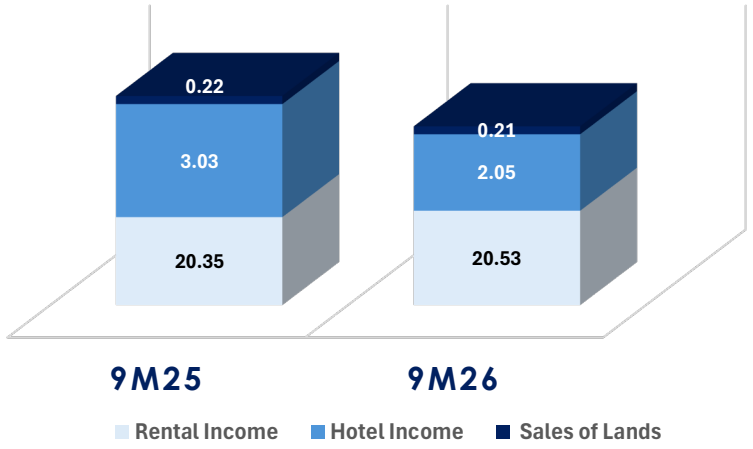
USA, Europe, UK , Turkey

SECTION 2

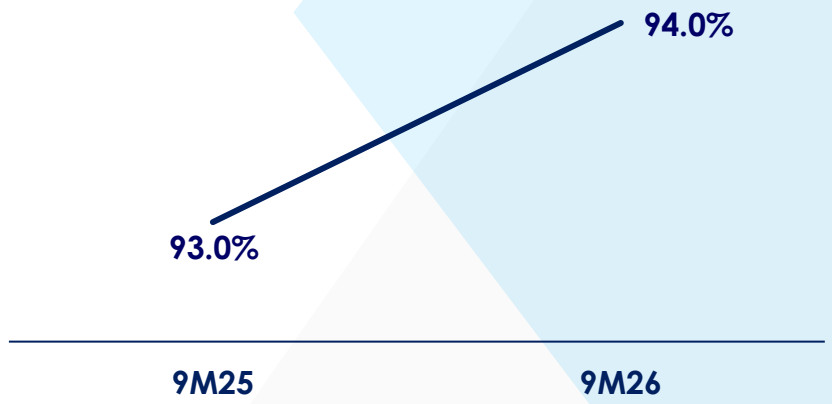
BUSINESS OVERVIEW & FINANCIAL PERFORMANCE

BUSINESS OVERVIEW

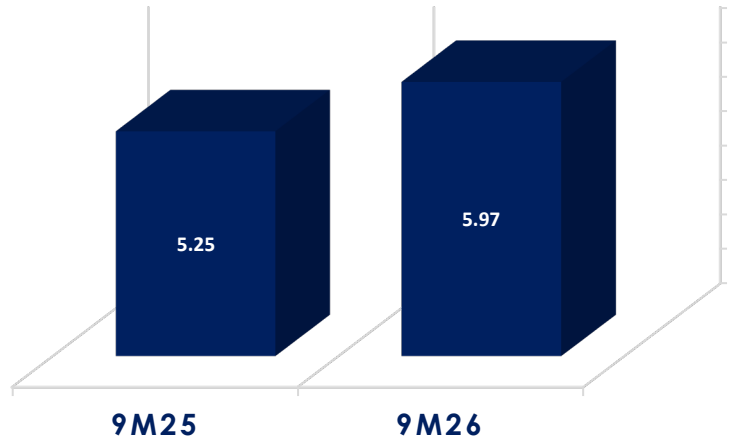
RENTAL & HOTEL INCOME (IN KD MN)



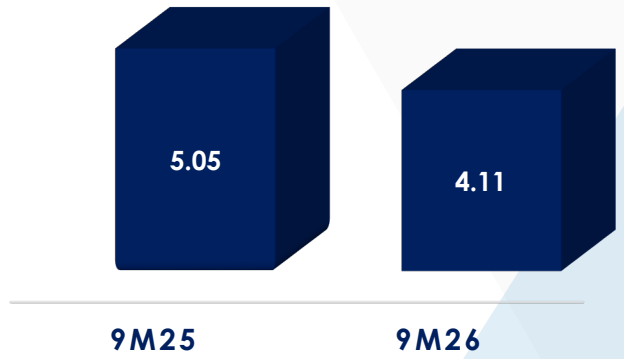
AGGREGATE OCCUPANCY



SHARE OF PROFIT FROM ASSOCIATES (IN KD MN)



