INVEST BANK P.S.C.

Review Report and condensed consolidated interim financial information for the nine-month period ended 30 September 2026

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INVEST BANK P.S.C.

Condensed consolidated interim financial information for the nine-month period ended 30 September 2026

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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION TO THE BOARD OF DIRECTORS OF INVEST BANK P.S.C.

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of Invest Bank P.S.C. (the "Bank") and its subsidiaries (together referred to as "the Group") as of 30 September 2026, and the related condensed consolidated interim statements of profit or loss, comprehensive income, changes in equity and cash flows for the nine-month period then ended and material accounting policy information and other explanatory notes. Management is responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with International Accounting Standard 34 Interim Financial Reporting ("IAS 34"). Our responsibility is to express a conclusion on this condensed consolidated interim 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 condensed consolidated interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Other Matter

The Group's consolidated financial statements for the year ended 31 December 2025 and condensed consolidated interim financial information for the nine-month period ended 30 September 2025 were audited and reviewed respectively by another auditor who expressed an unmodified opinion and unmodified conclusion on those statements and that information on 23 February 2026 and 7 November 2025 respectively.

Deloitte & Touche (M.E.)



Obada AlKowatly
Registration No. 1056
10 November 2026
Abu Dhabi
United Arab Emirates

INVEST BANK P.S.C.

Condensed consolidated interim statement of financial position as at 30 September 2026

	Note	30 September 2026 Unaudited AED'000	31 December 2025 Audited AED'000
ASSETS			
Cash and balances with central banks, net	4	**2,104,579**	2,092,121
Due from banks, net	5	**882,842**	838,822
Investment securities, net	6	**1,911,663**	1,468,471
Loans and advances to customers, net	7	**10,200,530**	7,194,902
Reimbursement asset	3	**1,261,559**	1,506,690
Other assets, net	8	**682,198**	1,068,268
Total assets		**17,043,371**	14,169,274
LIABILITIES			
Due to banks	9	**460,971**	214,735
Deposits from customers	10	**13,844,994**	11,332,763
Other liabilities	11	**962,489**	978,690
Total liabilities		**15,268,454**	12,526,188
EQUITY			
Share capital	12	**3,202,493**	3,202,493
Statutory reserve		**14,147**	14,147
Fair value reserve		**(40,922)**	(39,930)
Foreign currency translation reserve		**21,665**	21,665
Accumulated losses		**(1,421,496)**	(1,555,383)
Equity attributable to equity holder of the Bank		**1,775,887**	1,642,992
Non-controlling interest		**(970)**	94
Total equity		**1,774,917**	1,643,086
Total liabilities and equity		**17,043,371**	14,169,274

The accompanying notes 1 to 30 form an integral part of this condensed consolidated interim financial information.

This condensed consolidated interim financial information was approved and authorized for issued by the Board of Directors on 10 November 2026 and signed on their behalf by:

Chief Executive Officer

Director

INVEST BANK P.S.C.

Condensed consolidated interim statement of profit or loss for the nine-month period ended 30 September 2026

	Note	Nine month period ended 30 September 2026 Unaudited AED'000	Nine month period ended 30 September 2025 Unaudited AED'000	Three-month period ended 30 September 2026 Unaudited AED'000	Three-month period ended 30 September 2025 Unaudited AED'000
Interest income	*13*	**552,811**	411,418	**199,529**	162,800
Interest expense	*14*	**(286,831)**	(262,994)	**(97,561)**	(92,062)
Net interest income		**265,980**	148,424	**101,968**	70,738
Income from Islamic financing products		**124**	-	**78**	-
Total net interest income and income from Islamic financing		**266,104**	**148,424**	**102,046**	**70,738**
Net fees and commission income	*15*	**83,153**	65,991	**37,274**	23,463
Net income from foreign currencies		**24,588**	5,882	**9,634**	2,360
Other operating income - net	*16*	**34,347**	31,132	**438**	9,295
Total operating income		**408,192**	251,429	**149,392**	105,856
Operating expenses:					
Staff cost		**(193,086)**	(141,014)	**(65,917)**	(53,891)
Depreciation and amortization		**(8,084)**	(8,802)	**(3,010)**	(3,289)
Other operating expenses	*17*	**(111,448)**	(82,588)	**(40,955)**	(39,398)
Total operating expenses		**(312,618)**	(232,404)	**(109,882)**	(96,578)
Operating profit before impairment charge and tax		**95,574**	19,025	**39,510**	9,278
Net reversal of impairment provision	*18*	**48,092**	82,850	**23,644**	42,536
Profit before taxation		**143,666**	101,875	**63,154**	51,814
Tax expense	*19*	**(10,843)**	(2,240)	**(4,932)**	(1,100)
Net profit for the period		**132,823**	99,635	**58,222**	50,714
Attributable to:					
Equity holders of the Bank		**133,887**	99,635	**58,580**	50,714
Non-controlling interest		**(1,064)**	-	**(358)**	-
Net profit for the period		**132,823**	99,635	**58,222**	50,714
Earnings per share (AED)	*20*	**0.0005**	0.0004	**0.0002**	0.0002

The accompanying notes 1 to 30 form an integral part of this condensed consolidated interim financial information.

INVEST BANK P.S.C.

Condensed consolidated interim statement of comprehensive income for the nine-month period ended 30 September 2026

	Note	Nine month period ended 30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	Three-month period ended 30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000
Net profit for the period		**132,823**	99,635	**58,222**	50,714
Other comprehensive income:					
Items that may be re-classified subsequently to the condensed consolidated interim statement of profit or loss:					
Change in fair value of debt securities measured at fair value through other comprehensive income		**1,346**	1,627	**2,260**	794
Items that will not be reclassified subsequently to condensed consolidated interim statement of profit or loss:					
Net change in fair value of equity instruments measured at fair value through other comprehensive income		**(2,338)**	786	**(3,480)**	651
Other comprehensive income for the period		**(992)**	2,413	**(1,220)**	1,445
Total comprehensive income for the period		**131,831**	102,048	**57,002**	52,159
Attributable to:					
Equity holders of the Bank		**132,895**	102,048	**57,360**	52,159
Non-controlling interest		**(1,064)**	-	**(358)**	-
Total comprehensive income for the period		**131,831**	102,048	**57,002**	52,159

The accompanying notes 1 to 30 form an integral part of this condensed consolidated interim financial information.

INVEST BANK P.S.C.

Condensed consolidated interim statement of changes in equity for the nine-month period ended 30 September 2026

	Share capital AED'000	Statutory reserve AED'000	Foreign currency translation reserve AED'000	Fair value reserve AED'000	Accumulated losses AED'000	Total AED'000	Non-controlling interest AED'000	Total AED'000
Balance at 1 January 2026	**3,202,493**	**14,147**	**21,665**	**(39,930)**	**(1,555,383)**	**1,642,992**	**94**	**1,643,086**
Profit for the period	-	-	-	-	**133,887**	**133,887**	**(1,064)**	**132,823**
Other comprehensive income for the period	-	-	-	**(992)**	-	**(992)**	-	**(992)**
Total comprehensive income for the period	**-**	**-**	**-**	**(992)**	**133,887**	**132,895**	**(1,064)**	**131,831**
Balance at 30 September 2026 (Unaudited)	**3,202,493**	**14,147**	**21,665**	**(40,922)**	**(1,421,496)**	**1,775,887**	**(970)**	**1,774,917**
Balance at 1 January 2025	3,202,493	-	21,665	(43,722)	(1,701,718)	1,478,718	-	1,478,718
Non-controlling interest on acquisition of a subsidiary	-	-	-	-	-	-	120	120
Profit for the period	-	-	-	-	99,635	99,635	-	99,635
Other comprehensive income for the period	-	-	-	2,413	-	2,413	-	2,413
Total comprehensive income for the period	-	-	-	2,413	99,635	102,048	-	102,048
Balance at 30 September 2025 (Unaudited)	3,202,493	-	21,665	(41,309)	(1,602,083)	1,580,766	120	1,580,886

The accompanying notes 1 to 30 form an integral part of this condensed consolidated interim financial information.

