

Esterad Bank B.S.C (c)
CONDENSED CONSOLIDATED INTERIM
FINANCIAL INFORMATION
30 September 2025 (Reviewed)

Commercial registration	: 58222-1 (registered with Central Bank of Bahrain as an Islamic wholesale Bank)
Registered Office	: Office 302, Building 1411 Road 4626, Block 346 Manama, Kingdom of Bahrain Telephone: 17518888
Directors	: Bashar Mohamed Ebrahim Almutawa Ahmed Abdulwahed Ahmed Abdulrahman Isa Abdulrasool Abdulhusain Merza Jawahery Fahad Yateem Shaikh Ahmed Bin Isa Al Khalifa (effective: 15 July 2025)
Acting Chief Executive Officer	: Ahmed Abdulwahed Ahmed Abdulrahman
Auditors	: KPMG Fakhro

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Independent auditors' report on review of condensed consolidated interim financial information

To the Board of Directors

Esterad Bank B.S.C (c)

P.O. Box 11755

Manama

Kingdom of Bahrain

Introduction

We were engaged to review the accompanying 30 September 2025 condensed consolidated interim financial information of Esterad Bank B.S.C (c) (the "Bank") and its subsidiaries (together the "Group"), which comprises:

- the condensed consolidated statement of financial position as at 30 September 2025;
- the condensed consolidated statement of income for the three-month and nine-month periods ended 30 September 2025;
- the condensed consolidated statement of comprehensive income for the three-month and nine-month periods ended 30 September 2025;
- the condensed consolidated statement of changes in owner's equity for the nine-month period ended 30 September 2025;
- the condensed consolidated statement of cash flows for the nine-month period ended 30 September 2025;
- the condensed consolidated statement of changes in off-balance sheet assets under management for the nine-month period ended 30 September 2025; *and*
- notes to the condensed consolidated interim financial information.

The Board of Directors of the Group is responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with FAS 41, "Interim Financial Reporting". Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review. However, because of the significance of the matters described in the Basis for Disclaimer of Conclusion section of our report, we are unable to complete our review to form a conclusion on the accompanying condensed consolidated interim financial information.

Scope of Review

We conducted our review in accordance with the 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 Auditing standards for Islamic Financial Institutions 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.

Basis for Disclaimer of Conclusion

- 1) We draw attention to note 2 to the accompanying condensed consolidated interim financial information, which describe that during the period ended 30 September 2025, the Group incurred a loss of USD 3,371 thousand and, as of that date, the Group had accumulated losses of USD 26,906 thousand resulting in negative equity attributable to shareholders of USD 25,652 thousand. Furthermore, the Group has breached certain regulatory requirements as explained in note 3 to the condensed consolidated interim financial information. These conditions, together with the potential effect of the matters described in paragraphs 2 and 3 below, indicate that the going concern assumption used in the preparation of the accompanying condensed consolidated interim financial information is not appropriate. The accompanying condensed consolidated interim financial information does not contain any adjustments that may be warranted if the Group was unable to continue as a going concern nor do they adequately describe the basis for the going concern assumption.

*Independent auditors' report on review of condensed consolidated interim financial information
Esterad Bank B.S.C (c) (continued)*

- 2) The Group manages certain investments in a fiduciary capacity. The Group was found to be non-compliant with certain regulatory requirements relating to the admission of certain investors, as well as other fiduciary responsibilities. While the management has remedied and settled some of these non-compliant positions, the Group remains exposed to potential claims in relation to these matters for which no provision has been recognised in the condensed consolidated interim financial information. Based on the current position of discussion and available evidence, we are unable to assess the amount and the timing of the settlement of these potential claims, if any. Consequently, we were unable to determine the adjustments that may be required to be made in the condensed consolidated interim financial information in relation to this matter.
- 3) As disclosed in note 13 to the condensed consolidated interim financial information, the Group had issued corporate letters of guarantee to certain investee companies/projects. For one such letter of guarantee, a creditor to the investee has initiated legal action against the investee company and have demanded validation of the corporate guarantees provided by various shareholders of the investee company, including the Group, from which material liabilities could arise. The Group's share of the potential liability arising from this letter of guarantee is USD 18,911 thousand for which no provision has been recognised as at 30 September 2025. We were unable to determine the adjustments that may be required to be recorded in the condensed consolidated interim financial information in relation to this matter.