NET GAIN ON INVESTMENTS (IN KD MN)



FINANCIAL PERFORMANCE – Key Highlights

Income Statement (KWD Mn)	9M25	9M26	Change %
Total Revenues	**23.60**	**22.79**	-3.45%
Rental Income	20.35	20.53	0.85%
Hospitality Income	3.03	2.05	-32.36%
Profit Sales of Lands	0.22	0.21	-2.36%
Operating Expenses	**(7.59)**	**(7.32)**	**-3.55%**
Real Estate Gross Profits	**16.01**	**15.47**	**-3.40%**
Share of Profit from Associates	5.25	5.97	13.57%
Net Gain on Investments	5.05	4.11	-18.66%
Other operating income	0.09	0.06	-31.14%
SG&A Expenses	**(2.69)**	**(3.25)**	**20.83%**
Total Operating Income	**23.72**	**22.35**	**-5.74%**
Finance Cost	(8.73)	(7.71)	-11.69%
Provisions	0.13	0.23	71.33%
Earnings before Tax (EBT)	**15.12**	**14.87**	**-1.63%**
Zakat,KFAS , NLST	(0.47)	(0.30)	-35.15%
Non controlling interest	2.03	2.31	14.10%
Net Income (Parent)	**12.63**	**12.26**	**-2.92%**

FINANCIAL PERFORMANCE – Key Highlights

Balance Sheet (KWD Mn)	9M25	FY25	9M26	YoY%
Investment property	370.50	374.70	382.51	2.08%
Investments (OCI &associates &P&L)	**161.27**	**166.16**	**171.44**	**3%**
Investments - OCI	*52.55*	*52.87*	*52.83*	*0%*
Investments - associates	*55.07*	*59.90*	*66.28*	*11%*
Investments - P&L	*53.65*	*53.39*	*52.33*	*-2%*
Land & Properties held for trading	16.31	15.59	15.64	0%
Other Assets	39.22	33.08	30.63	-7%
Total Assets	**587.30**	**589.53**	**600.21**	**2%**
Other Liabilities	15.17	16.29	21.48	32%
Term Finance	248.08	248.82	247.83	0%
Total Liabilities	**263.26**	**265.10**	**269.31**	**2%**
Total Equity	**324.05**	**324.43**	**330.90**	**2%**

FINANCIAL PERFORMANCE - Indicators

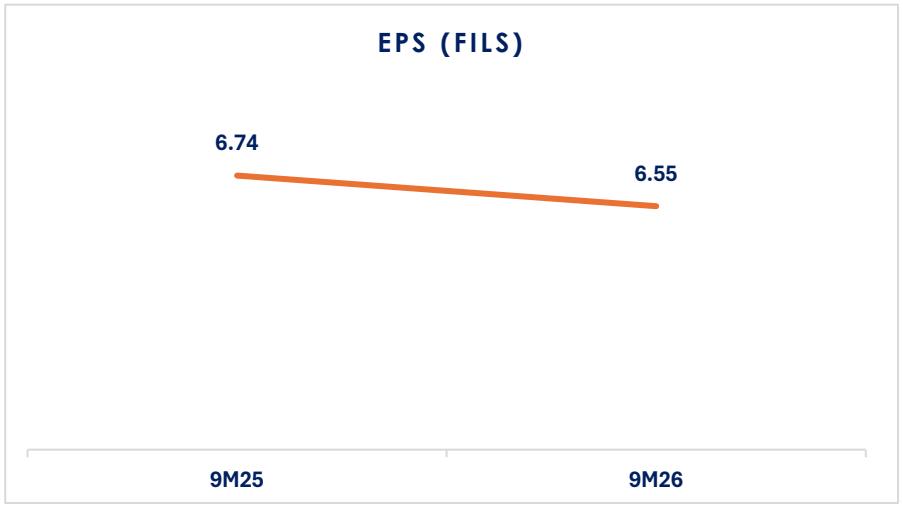
Financial Perofrmance (KWD Mn)	9M25	FY25	9M26
*ROA %**	*3.33%*	*3.08%*	*3.24%*
*ROE %**	*5.64%*	*5.44%*	*5.36%*
*Net profit Margin (NPM) %**	*43.1%*	*42.5%*	*44.3%*
BVPS (Fils)	*165.70*	*167.03*	*164.6*
*DPS (Fils) **	*3.0*	*3.0*	*3.0*
EPS (Fils)	*6.74*	*9.09*	*6.55*