INVEST BANK P.S.C.

Condensed consolidated interim statement of cash flows for the nine-month period ended 30 September 2026

	Note	For the nine-month period ended 30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000
OPERATING ACTIVITIES:			
Profit before taxation		**143,666**	101,875
Adjustments for:			
Depreciation and amortization		**8,084**	8,802
Net (gain) on investment securities		**(430)**	(403)
Net loss / (gain) on repossessed properties		**2,901**	**(13,126)**
Loss on sale of property and equipment		**268**	-
Net reversal of impairment charge	*18*	**(35,507)**	(80,060)
Cash flows from operating activities before changes in operating assets and liabilities		**118,982**	17,088
Income tax paid		**(3,397)**	**-**
		115,585	17,088
Net movement in:			
Balances with central banks (with original maturity of over three months)		-	104,069
Due from banks with original maturity of over three months)		**29,281**	68,099
Loans and advances to customers		**(3,007,915)**	(2,010,022)
Reimbursement asset	*3*	**245,131**	380,423
Other assets		**340,153**	68,796
Due to banks (with original maturity of over three months)		**76,000**	48,744
Deposits from customers		**2,512,231**	2,410,677
Other liabilities		**27,452**	32,261
Net cash from operating activities		**337,918**	1,120,135
INVESTING ACTIVITIES:			
Purchase of property and equipment		**(59,576)**	(15,506)
Purchase of investment securities		**(1,087,632)**	(547,561)
Proceeds from sale / maturity of investment securities		**633,945**	433,863
Investment income		**430**	403
Proceeds from sale of repossessed properties		**94,652**	37,245
Net cash used in investing activities		**(418,181)**	(91,556)
FINANCING ACTIVITIES:			
Repo financing		**115,487**	-
Trade borrowing		**55,096**	-
Net cash from financing activity		**170,583**	**-**
Net increase in cash and cash equivalents		**90,320**	1,028,579
Cash and cash equivalents at the beginning of the period		**2,249,171**	1,129,870
Cash and cash equivalents at the end of the period	*21*	**2,339,491**	2,158,449

The accompanying notes 1 to 30 form an integral part of this condensed consolidated interim financial information.

1. Legal status and activities

Invest Bank P.S.C. ("Invest Bank" or "the Bank") is a public shareholding company with limited liability incorporated in 1975 in the Emirates of Sharjah, United Arab Emirates (UAE) by an Emiri Decree issued by His Highness Dr. Sheikh Sultan Bin Mohammed Al Qassimi, Ruler of Sharjah. The registered address of the Bank is at Al Zahra Street, P. O. Box 1885, Sharjah, United Arab Emirates ("UAE").

The Bank is licensed by the Central Bank of the UAE (the "CBUAE") to carry out banking activities and is principally engaged in the business of corporate and retail banking through its network of branches located in the Emirate of Sharjah, Dubai and Abu Dhabi. During 2025, the Bank received a license from the CBUAE to carry Islamic Banking related activities in compliance with the Shariah principles and is in the process of launching shariah compliance products.

The Group also carries out banking activities through its branch ("the Branch") in Beirut, Lebanon licensed by the Central Bank of Lebanon (the "CB Lebanon"). As a result of the prevailing financial and economic conditions in Lebanon, management has assessed the situation and is in the process of liquidating the branch after having received the CB Lebanon approval to liquidate the branch.

The Bank's Islamic banking activities are conducted in accordance with principles of Islamic Shariah as interpreted by Internal Shariah Supervision Committee ("ISSC") as well as the standards and resolutions issued by the higher Shariah authority of CBUAE.

The Bank's shares are listed on the Abu Dhabi Securities Exchange ("ADX"). At 30 September 2026, the Government of Sharjah (GoS) owns 70.06% (31 December 2025: 70.06%) and 18.05% through its investment arm Sharjah Social Security Fund of the issued and paid-up share capital of the Bank. The consolidated financial statements of the Group as at and for the year ended 31 December 2025 are available at the Bank's website (http://www.inb.ae).

2. Summary of material accounting policies

a. Basis of preparation

The condensed consolidated interim financial information incorporates the condensed consolidated interim financial information of Invest Bank P.S.C. and its subsidiaries (collectively referred to as "Group").

The condensed consolidated interim financial information has been prepared on a going concern basis and in accordance with IAS 34 - Interim Financial Reporting. It does not include all of the information required for full annual financial statements and should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2025, which were prepared in accordance with IFRS Accounting Standards (IFRS) as issued by the International Accounting Standards Board (IASB).

The same accounting policies, presentation and methods of computation have been followed in this condensed consolidated interim financial information as were applied in the preparation and presentation of the Group's consolidated financial statements for the year ended 31 December 2025.

2. Summary of material accounting policies *(continued)*

a. Basis of preparation *(continued)*

Certain disclosure notes / numbers have been reclassified and rearranged from the Group's prior period condensed consolidated interim financial information to conform to the current period's presentation.

The results for the nine-month period ended 30 September 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

The preparation of the condensed consolidated interim financial information in conformity with IFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The main areas of judgements, estimates and assumptions applied in this condensed consolidated interim financial information, including the key sources of estimation uncertainty were the same as those applied in the consolidated financial statements of the Group for the year ended 31 December 2025.

The condensed consolidated interim financial information is prepared under the historical cost basis except for items which are measured on the following basis:

Items	Measurement basis
Investments at fair value through profit or loss ("FVTPL")	Fair Value
Derivative financial instruments	Fair Value
Debt and equity instruments designated at fair value through other comprehensive income ("FVOCI")	Fair value
Non-financial assets acquired in settlement of loans and advances	Lower of cost or net realizable value (NRV), where NRV is the estimated selling price as at reporting date.

b. Basis of consolidation

The condensed consolidated interim financial information incorporates the condensed consolidated interim financial information of Invest Bank P.S.C. and its subsidiaries (collectively referred to as "Group").

i. Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the condensed consolidated interim financial information from the date that control commences until the date that control ceases.