Disclaimer of Conclusion

Because of the significance of the matters described in the Basis for Disclaimer of Conclusion paragraph, we do not express a conclusion on the accompanying 30 September 2025 condensed consolidated interim financial information.



13 November 2025

Esterad Bank B.S.C (c)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2025

		30 September 2025	31 December 2024
	<i>Note</i>	USD '000 (Reviewed)	USD '000 (Audited)
ASSETS			
Balances with banks	6	772	1,127
Placements with financial institutions	6	2,777	650
Investments	8	2,901	17,127
Funding to project companies		319	1,939
Other assets		2,419	2,163
Right-of-use asset		3,058	3,175
Property and equipment		3,781	3,874
TOTAL ASSETS		16,027	30,055
LIABILITIES			
Employee accruals		374	308
Ijarah liability		3,446	3,519
Other liabilities	9	11,338	21,460
Total liabilities		15,158	25,287
EQUITY			
Share capital		1,005	1,005
Statutory reserve		249	249
Accumulated losses		(26,906)	(22,742)
Equity attributable to shareholders		(25,652)	(21,488)
Subordinated Mudharaba (AT1)	15	26,521	26,256
Total equity		869	4,768
TOTAL LIABILITIES AND EQUITY		16,027	30,055



Bashar Mohamed Ebrahim Almutawa
Chairman

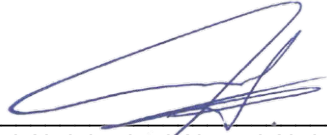


Ahmed Abdulwahed Ahmed Abdulrahman
Vice Chairman & Acting CEO

The attached notes 1 to 16 form part of this condensed consolidated interim financial information.

CONDENSED CONSOLIDATED STATEMENT OF INCOME

Nine-months period ended 30 September 2025

		Nine-months ended 30 September		Three-months ended 30 September	
		2025	2024	2025	2024
Note		USD '000 (Reviewed)	USD '000 (Reviewed)	USD '000 (Reviewed)	USD '000 (Reviewed)
REVENUE					
Asset management fees	11	5,155	4,721	450	1,270
Net change in fair value of investments carried at fair value through income		(677)	(479)	(64)	128
Net realised (loss) / gains on exit of investments		(4,185)	1,129	40	(162)
Other investment income		156	143	4	34
Rental and other income	10	2,181	2,070	684	734
Total revenue		2,630	7,584	1,114	2,004
EXPENSES					
Staff cost		2,843	2,333	1,089	851
Legal and professional fees		515	562	246	159
Finance expense		126	130	42	43
Depreciation		281	278	95	89
Loss on settlement of liabilities		-	1,131	-	583
Other expenses	12	2,510	1,407	350	574
Total expenses		6,275	5,841	1,822	2,299
(LOSS) / PROFIT BEFORE IMPAIRMENT ALLOWANCES		(3,645)	1,743	(708)	(295)
Impairment charge on investments		-	(291)	-	(141)
Reversal / (impairment) for credit losses		225	469	(113)	(77)
Reversal of impairment on property and equipment		49	60	19	-
(LOSS) / PROFIT FOR THE PERIOD		(3,371)	1,981	(802)	(513)
 Bashar Mohamed Ebrahim Almutawa Chairman		 Ahmed Abdulwahed Ahmed Abdulrahman Vice Chairman & Acting CEO			

Esterad Bank B.S.C (c)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Nine-months period ended 30 September 2025

	<i>Nine-months ended 30 September</i>		<i>Three-months ended 30 September</i>	
	2025	2024	2025	2024
	USD '000	USD '000	USD '000	USD '000
	(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)
		-		
(LOSS) / PROFIT FOR THE PERIOD	(3,371)	1,981	(802)	(513)
Other comprehensive income (OCI)	-	-	-	-
Items that are or may be reclassified to the income statement				
Movement in equity-type investments at fair value through equity	-	(45)	-	(45)
Total other comprehensive income for the period	-	(45)	-	(45)
Total comprehensive income	(3,371)	1,936	(802)	(558)

The attached notes 1 to 16 form part of this condensed consolidated interim financial information.