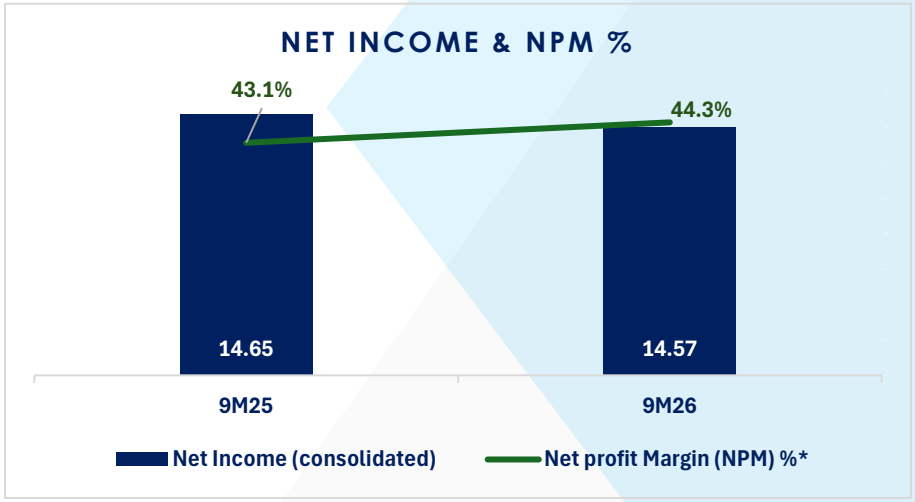
** ROE & ROA are annualized*

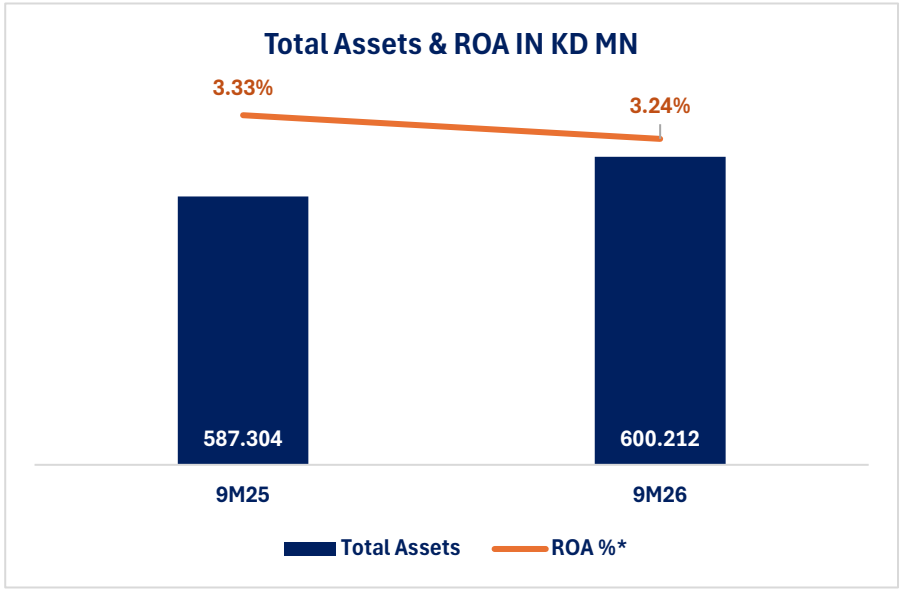
***Actual cash dividends paid for the respective year based on previous financial year*