2. Summary of material accounting policies *(continued)*

b. Basis of consolidation *(continued)*

The following is the list of subsidiaries of the Bank as at 30 September 2026:

Name of subsidiary	Ownership Interest	Incorporation Year	Country	Principal activities
Sharjah Expo Hotel LLC SP	100%	2014	UAE	Hotel Business
Gulf Real Estate Structured Equity I, Ltd	100%	2006	BVI	Special purpose vehicle
Ruba Real Estate LLC	60%	2025	UAE	Real Estate Consulting

The Group does not have any subsidiary with material non-controlling interests.

ii. Loss of control

Upon loss of control, the Group derecognizes the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognized in condensed consolidated interim statement of profit or loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value when control is lost. Subsequently, it is accounted for as an equity-accounted investee or in accordance with the Group's accounting policy for financial instruments depending on the level of influence retained.

iii. Transactions eliminated on consolidation

Intra-group balances and income and expenses (except for foreign currency transaction gains or losses) arising from intra-group transactions, are eliminated in preparing the condensed consolidated interim financial information. Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment.

c. Application of new and revised IFRS

Adoption of new and revised Standards

New and amended IFRS Accounting Standards that are effective for the current period

Following new and revised IFRS Accounting Standards, which became effective for annual periods beginning on or after 1 January 2026, have been adopted in consolidated financial statements. Their adoption has not had any material impact on the disclosures or on the amounts reported in these consolidated financial statements.

2. Summary of material accounting policies *(continued)*

c. Application of new and revised IFRS

New and revised IFRS Accounting Standards	Effective for annual periods beginning on or after
Amendments to IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments: Disclosures* regarding the classification and measurement of financial instruments The amendments address matters identified during the post-implementation review of the classification and measurement requirements of IFRS 9.	1 January 2026
Amendments to IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments: Disclosures* regarding purchase power arrangements The amendments aim at enabling entities to include information in their financial statements that in the IASB's view more faithfully represents contracts referencing nature-dependent electricity.	1 January 2026
Annual improvements to IFRS Accounting Standards - Volume 11 The pronouncement comprises the following amendments: • IFRS 1 *First-time Adoption of International Financial Reporting Standards*: Hedge accounting by a first-time adopter • IFRS 7 *Financial Instruments - Disclosures*: Gain or loss on derecognition • IFRS 7 *Financial Instruments - Disclosures*: Disclosure of deferred difference between fair value and transaction price • IFRS 7 *Financial Instruments - Disclosures*: Introduction and credit risk disclosures • IFRS 9 *Financial Instruments*: Lessee derecognition of lease liabilities • IFRS 9 *Financial Instruments*: Transaction price • IFRS 10 *Consolidated Financial Statements*: Determination of a "de facto agent" • IAS 7 *Statement of Cash Flows*: Cost method	1 January 2026

Other than the above, there are no other significant IFRS Accounting Standards and amendments that were effective for the first time for the financial year beginning on or after 1 January 2026.

2. Summary of material accounting policies *(continued)*

c. Application of new and revised IFRS

New and revised IFRS in issue but not yet effective and not early adopted

At the date of authorization of these consolidated financial statements, the following new and revised IFRS Accounting Standards have been issued but are not yet effective or early adopted by the Group during the period:

New and revised IFRS Accounting Standards	Effective for annual periods beginning on or after
IFRS 18 *Presentation and Disclosures in Financial Statements* IFRS 18 includes requirements for all entities applying IFRS for the presentation and disclosure of information in financial statements to help ensure they provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.	1 January 2027
IFRS 19 *Subsidiaries without Public Accountability: Disclosures* IFRS 19 specifies the disclosure requirements an eligible subsidiary is permitted to apply instead of the disclosure requirements in other IFRS Accounting Standards.	1 January 2027
Amendments to IFRS 19 *Subsidiaries without Public Accountability: Disclosures* The amendments cover new or amended IFRS Accounting Standards issued between 28 February 2021 and 1 May 2024 that were not considered when IFRS 19 was first issued.	1 January 2027
Amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rates* relating to Translation to a Hyperinflationary Presentation Currency The amendments clarify how companies should translate financial statements from a non-hyperinflationary currency into a hyperinflationary one.	1 January 2027
Amendments to IAS 28 *Investments in Associates and Joint Ventures* relating to the Fair Value Option for Investments in Associates and Joint Ventures The amendments provide clarity about which entities are eligible to measure investments using the fair value option in IAS 28	1 January 2027
IFRS 20 *Regulatory Assets and Regulatory Liabilities* IFRS 20 requires an entity that is subject to a regulatory agreement to provide information about its regulatory assets, regulatory liabilities, regulatory income and regulatory expense.	1 January 2029

2. Summary of material accounting policies *(continued)*

c. Application of new and revised IFRS

The Group anticipates that these new standards, interpretations and amendments will be adopted in the Group's consolidated financial statements as and when they are applicable and adoption of these new standards, interpretations and amendments may have no material impact on the consolidated financial statements of Group in the period of initial application.

d. Functional and presentation currency

The condensed consolidated interim financial information is prepared in United Arab Emirates Dirham (AED), which is the Group's functional and presentation currency. Items included in this condensed consolidated interim financial information of the Group's branch are measured using the currency of the primary economic environment viz. Lebanese Pound and translated to the presentation currency.

The condensed consolidated interim financial information is presented in the AED and has been rounded off to the nearest thousand unless otherwise indicated.

3. Guarantee agreement with GoS

On 10 May 2023 ("the effective date"), the Bank entered into a guarantee agreement ("the Guarantee Agreement") with the Government of Sharjah (the "Guarantor" or "GoS"), which is also the ultimate controlling shareholder of the Bank. Pursuant to the terms of the Guarantee Agreement, the GoS has undertaken to guarantee the Bank against losses of AED 3 billion in the net-book value of specified financial and non-financial assets.

3. Guarantee agreement with GoS *(continued)*

The Government of Sharjah subscribed for 230 billion shares and an amount of AED 2.3 billion became payable to the Bank for GoS's participation in the rights issue. The rights issue increased the shareholding of the Government of Sharjah from 50.07% to 88.11%. The Guarantor executed the Guarantee Agreement as a private act and for commercial purposes at an agreed fee of AED 2.6 billion. The Bank settled the agreed fees payable of AED 2.6 billion by offsetting an amount of AED 2.3 billion against the receivable from the Guarantor arising from the issuance of shares and the remaining amount of AED 0.3 billion was settled through cash payment to Government of Sharjah. The fee payable of AED 2.6 billion in consideration for the Guarantee was accounted for as a reimbursement asset.

As per the agreement, the Government of Sharjah shall compensate the Bank for all Defaulted Amounts which are caused by a Credit Event under the guaranteed portfolio. The Credit event is defined as an event that occurs when, the guaranteed asset is written off in accordance with the Bank's policies or the Bank sells the guarantee obligation at a price below the initial net book value, or balances related to the Lebanon operations are realized at an amount below the initial net book value. Further, the Government shall compensate the Bank for all value losses arising from the non-financial assets when the non-financial asset is disposed or impaired.

The Guarantee Agreement is for a period of 5 years from the effective date. The maximum amount that could be claimed over the term of the guarantee is AED 3 billion with a maximum cap of AED 800 million per calendar year. However, in the final year, there is no cap on the maximum amount that can be claimed. If and to the extent the maximum compensation under the guarantee has not been exhausted at the end of the term of the guarantee, the Bank and the guarantor shall determine the final cash payment by the guarantor to the Bank. Subsequent to any payment notice under the agreement, the guarantor has the right of review to ensure payment notices are in line with the internal policies in all materials respects.