Esterad Bank B.S.C (c)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN OWNER'S EQUITY

Nine-months period ended 30 September 2025

2025 (Reviewed)	<i>Share capital USD '000</i>	<i>Statutory reserve USD '000</i>	<i>Investment fair value reserve USD '000</i>	<i>Accumulated losses USD '000</i>	<i>Equity attributable to shareholders USD '000</i>	<i>Subordinated mudharaba AT1 USD '000</i>	<i>Total</i>
Balance at 1 January 2025	1,005	249	-	(22,742)	(21,488)	26,256	4,768
Loss for the period	-	-	-	(3,371)	(3,371)	-	(3,371)
Subordinated Mudharaba (AT1) 2% profit capitalised	-	-	-	(265)	(265)	265	-
Profit distribution attributable to Subordinated Mudharaba (AT1)	-	-	-	(528)	(528)	-	(528)
Balance at 30 September 2025	1,005	249	-	(26,906)	(25,652)	26,521	869
2024 (Reviewed)							
Balance at 1 January 2024	1,005	5,441	45	(29,252)	(22,761)	22,803	42
Profit for the period	-	-	-	1,981	1,981	-	1,981
Subordinated Mudharaba (AT1)	-	-	-	-	-	3,063	3,063
Subordinated Mudharaba (AT1) 2% profit capitalised	-	-	-	(390)	(390)	390	-
Profit distribution attributable to Subordinated Mudharaba (AT1)	-	-	-	(780)	(780)	-	(780)
Movement in equity-type investments at fair value through equity	-	-	(45)	-	(45)	-	(45)
Movement in statutory reserve	-	(5,441)	-	5,441	-	-	-
Balance at 30 September 2024	1,005	-	-	(23,000)	(21,995)	26,256	4,261

The attached notes 1 to 16 form part of this condensed consolidated interim financial information.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

Nine-months period ended 30 September 2025

		2025 USD '000 (Reviewed)	2024 USD '000 (Reviewed)
OPERATING ACTIVITIES			
Net (loss) / profit for the period		(3,371)	1,981
Adjustments for:			
Impairment of investments		-	291
Provision for credit losses		(225)	469
Reversal of impairment on property and equipment		(49)	(60)
Gain on sale of property and equipment		-	117
Fair value loss on investments carried at fair value through profit or loss - net		677	479
Realised fair value loss / (gains) on exit of investment		4,185	(1,129)
Restricted cash for AUM investors	6	(2,275)	-
Depreciation		281	278
Finance cost on right-of-use asset		126	130
Loss from investment swaps		-	671
Operating profit before changes in operating assets and liabilities		(651)	3,227
Investments		9,364	(1,203)
Funding to project companies		1,800	14,844
Property and equipment		(26)	(105)
Other assets		(220)	(1,295)
Employee accruals		66	(14)
Other liabilities		(9,235)	(11,887)
Placements with financial institutions (original maturity more than 3 months)		(151)	(244)
Net cash from operating activities		947	3,323
FINANCING ACTIVITIES			
Murabaha financing to investee company		(875)	(1,608)
Profit distribution attributable to Subordinated Mudharaba (AT1)		(528)	(1,170)
Rent paid towards right-of-use asset		(199)	(199)
Net cash used in financing activities		(1,602)	(2,977)
NET INCREASE IN CASH AND CASH EQUIVALENTS		(655)	346
Cash and cash equivalents at beginning of the period		1,392	3,591
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD		737	3,937
Represented by:			
Balances with banks		772	3,331
Less: Restricted cash from exit of investments	6	(233)	-
Net balances with banks		539	3,331
Placements with financial institutions (original maturity less than three months)		2,240	606
Less: Restricted cash from exit of investments	6	(2,042)	-
		198	606
		737	3,937

Placements with financial institutions (original maturity more than three months) are USD 536 thousand (30 September 2024: USD 377 thousand)