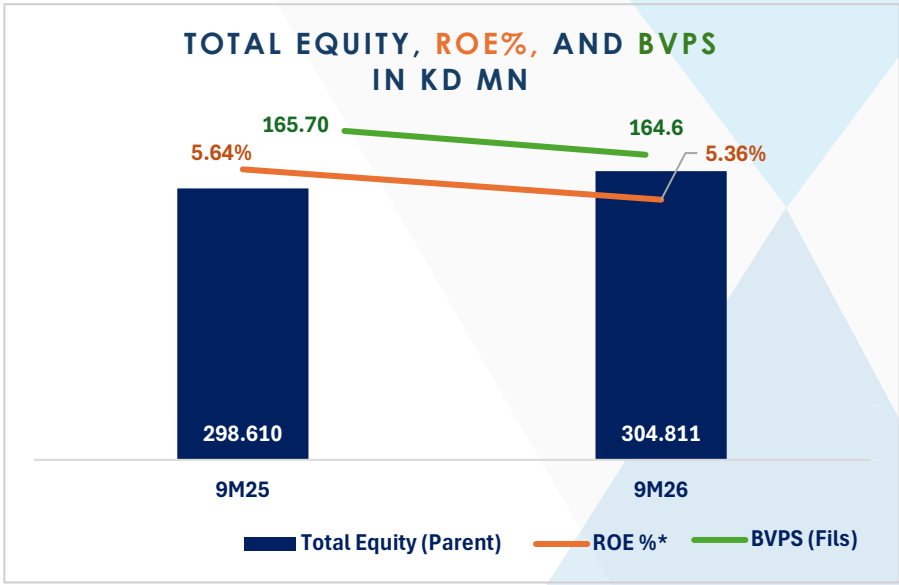
Key Performance Indicators (KPI)	9M25	FY25	9M26
Aggregate Occupancy	93.0%	94.0%	94.0%
Leverage (Total assets/Total equity)(X)	*1.81*	*1.82*	*1.81*
Total debt /Total assets (%)	*42.2%*	*42.2%*	*41.3%*

FINANCIAL PERFORMANCE – Highlights









BUSINESS OVERVIEW – Under Development

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 fort he design and development.





BUSINESS OVERVIEW – Local

Al Tijaria Key Properties



Al Tijaria Tower

Location	Sharq
Area	29,889 sqm
Floors	39



Symphony Style Hotel & Complex

Location	Salmiya
Area	11,749 sqm
Hotel Rooms	175
Offices	84
Retail stores	129



Light Complex

Location	Mahboula
Area	5,940 sqm
Units	11

BUSINESS OVERVIEW - Local

Al Tijaria Key Properties



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	29,114 sqm
Floors	13

BUSINESS OVERVIEW – Bahrain

Al Tijaria Key Properties



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.



Bayan Reality - KSA

Established in year 2007 as Saudi closed stock company. The company's current share capital is SAR 250 Million. Sale phase already started in March 2024.

Total Area (Sqm)	621,150
Residential (Sqm)	297,463
Commercial (Sqm)	28,007
Others (Sqm)	295,530



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.



BUSINESS OVERVIEW – Global

Al Tijaria Global Portfolio – Partially Owned

Baytown Travel Center, Houston – USA

Al-Tijaria Group has entered a new logistics-sector investment in Houston, spanning approximately 479,000 square feet. The facility is designed to include 170 truck parking spaces, 6 gasoline pumps, 6 diesel pumps, and two retail outlets.

The asset is secured by a long-term triple-net lease, ensuring stable and predictable income with minimal operational risk.





Project Bean, Chicago – USA

The Property features 373,053 Sqft including a retail ground floor, 11 stories, parking stalls and top-of-the line amenities





Project Newark, New Jersy – USA

A high-quality office building strategically located at American Boulevard – New Jersey, USA.

The property remains 100% leased to Merrill Lynch through November 30th, 2035. Approximately 5,000 employees are on-site across the greater Hopewell Campus.





SECTION 3

ESG & CSR

ESG

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; as well as the ISO 45001 regarding Occupational Health and Safety Management System, & ISO 14001 regarding Environmental Management System.

UN GLOBAL COMPACT
WE SUPPORT

Green Key

ROYALCERT

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 in FY2025

Empowerment

- **101,650 KWD** allocated budget for CSR initiatives for FY 2026

Community

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

Decarbonization



Al Tijaria Organizes the 4th Edition of “better in Arabic” Cultural Family Festival

As part of its commitment to sustainability and As part of its commitment to sustainability and social responsibility (ESG), Al Tijaria Real Estate Company organized the fourth edition of the “Better in Arabic” Cultural Family Festival under the theme “We Protect It with Love: Arabic Identity and Language,” at Symphony Mall on 18 July 2026.

The festival welcomed families and children and featured storytelling sessions, puppet shows, educational workshops, cultural competitions, and creative activities, promoting appreciation of the Arabic language and strengthening cultural identity among younger generations. The initiative reflects Al Tijaria’s commitment to preserving Arabic language and heritage.