Below table shows the movement in reimbursement asset during the period:

	30 September 2026 Unaudited AED'000	31 December 2025 Audited AED'000
As at 1 January	**1,506,690**	2,068,501
Payment received during the period / year	**(245,131)**	(561,811)
As at 30 September / 31 December	**1,261,559**	1,506,690

4. Cash and balances with central banks, net

	30 September 2026 AED'000 (Unaudited)	31 December 2025 AED'000 (Audited)
Cash in hand	**112,702**	57,734
Balances with central banks [4.1]	**1,419,261**	1,391,879
Reserve requirements with the central banks [4.2]	**723,825**	793,717
	2,255,788	2,243,330
Less: expected credit loss [4.2]	**(151,209)**	(151,209)
	2,104,579	2,092,121

4.1 Includes overnight deposit amounting to AED 1,200 million (31 December 2025: AED 1,355 million) placed with CBUAE at 3.9% p.a. (31 December 2025: 3.65% p.a.).

4.2 Statutory reserve requirement with the central banks are required to be maintained as per regulations of the CBUAE and the CB Lebanon. Reserves maintained with central banks represent deposits with central banks at stipulated percentages of its' demand, savings, time, and other deposits. As per CBUAE regulations, subject to meeting reserve requirements over 14 days' period, the Bank is allowed to draw its balances held in reserve account maintained with CBUAE. These reserves are available for day-to-day operations. Therefore, the balances have been included in cash and cash equivalents (Note 21).

5. Due from banks, net

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Money market placements	**65,196**	42,390
Term loans	**653,325**	658,864
Nostro, margin and other balances	**169,787**	138,820
	888,308	840,074
Less: expected credit loss	**(5,466)**	(1,252)
	882,842	838,822
The geographical concentration is as follows:		
-Within the U.A.E.	**67,262**	22,473
-Outside the U.A.E.	**821,046**	817,601
	888,308	840,074
Less: expected credit loss	**(5,466)**	(1,252)
	882,842	838,822

6. Investment securities, net

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Financial assets measured at fair value through profit or loss (FVTPL)		
Investments in quoted equity[6.1]	-	-
Financial assets measured at fair value through other comprehensive income (FVTOCI)		
Investments in fund and quoted equity	**12,874**	11,216
Perpetual notes	**56,682**	82,009
Investments in quoted debt securities	**37,028**	51,173
Financial assets at amortized cost:		
Investments in debt securities [6.2]	**1,820,215**	1,328,714
	1,926,799	1,473,112
Less: allowance for impairment	**(15,136)**	(4,641)
	1,911,663	1,468,471

6.1 The Group invested in equity shares of two companies listed in the Dubai Financial Market and Abu Dhabi Securities Exchange amounting to AED 25,350 thousand during the nine-month period ended 30 September 2026 (Year ended 31 December 2025: Nil). The Group sold these investments and earned a profit of AED 535 thousand (2025: NIL).

6.2 As at 30 September 2026, investments in debt securities amounting to AED 300,090 thousand (31 December 2025: 192,990 thousand) were pledged under repo agreements.

7. Loans and advances to customers, net

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Overdrafts	**4,484,780**	4,764,073
Bills discounted	**2,164,411**	1,904,411
Trust receipts	**472,004**	585,821
Term loans	**8,464,604**	6,633,568
	15,585,799	13,887,873
Allowances for impairment:		
Interest in suspense	**(2,072,441)**	(2,293,370)
Expected credit loss	**(3,312,828)**	(4,399,601)
Net loans and advances to customers	**10,200,530**	7,194,902
Islamic financing assets included in the above table are as follows:		
Ijara financing	**6,577**	-
Less: Expected credit loss	**(680)**	-
	5,897	-

7. Loans and advances to customers, net *(continued)*

Below table shows the movement in the impairment provision:

	Provision AED'000	**Interest in suspense AED'000**	**Total AED'000**
At 1 January 2026	**4,399,601**	**2,293,370**	**6,692,971**
Net impairment charge/(reversal) (Note 18)	**2,286**	**-**	**2,286**
Net movement in interest in suspense	**-**	**244,499**	**244,499**
Amounts written off	**(1,089,059)**	**(465,428)**	**(1,554,487)**
At 30 September 2026 (Unaudited)	**3,312,828**	**2,072,441**	**5,385,269**

	Provision AED'000	Interest in suspense AED'000	Total AED'000
At 1 January 2025	5,129,902	2,458,571	7,588,473
Net impairment reversal	(31,801)	-	(31,801)
Net movement in interest in suspense	-	366,316	366,316
Amounts written off	(698,500)	(531,517)	(1,230,017)
At 31 December 2025 (Audited)	4,399,601	2,293,370	6,692,971

Stage wise loans and advances to customers at amortized cost and associated impairment allowance is as follows:

	Gross Loans and advances		**Allowance for Impairment**	
	30 September 2026 Unaudited AED'000	31 December 2025 Audited AED'000	**30 September 2026 Unaudited AED'000**	31 December 2025 Audited AED'000
Stage 1	**10,084,497**	6,459,415	**89,725**	43,359
Stage 2	**152,310**	749,156	**31,903**	92,695
Stage 3	**5,346,701**	6,679,302	**3,190,606**	4,263,547
Purchased or originated credit-impaired	**2,291**	-	**594**	-
	15,585,799	13,887,873	**3,312,828**	4,399,601

7. Loans and advances to customers, net *(continued)*

Impact of geopolitical developments

During the period, the wider Middle East region continued to experience heightened geopolitical tensions, which have contributed to increased uncertainty in the global and regional macroeconomic environment. In response to these developments, the Central Bank of the UAE ("CBUAE") introduced a Financial Institution Resilience Package effective from 17 March 2026, providing temporary liquidity and capital flexibility measures to eligible banks. Subsequently, the CBUAE issued FIRP version 2.0, extending certain relief measures and introducing amendments to the applicable terms and conditions for banks operating in the UAE. The revised requirements became effective from 1 July 2026 till 30 September 2026. Subsequent to the reporting date, the CBUAE issued FIRP version 3.

The Group has not utilized the liquidity relief measures available under this package during the nine-month period ended 30 September 2026.

The Group's expected credit loss (ECL) methodology, governance framework and key modelling approaches remain consistent with those applied in the annual financial statements for the year ended 31 December 2025. However, in determining ECL for the period, management considered the potential impact of prevailing geopolitical conditions and made forward looking adjustments, applying stressed scenario weightings, and performing sector specific impact assessments for portfolios assessed to be more sensitive to geopolitical related economic shocks. Based on this assessment, management applied an ECL management overlay to capture risks arising from the current geopolitical situation that may not yet be fully reflected in the underlying models. This overlay is included within the net impairment for the nine-month period ended 30 September 2026.

The Group continues to monitor geopolitical developments, macroeconomic conditions and regulatory responses closely and will reflect any material impacts, if and when they arise, in future reporting periods.