Esterad Bank B.S.C (c)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN OFF-BALANCE SHEET ASSETS UNDER MANAGEMENT

Nine-months period ended 30 September 2025

2025 (Reviewed)	Opening Balance	Movement during the period		Group Fees	NAV	Closing
	USD '000	Additions USD '000	Distributions / Exits USD '000	USD '000	Movement USD '000	Balance USD '000
Private Equity	233,388	2,431	(85,685)	-	(22,234)	127,900
Real Estate	93,084	11,937	(9,371)	-	3,331	98,981
Restricted investments	55	-	-	-	16	71
Balance at 30 September 2025	326,527	14,368	(95,056)	-	(18,888)	226,952

2024 (Audited)	Opening Balance	Movement during the year		Group Fees	NAV	Closing
	USD '000	Additions USD '000	Distributions / Exits USD '000	USD '000	Movement USD '000	Balance USD '000
Private Equity	167,338	6,378	(3,991)	(1,335)	64,998	233,388
Real Estate	109,478	6,497	(7,340)	(3,767)	(11,784)	93,084
Restricted investments	125	-	(46)	-	(24)	55
Balance at 31 December 2024	276,941	12,875	(11,377)	(5,102)	53,190	326,527

FIDUCIARY ASSETS UNDER MANAGEMENT

The Group provides corporate administration, investment management and advisory services to its project companies, which involve the Group making decisions on behalf of such entities. Assets that are held in such capacity are not included in these condensed consolidated interim financial information. The Bank has assessed the need for creating a liability in the books for any potential claim that may arise and has made adequate provisions as the Bank believes is necessary.

1 REPORTING ENTITY**Incorporation**

Esterad Bank B.S.C (c) (formerly known as Venture Capital Bank B.S.C (c)) (hereafter referred to as “the Bank”) was incorporated in the Kingdom of Bahrain on 26 September 2005 as a closed shareholding company under commercial registration (CR) number 58222 issued by the Ministry of Industry and Commerce (“MOIC”). The Bank is licensed as a wholesale Islamic bank by the Central Bank of Bahrain (“CBB”) and is subject to the regulations and supervision of the CBB. The Bank's registered office is Building 1411, Road 4626, Block 346, Sea Front, Manama, Kingdom of Bahrain.

The Bank is currently 99.5% owned by Esterad Investment Company B.S.C (through its wholly owned subsidiary Esterad Ventures W.L.L), a Bahraini public joint stock company listed in Bahrain Bourse (hereafter referred to as “EIC”). EIC does not have control over the relevant activities of the Bank as the Bank's operations are currently subject to restrictions imposed by the regulator due to capital deficiencies.

This condensed consolidated interim financial information was approved by the Bank's Board of Directors on 13 November 2025.

Activities

The principal activities of the Bank comprise venture capital, real estate and private equity investment transactions and related investment advisory services. The Bank conducts all its activities in compliance with Islamic Shari'ah under the guidance and supervision of the Bank's Shari'ah Supervisory Board, and in compliance with applicable laws and regulations.

The condensed consolidated interim financial information comprise the financial statements of the Bank and its subsidiaries as at and for the period ended 30 September 2025. The financial statements of the subsidiaries are prepared using the same reporting period, using consistent accounting policies. The comparative numbers of the financial information have been extracted from the latest audited/ reviewed financial statements/ information.

Key subsidiaries of the Group which are consolidated are as follows:

Name of subsidiary	Year of incorporation	% holding	Country	Principal activities
GPC Acquire	1998	100%	Cayman Island	Ownership in Gulf Projects Company W.L.L
Gulf Projects Company W.L.L	1998	100%	Kingdom of Bahrain	To own an interest in and operate the Venture Capital Bank car park building.
The Lounge Serviced Offices Company W.L.L	2007	100%	Kingdom of Bahrain	To own, operate and manage serviced offices in Bahrain and regionally.
GMCB Co. W.L.L *	2008	54.06%	Kingdom of Bahrain	To invest in a medical facility in the Kingdom of Bahrain. The Group acquired control of the entity in June 2018.
VCB Investment Advisors LTD	2006	100%	Cayman Island	A special purpose vehicle incorporated in Cayman Island for collection of management fees - Dormant entity.
VCB AT1 Sukuk Ltd	2023	100%	Cayman Island	A special purpose vehicle incorporated for the issuance of the Subordinated Mudharaba (AT1).