Al Tijaria Sponsors INJAZ Kuwait’s Internship Fair for the Second Consecutive Year

Al Tijaria Real Estate Company sponsored INJAZ Kuwait’s Internship Fair for the second consecutive year, held at Symphony Mall from 21 to 23 July 2026, reaffirming its commitment to youth empowerment, national talent development, and ESG principles.

The fair connected students and graduates with leading private-sector organizations, offering insights into internship opportunities and career paths. Al Tijaria participated with a dedicated booth showcasing its real estate portfolio and internship opportunities across various departments, supporting the development of promising national talent.



Al Tijaria Real Estate Contributes USD 1 Million to the Kuwait Emergency Response Fund

Al Tijaria Real Estate Company contributed USD 1 million to the Kuwait Emergency Response Fund, launched by the Kuwait Fund for Arab Economic Development, reaffirming its commitment to national initiatives that strengthen Kuwait’s preparedness, infrastructure resilience, and the sustainability of essential services.

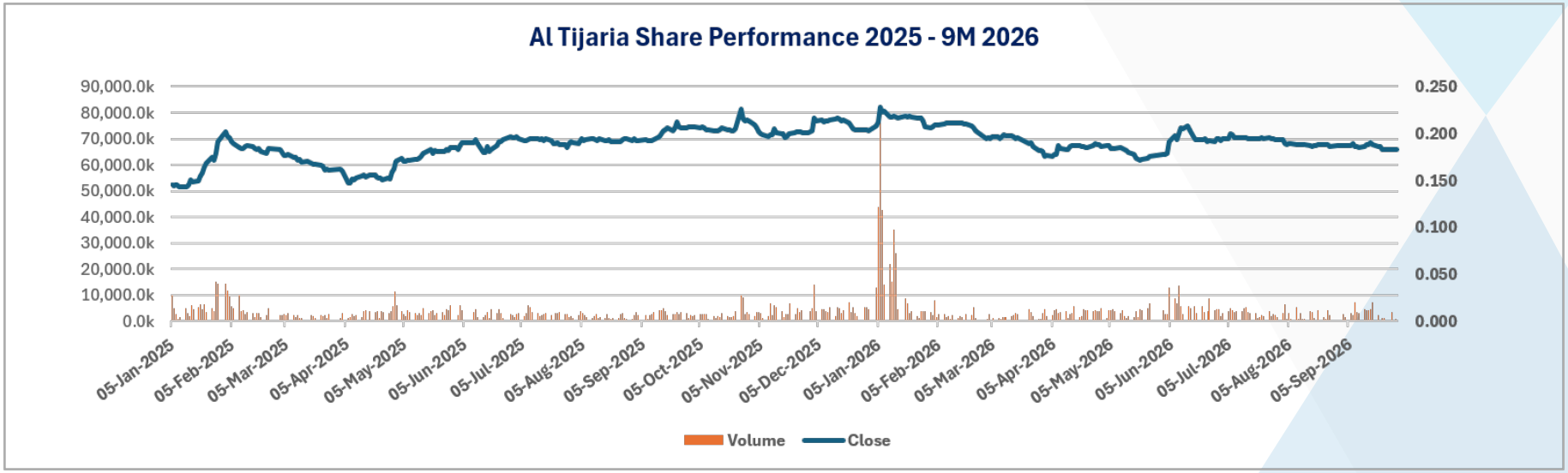
This contribution reflects the Company’s commitment to social responsibility and the importance of public-private sector collaboration in supporting national stability and Kuwait’s long-term prosperity.

Snapshot - Al-Tijaria Share Performance

fils/shr	2025	9M26
Average Price	*187*	*194*
Cash Dividends	*3*	*3*
Bonus Shares %	*3*	*3*
Dividend Yld. %	*1.6%*	*1.5%*
Cap. Gain / Loss%	*41.4%*	*7.8%*
*Overall Return / Loss **	*43.0%*	*9.3%*

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

AL-TIJARIA التجارية

The Commercial Real Estate Co. K.P.S.C. الشركة التجارية العقارية ش.م.ك



For Further Information Please Contact the Investor Relations Unit:

Email : investors@altijaria.com

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Fax : +965 – 22902901

www.altijaria.com

MSCI ESG RATINGS BBB

CCC | B | BB | BBB | A | AA | AAA

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BOURSA KUWAIT ALTIJARIA

UN GLOBAL COMPACT WE SUPPORT

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