7. Loans and advances to customers, net *(continued)*

Staging movement: Below table shows the movement in the gross loans and advances shown between the beginning and the end of period/year:

	30 September 2026 (Unaudited)				31 December 2025 (Audited)			
	Stage 1	**Stage 2**	**Stage 3**	**Total**	Stage 1	Stage 2	Stage 3	Total
	AED'000	**AED'000**	**AED'000**	**AED'000**	AED'000	AED'000	AED'000	AED'000
Loans and advances								
As at 1 January	**6,459,415**	**749,156**	**6,679,302**	**13,887,873**	4,329,140	302,332	7,734,142	12,365,614
Transfer from Stage 1 to Stage 2	**(50,662)**	**50,662**	**-**	**-**	(351,712)	351,712	-	-
Transfer from Stage 1 to Stage 3	**(1,400)**	**-**	**1,400**	**-**	(909)	-	909	-
Transfer from Stage 2 to Stage 1	**401,528**	**(401,528)**	**-**	**-**	23,115	(23,115)	-	-
Transfer from Stage 2 to Stage 3	**-**	**(35,036)**	**35,036**	**-**	-	(7,277)	7,277	-
Transfer from Stage 3 to Stage 1	**-**	**-**	**-**	**-**	115	-	(115)	-
Transfer from Stage 3 to Stage 2	**-**	**68**	**(68)**	**-**	-	112	(112)	-
Other movement in EADs	**3,275,616**	**(208,721)**	**(1,368,969)**	**1,697,926**	2,459,666	125,392	(1,062,799)	1,522,259
As at 30 September / 31 December	**10,084,497**	**154,601**	**5,346,701**	**15,585,799**	6,459,415	749,156	6,679,302	13,887,873

Staging movement: Below table shows the movement in the expected credit loss on loans and advances between the beginning and the end of period / year:

As at 1 January	**43,359**	**92,695**	**4,263,547**	**4,399,601**	42,417	85,230	5,002,255	5,129,902
Transfer from Stage 1 to Stage 2	**(181)**	**181**	**-**	**-**	(2,803)	2,803	-	-
Transfer from Stage 1 to Stage 3	**(23)**	**-**	**23**	**-**	(94)	-	94	-
Transfer from Stage 2 to Stage 1	**996**	**(996)**	**-**	**-**	1,665	(1,665)	-	-
Transfer from Stage 2 to Stage 3	**-**	**(21,112)**	**21,112**	**-**	-	(576)	576	-
Transfer from Stage 3 to Stage 1	**-**	**-**	**-**	**-**	38	-	(38)	-
Transfer from Stage 3 to Stage 2	**-**	**36**	**(36)**	**-**	-	53	(53)	-
Other movement in ECL	**45,574**	**(38,307)**	**(1,094,040)**	**(1,086,773)**	2,136	6,850	(739,287)	(730,301)
As at 30 September / 31 December	**89,725**	**32,497**	**3,190,606**	**3,312,828**	43,359	92,695	4,263,547	4,399,601

7. Loans and advances to customers, net *(continued)*

Concentration of credit risk - industry segment

Below table provides analysis of gross loans and advances by industry segment:

	30 September 2026 (Unaudited)				31 December 2025 (Audited)			
	Stage 1 AED'000	**Stage 2 AED'000**	**Stage 3 AED'000**	**Total AED'000**	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Manufacturing	**743,705**	**205**	**1,256,858**	**2,000,768**	219,484	6	2,232,550	2,452,040
Construction	**485,233**	**36,668**	**3,053,997**	**3,575,898**	399,615	67,805	3,002,858	3,470,278
Real estate	**2,354,084**	**53,536**	**382,103**	**2,789,723**	1,350,031	56,141	373,881	1,780,053
Trade	**719,720**	**10,384**	**330,886**	**1,060,990**	297,849	13,556	800,001	1,111,406
Transport, storage and communication	**66,647**	**48**	**49,719**	**116,414**	57,596	1,392	47,955	106,943
Financial institutions	**1,967,682**	**40,296**	**21,139**	**2,029,117**	1,064,403	595,323	57	1,659,783
Other services	**761,291**	**264**	**152,390**	**913,945**	481,388	13,245	73,367	568,000
Government	**1,051,312**	**-**	**-**	**1,051,312**	1,112,827	-	-	1,112,827
Individuals	**1,093,005**	**10,876**	**9,495**	**1,113,376**	264,846	1,673	6,608	273,127
High net worth individuals	**830,677**	**2,285**	**90,114**	**923,076**	1,179,877	-	114,451	1,294,328
Others	**11,141**	**39**	**-**	**11,180**	31,499	15	27,574	59,088
Gross loans and advances	**10,084,497**	**154,601**	**5,346,701**	**15,585,799**	6,459,415	749,156	6,679,302	13,887,873

7. Loans and advances to customers, net *(continued)*

Concentration of credit risk - industry segment

Below table provides analysis of expected credit loss by industry segment:

	30 September 2026 (Unaudited)				31 December 2025 (Audited)			
	Stage 1 AED'000	**Stage 2 AED'000**	**Stage 3 AED'000**	**Total AED'000**	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Manufacturing	**7,516**	**62**	**770,158**	**777,736**	1,881	-	1,496,432	1,498,313
Construction	**2,046**	**2,932**	**1,905,280**	**1,910,258**	1,695	24,910	1,941,130	1,967,735
Real Estate	**28,012**	**22,338**	**164,045**	**214,395**	8,731	23,876	159,715	192,322
Trade	**6,033**	**3,419**	**171,021**	**180,473**	2,229	5,667	545,771	553,667
Transport, storage and communication	**1,312**	**-**	**29,228**	**30,540**	673	548	29,055	30,276
Financial institutions	**12,549**	**175**	**19,828**	**32,552**	3,834	17,371	4	21,209
Other services	**5,761**	**1**	**95,931**	**101,693**	7,380	13,199	40,467	61,046
Government	**3,236**	**-**	**-**	**3,236**	3,601	-	-	3,601
Individuals	**12,836**	**3,529**	**7,548**	**23,913**	3,422	260	5,400	9,082
High net worth individuals	**10,399**	**39**	**27,567**	**38,005**	9,913	6,541	39,848	56,302
All others	**25**	**2**	**-**	**27**	-	323	5,725	6,048
Expected credit loss	**89,725**	**32,497**	**3,190,606**	**3,312,828**	43,359	92,695	4,263,547	4,399,601

8. Other assets, net

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Interest receivable	**28,700**	24,286
Advances, prepayments and other assets	**102,384**	501,115
Repossessed properties	**244,733**	342,286
Customer acceptances	**169,036**	108,114
Property and equipment	**137,345**	92,467
	682,198	1,068,268

9. Due to banks

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Current and call accounts	**69**	417
Term deposits	**180,097**	49,000
Repo against fixed income securities	**280,805**	165,318
	460,971	214,735

10. Deposits from customers

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Time deposits	**9,604,440**	7,959,307
Savings accounts	**116,463**	114,713
Current and other accounts	**4,124,091**	3,258,743
	13,844,994	11,332,763

11. Other liabilities

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Interest payable	**130,302**	162,537
Impairment allowance on unfunded exposure	**176,572**	233,536
Customer acceptances	**169,036**	108,114
Deferred income	**17,748**	35,596
Staff benefits payable	**60,464**	55,416
Accrued expenses	**175,583**	221,388
Tax liabilities	**19,055**	29,441
Manager's cheques	**28,531**	35,915
Others	**185,198**	96,747
	962,489	978,690

Movement in impairment allowance on unfunded exposure:

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
At 1 January	**233,536**	285,676
Net release	**(56,964)**	(52,140)
At 30 September / 31 December	**176,572**	233,536

12. Share capital

	30 September 2026 (Unaudited)	31 December 2025 (Audited)
Issued and paid-up capital		
Issued and paid-up share capital (AED'000)	**3,202,493**	3,202,493
Number of shares (thousands)	**263,180,982**	263,180,982
Face value of the share (AED)	**0.0122**	0.0122

Subsequent to the period ending 30 September 2026, shareholders of the Bank in their General Assembly held on 15 October 2026, resolved to consolidate the nominal value for the share from AED 0.0122 to AED 1 each.

This resulted in the existing 263,180,982,143 shares of nominal value of AED 0.0122 each consolidated into 3,202,492,929 equity shares of nominal value of AED 1.00 each by issuing 1 equity shares of AED 1 each to every 82.18 shares held by the shareholder subject to rounding down and rounding-down treatment of fractional entitlements and the minimum one-share allocation for shareholders holding 82 shares or fewer.

Total issued and paid-up share capital of the Bank remained unchanged at AED 3,202,492,929.

13. Interest income

	Nine-month period ended		Three-month period ended	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Loans and advances to banks	**52,798**	39,645	**16,816**	17,136
Investment securities	**77,772**	69,059	**28,044**	24,451
Loans and advances to customers	**422,241**	302,714	**154,669**	121,213
	552,811	411,418	**199,529**	162,800

14. Interest expense

	Nine-month period ended		Three-month period ended	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Due to banks	**6,346**	366	**1,251**	55
Time deposits	**273,708**	257,294	**93,783**	90,506
Savings, call and other accounts	**6,777**	5,334	**2,527**	1,501
	286,831	262,994	**97,561**	92,062

15. Net fees and commission income

	Nine-month period ended		Three-month period ended	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Fees and commission income:				
Letter of credit fee	**6,754**	16,577	**2,785**	2,236
Letter of guarantee fee	**19,961**	17,035	**6,608**	4,422
Retail and corporate lending fees	**33,799**	31,502	**10,505**	17,588
Commission on transfers / services	**8,224**	2,348	**3,249**	357
Others	**24,285**	480	**16,521**	167
	93,023	67,942	**39,668**	24,770
Fees and commission expenses:				
Service charges and other expense	**(9,870)**	(1,951)	**(2,394)**	(1,307)
Net fee and commission income	**83,153**	65,991	**37,274**	23,463

16. Other operating income - net

	Nine-month period ended		Three-month period ended	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Dividend on investment securities	**961**	403	**-**	388
Net rental income from repossessed properties	**16,464**	17,986	**1,811**	5,102
Profit/(loss) on sale of repossessed properties	**(2,901)**	13,126	**(4,307)**	4,154
Loss on investments	**(531)**	-	**(813)**	(81)
Other operating income / (loss)	**20,354**	(383)	**3,747**	(268)
	34,347	31,132	**438**	9,295

17. Other operating expenses

	Nine-month period ended		Three-month period ended	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Premises and related cost	**11,452**	9,021	**3,861**	4,622
Professional expenses	**19,223**	15,733	**4,380**	6,023
IT related expenses	**34,992**	35,106	**23,570**	25,171
Communication	**4,364**	4,571	**1,334**	2,058
Other expenses	**41,417**	18,157	**7,810**	1,524
	111,448	82,588	**40,955**	39,398

18. Net impairment (release) / charge

	Nine-month period ended		Three-month period ended	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Net impairment (release) / charge on:				
- loans and advances	**2,286**	(71,196)	**7,620**	(36,802)
- due from banks	**4,214**	(313)	**4,492**	(102)
- debt securities	**10,495**	2,571	**5,378**	(1,334)
- others	**(52,502)**	(11,122)	(**38,400**)	(1,587)
(Recoveries) / reversals from loans previously written off	**(12,585)**	(2,790)	**(2,734)**	(2,711)
	(48,092)	(82,850)	**(23,644)**	(42,536)

19. Taxation

The corporate tax rate applicable in the UAE is 9% (2025: 9%) for taxable profits exceeding AED 375,000. The overall effective tax rate for the Group is approximately 9% (2025: 9%). The difference between the applicable tax rate and the Group's effective tax rate arises due to various adjustments being made in accordance with the corporate tax law.

A summary of total income tax expense recognized in condensed consolidated interim statement of profit or loss account is provided below:

	Nine-month period ended		**Three-month period ended**	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Profit before taxation	**143,665**	101,875	**63,154**	51,814
Prima facie tax expense at 9%	**12,930**	9,169	**5,684**	4,663
Tax effect of difference:				
Non-deductible expenses	**1,088**	826	**156**	701
Tax effect of item included in OCI	**(210)**	71	**(313)**	2
Movement in unrecognized deferred tax	**(2,965)**	(7,826)	**(595)**	(4,266)
Income tax expense	**10,843**	2,240	**4,932**	1,100

The Organization of Economic Cooperation and Development (OECD) has published Global Anti-Base Erosion ("GloBE") Model Rules, which include a minimum 15% tax rate by jurisdiction ("Pillar Two"). Various countries have enacted or intend to enact tax legislation to comply with Pillar Two rules.

The Group has conducted an assessment of the potential exposure to Pillar Two income taxes and concluded that the Group is not subject to the Pillar Two Model rules as per the OECD GloBE proposal as the Group's revenue is below the threshold revenue specified for the applicability of pillar two.

20. Earnings per share

Basic earnings per share is based on the profit / (loss) attributable to ordinary shareholders of the Bank and weighted average number of ordinary shares.

	Nine-month period ended		**Three-month period ended**	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Profit attributable to ordinary shareholders (AED'000)	**133,887**	99,635	**58,580**	50,714
Weighted average number of shares outstanding at 30 September (thousands)	**263,180,982**	263,180,982	**263,180,982**	263,180,982
Basic and diluted earnings per share (UAE Dirhams)	**0.0005**	0.0004	**0.0002**	0.0002

At 30 September 2026 and 30 September 2025, the Bank does not have any instrument resulting in dilution of basic earnings per share.

21. Cash and cash equivalents

	30 September 2026 (Unaudited) AED'000	30 September 2025 (Unaudited) AED'000
Cash and deposits with central banks	**2,104,579**	2,000,709
Due from banks	**882,842**	824,394
Due to banks	**(460,971)**	(51,078)
	2,526,450	2,774,025
Less: Original maturity over three months		
Due from banks	**(647,860)**	(664,578)
Due to banks	**460,901**	49,002
	2,339,491	2,158,449

22. Commitments and contingent liabilities

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
Commitments:		
Irrevocable commitments to extend credit	**714,197**	748,605
Contingent liabilities:		
Letters of credit	**198,222**	128,391
Letters of guarantee	**3,159,250**	3,277,784
Others		
Capital commitments	**26,671**	1,250
	4,098,340	4,156,030

23. Derivative financial instruments

The table below shows the positive (assets) and negative (liabilities) fair values of derivative financial instruments:

	Fair value		
	Assets AED'000	**liabilities AED'000**	**Notional AED'000**
30 September 2026 (Unaudited)			
Held as fair value hedges			
Forward foreign exchange contracts	**256**	**60**	**628,224**
31 December 2025 (Audited)			
Currency swaps	-	551	146,910

The notional amounts indicate the volume of transactions and are neither indicative of the market risk nor credit risk.

24. Related party transactions

In the normal course of business, the Group enters into transactions 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 or operational decisions. Related parties comprise major shareholders, Board of Directors and key management personnel of the Group.

Key management personnel comprise those Management committee members ("MEMCO") of the Group who are involved in the strategic planning and decision making of the Group. The terms of these transactions are approved by the Group's management and are made on terms agreed by the Board of Directors or Management.

Transactions between the Bank and its subsidiaries have been eliminated on consolidation and are not disclosed in this note.

Parent and ultimate controlling party

The Government of Sharjah holds 70.06% of the Bank's issued and fully paid-up share capital and another 18.05% through its investment arm Sharjah Social Security Fund so the Ultimate Controlling party of the Group is Government of Sharjah.

Related party balances included in the condensed consolidated interim statement of financial position are as follows:

	Government of Sharjah AED'000	Government of Sharjah related entities AED'000	Board of directors AED'000	Other related parties AED'000	Total AED'000
30 September 2026 (Unaudited)					
Loans and advances to customers	**797,167**	**929,956**	**-**	**383,057**	**2,110,180**
Reimbursement asset	**1,261,559**	**-**	**-**	**-**	**1,261,559**
Investment securities	**699,987**	**-**	**-**	**-**	**699,987**
Deposits from customers	**50**	**1,172,904**	**17,176**	**71,588**	**1,261,718**
Commitments and contingent liabilities	**-**	**42,532**	**50,000**	**-**	**92,532**
Other assets	**9,230**	**2,779**	**-**	**536**	**12,545**
Other liabilities	**-**	**26,137**	**90**	**493**	**26,720**
31 December 2025 (Audited)					
Loans and advances to customers	819,333	897,294	-	250,000	1,966,627
Reimbursement asset	1,506,690	-	-	-	1,506,690
Investment securities	699,976	-	-	-	699,976
Deposits from customers	70,960	1,127,543	14,589	62,256	1,275,348
Commitments and contingent liabilities	-	45,154	50,000	8,185	103,339
Other assets	9,408	1,264	-	7,486	18,158
Other liabilities	5	62,422	144	104	62,675

24. Related party transactions *(continued)*

Related party transactions included in the condensed consolidated interim statement of profit or loss for the nine-month period ended 30 September are as follows:

	Government of Sharjah AED'000	Government of Sharjah related entities AED'000	Board of directors AED'000	Other related parties AED'000	Total AED'000
30 September 2026 (unaudited)					
Interest income	**56,832**	**38,159**	**1**	**17,983**	**112,975**
Interest expense	**183**	**34,881**	**127**	**633**	**35,824**
30 September 2025 (unaudited)					
Interest income	42,786	25,767	-	9,596	78,149
Interest expense	9,345	18,239	-	443	28,027

None of the loans granted to related parties are classified as impaired as at 30 September 2026 (31 December 2025: Nil).

The loans extended to related parties during the year are repayable over 1 year and earn interest at rates ranging from 5.27% to 6.91% per annum (2025: 6% to 10% per annum). As at 30 September 2026, outstanding loans and advances to related parties are secured by deposits under lien amounting to AED 61.3 million (31 December 2025: AED 66.9 million).

Deposits from related parties bear interest at the rates ranging upto 4.68% (31 December 2025: Upto 4.83% per annum).

Key management personnel remuneration

Remuneration of key management personnel and Board of Directors' fees during the nine-month period ended 30 September are as follows:

	Nine-month period ended		**Three-month period ended**	
	30 September 2026 Unaudited AED'000	30 September 2025 Unaudited AED'000	**30 September 2026 Unaudited AED'000**	30 September 2025 Unaudited AED'000
Salaries and other short-term benefits	**34,546**	14,874	**7,402**	4,826
Termination benefits	**854**	717	**282**	515
Board of directors' fees and expenses	**14,270**	5,850	**3,600**	1,950
	49,670	21,441	**11,284**	7,291

25. Segmental analysis

IFRS 8 requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance. Information reported to the Group's chief operating decision maker for the purposes of resource allocation and assessment of segment performance is specifically focused on the type of business activities undertaken as a Group. For operating purposes, the Group is organized into two major business segments:

Commercial Banking, which principally provides loans and other credit facilities, deposits and current accounts for corporate, government, institutional and individual customers.

Investment and treasury Banking, which involves the management of the Group's investment portfolio and interest rate, currency and derivative portfolio. Investment and treasury undertake the Group’s funding, investing and centralized financial risk management activities through borrowings and use of derivatives for risk management. It also undertakes trading and corporate finance activities and invests in liquid assets such as short-term placements, corporate and government debt securities.

Revenue reported under each of the segments represents revenue generated from external customers. There was no inter-segment revenue during the period. Transactions between segments, inter-segment cost of funds and allocation of expenses are not determined by management for the purpose of resource allocation. For the purpose of monitoring segment performance and allocating resources between segments:

- All assets are allocated to reportable segments except for reimbursement assets and certain amounts included in other assets are shown in Treasury and Investments; and
- All liabilities are allocated to reportable segments except for certain amounts included in other liabilities are shown in Treasury and Investments.

Geographic segments

The Group operates principally in two geographic areas i.e. domestic and international. The United Arab Emirates is designated as domestic area which represents the operations of the Group that originates from the UAE branches and subsidiaries. International area represents the operations of the Group that originates from its Branch outside UAE.

25 Segmental analysis *(continued)*

Below table presents information regarding the Group's operating segments and geographical location as follows:

	For the nine-month period ended 30 September 2026 (Unaudited)					For the nine-month period ended 30 September 2025 (Unaudited)				
	Commercial banking AED'000	**Treasury & investments AED'000**	**Total AED'000**	**Domestic AED'000**	**Inter national AED'000**	Commercial banking AED'000	Treasury & investments AED'000	Total AED'000	Domestic AED'000	Inter-national AED'000
Net interest and other income	**253,823**	**154,369**	**408,192**	**408,192**	**-**	137,686	113,743	251,429	251,429	-
Net writeback / (impairment loss)	**58,587**	**(10,495)**	**48,092**	**48,092**	**-**	85,421	(2,571)	82,850	82,850	-
Depreciation	**(7,975)**	**(109)**	**(8,084)**	**(8,084)**	**-**	(8,705)	(97)	(8,802)	(8,802)	-
Net profit / (loss) for the year	**(6,758)**	**139,581**	**132,823**	**133,043**	**(220)**	(7,469)	107,104	99,635	99,635	-
Segment capital expenditure	**59,576**	**-**	**59,576**	**59,576**	**-**	15,506	-	15,506	15,506	-

	30 September 2026 (Unaudited)					31 December 2025 (Audited)				
	Commercial banking AED'000	**Treasury & investments AED'000**	**Total AED'000**	**Domestic AED'000**	**Inter national AED'000**	Commercial banking AED'000	Treasury & investments AED'000	Total AED'000	Domestic AED'000	Inter-national AED'000
Segment total assets	**12,973,450**	**4,069,921**	**17,043,371**	**16,828,287**	**215,084**	10,492,307	3,676,967	14,169,274	13,955,490	213,784
Segment total liabilities	**14,932,482**	**335,972**	**15,268,454**	**15,220,033**	**48,421**	12,360,538	165,650	12,526,188	12,479,287	46,901

26. Accounting classification of financial assets and financial liabilities

The table below shows the classification of the Group's financial assets and financial liabilities and their carrying amounts in accordance with categories of financial instruments specified in IFRS 9.

	FVTPL Unaudited AED'000	**FVTOCI Unaudited AED'000**	**Amortized cost Unaudited AED'000**	**carrying amount Unaudited AED'000**
At 30 September 2026				
Financial assets				
Cash and deposits with central banks	**-**	**-**	**2,104,579**	**2,104,579**
Due from banks	-	-	**882,842**	**882,842**
Investment securities	-	**106,584**	**1,805,079**	**1,911,663**
Loans and advances to customers	-	-	**10,200,530**	**10,200,530**
Customers acceptances	**-**	**-**	**169,036**	**169,036**
Other financial assets	-	**256**	**83,936**	**84,192**
	-	**106,840**	**15,246,002**	**15,352,842**
Financial liabilities				
Due to banks	**-**	**-**	**460,971**	**460,971**
Deposits from customers	**-**	**-**	**13,844,994**	**13,844,994**
Acceptances	**-**	**-**	**169,036**	**169,036**
Other financial liabilities	**-**	**60**	**626,075**	**626,135**
	-	**60**	**15,101,076**	**15,101,136**

	FVTPL Audited AED'000	FVTOCI Audited AED'000	Amortized cost Audited AED'000	carrying amount Audited AED'000
At 31 December 2025				
Financial assets				
Cash and deposits with central banks	-	-	2,092,121	2,092,121
Due from banks	-	-	838,822	838,822
Investment securities	-	144,398	1,324,073	1,468,471
Loans and advances to customers	-	-	7,194,902	7,194,902
Customers acceptances	-	-	108,114	108,114
Other financial assets	-	-	515,406	515,406
	-	144,398	12,073,438	12,217,836
Financial liabilities				
Due to banks	-	-	214,735	214,735
Deposits from customers	-	-	11,332,763	11,332,763
Acceptances	-	-	108,114	108,114
Other financial liabilities	-	551	847,046	847,597
	-	551	12,502,658	12,503,209

27. Fair value of assets and liabilities

(a) Fair value hierarchy of assets/liabilities measured at fair value

The fair values of assets and liabilities that are traded in active markets are based on quoted market prices or dealer price quotations. For all other assets/liabilities, the Group determines fair values using other valuation techniques. For financial instruments that trade infrequently and have little price transparency, fair value is less objective, and requires varying degrees of judgment depending on liquidity, concentration, uncertainty of market factors, pricing assumptions and other risks affecting the specific instrument.

Valuation of investment securities

The Group measures fair values using the following fair value hierarchy, which reflects the significance of the inputs used in making the measurements.

Level 1: Quoted market price (unadjusted) in an active market for an identical instrument.

Level 2: Inputs other than quoted prices included within Level 1, that are observable either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes instruments valued using quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques in which all significant inputs are directly or indirectly observable from market data.

Level 3: Inputs that are unobservable. This category includes all instruments for which the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments for which significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

The following table analyses assets at fair value at the reporting date, by the level in the fair value hierarchy into which the fair value measurement is categorized. The amounts are based on the values recognized in the condensed consolidated interim statement of financial position.

	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000	Carrying value AED'000
At 30 September 2026 (Unaudited)					
FVTPL	-	-	-	-	-
FVTOCI					
- equity	**12,874**	**-**	**-**	**12,874**	**12,874**
- perpetual notes	**56,682**	**-**	**-**	**56,682**	**56,682**
- debt securities	**37,028**	**-**	**-**	**37,028**	**37,028**
Net fair value of derivatives	**-**	**196**	**-**	**196**	**196**
	106,584	**196**	**-**	**106,780**	**106,780**

27. Fair value of assets and liabilities *(continued)*

(a) Fair value hierarchy of assets/liabilities measured at fair value (continued)

	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000	Carrying value AED'000
At 31 December 2025 (Audited)					
FVTOCI					
- equity	11,216	-	-	11,216	11,216
- perpetual notes	82,009	-	-	82,009	82,009
- debt securities	51,173	-	-	51,173	51,173
Net fair value of derivatives	-	(551)	-	(551)	(551)
	144,398	(551)	-	143,847	143,847

During the period ended 30 September 2026, there is no movement in financial instruments from level 1 to level 2 of vice versa (Year ended 31 December 2025: Nil).

Although the Group believes that its estimates of fair value are appropriate, the use of different methodologies or assumptions could lead to different measurements of fair value.

(b) Financial instruments not measured at fair value

The fair values of financial instruments not measured at fair value are not materially different from the respective carrying value and disclosed in the relevant, if applicable.

28. Capital adequacy ratio

As per the CBUAE regulation for Basel III, the capital requirement as at 30 September 2026 and 31 December 2025 is 13%.

The bank must comply with the following minimum requirements:

i. CET1 must be at least 7% of risk weighted assets (RWA);
ii. Tier 1 capital must be at least 8.5% of RWA; and
iii. Total capital, excluding the capital conservation buffer, is calculated as sum of Tier 1 capital and Tier 2 capital must be at least 10.5% of RWA.

28. Capital adequacy ratio *(continued)*

Below table shows the capital adequacy ratio computed based on circulars issued by the CBUAE as per Basel III taking into consideration the effect of the guarantee by the Government of Sharjah.

	30 September 2026 (Unaudited) AED'000	31 December 2025 (Audited) AED'000
TIER 1 Capital		
Share capital	**3,202,493**	3,202,493
Statutory reserve	**14,147**	14,147
Foreign currency translation	**21,665**	21,665
Fair value reserve	**(40,922)**	(39,930)
Accumulated losses	**(1,421,496)**	(1,555,383)
Minority interest	**(970)**	94
Regulatory deductions and adjustments:		
Intangible assets	**(21,089)**	(17,585)
Total tier 1 capital	**1,753,828**	1,625,501
TIER 2 Capital		
Eligible general provisions	**129,195**	99,572
Total tier 2 capital	**129,195**	99,572
Total regulatory capital	**1,883,023**	1,725,073
RISK WEIGHTED ASSETS		
Credit risk	**10,335,627**	7,965,722
Market risk	**33,085**	10,664
Operational risk	**693,948**	552,549
Total risk weighted assets (RWA)	**11,062,660**	8,528,935
CET 1 ratio	**15.85%**	19.06%
Tier 1 ratio	**15.85%**	19.06%
Tier 2 ratio	**1.17%**	1.17%
Capital adequacy ratio	**17.02%**	20.23%

29. Seasonality of results

No income of a seasonal nature was recorded in the condensed consolidated interim statement of profit or loss for the nine-month period ended 30 September 2026 (30 September 2025: Nil).

30. Subsequent events

Subsequent to the condensed consolidated interim financial information date, shareholders of the Bank in the General Assembly meeting held on 15 October 2026 resolved to consolidate the nominal value of the equity share of the Bank (Refer to note 12).

Other than this, there have been no events subsequent to the statement of condensed consolidated interim financial information date that would significantly affect the amounts reported in the condensed consolidated interim financial information as at and for the nine-month period ended 30 September 2026.