* The Group's investment in GMCB Co. W.L.L. is in the process of liquidation having a carrying value of USD NIL (31 December 2024: USD NIL).

2 FUNDAMENTAL ACCOUNTING ASSUMPTION**Going concern assessment**

As at 30 September 2025, the Group incurred a loss of USD 3,371 thousand and, as of that date, the Group had accumulated losses of USD 26,906 thousand, resulting in negative equity attributable to shareholders of USD 25,652 thousand. The total Subordinated Mudharaba (AT1) as of the balance sheet date amounted to USD 26,521 thousand. The total equity of the Group as of 30 September 2025 was USD 869 thousand.

During the period, the Bank continues to be in breach of a number of regulatory requirements including minimum capital adequacy ratios. These conditions indicate the Group is not a going concern.

However, the management has prepared the condensed consolidated interim financial information on a going concern basis for the following reasons:

(i) The acquisition of the Bank by EIC will enable the Group to continue as a going concern and to negotiate settlement of its obligations to third parties as and when they fall due. Additionally, the shareholders do not have any intention to liquidate the Bank, and intend to revive the business model to operate on a going concern basis.

(ii) In an effort to meet minimum capital requirements, the Group issued Subordinated Mudharaba AT1 (Additional Tier 1 Capital Sukuk "Sukuk") to its existing investors upon obtaining the necessary regulatory approvals. The sukuk were issued in exchange liabilities owed by the Group and for investments managed by the Bank where these investors were participants. The investments swapped were valued at 80% of the fair value of the investments.

Total Sukuk issued as of the date of this condensed consolidated interim financial information amounts to USD 26.5 million (31 December 2024: USD 26.3 million).

(iii) The management is in discussion with the regulator on a restructuring plan for the Group in order to address existing regulatory concerns and better position itself for recovery and stability. As part of its restructuring efforts, management is in the process of formulating a strategic business plan which will provide a clear path for the business' long term growth and sustainability.

(iv) With the improved performance of certain investments, the Bank has resumed collecting management fees. The Bank has also successfully listed 2 of its portfolio investments in Turkey, which will generate additional liquidity at the time of exit. Management expects to generate sufficient liquidity in the short term to cover ongoing operating costs and provide funding to support its restructuring plan and meet its near-term obligations.

Accordingly, based on the above developments, the Board of Directors is satisfied that the Group has the resources to continue in business for the foreseeable future and, therefore, the consolidated interim financial information have been prepared on a going concern basis.

3 REGULATORY NON-COMPLIANCE

The Bank did not comply with the CBB's capital requirements for minimum shareholders' equity, total CAR, Tier 1 and CET 1 CAR, NSFR, LCR and other associated regulated requirements which are required for Bahrani Islamic Wholesale bank during the period ended 30 September 2025. The Bank is also not in compliance with other regulatory requirements by the CBB and the Commercial Companies Law 2001 (as amended) ("CCL").

Due to breach in CBB's capital adequacy requirements, the CBB has imposed certain restrictions on the Bank's investment banking activities where the Bank is prohibited from undertaking any new investment exposure without CBB's prior approval. The Bank has initiated various actions, including increasing capital, exit from existing investments and re-launching the asset management activities in order to regain compliance and restart new business activity.

The Bank has applied for an extension of its exemption from the CBB for the breach in the Capital Adequacy Ratio in relation to paragraphs LM-11.1.4, LM-12.3.3 and CM-2.5.3 of the CBB Rulebook, which expired in March 2025.

4 BASIS OF PREPARATION AND ACCOUNTING POLICIES**4.1 Basis of preparation**

The consolidated financial statements of the Group have been prepared in accordance with Financial Accounting Standards (FAS) issued by the Accounting and Auditing Organisation of Islamic Financial Institutions (AAOIFI). The group has complied with applicable requirements and regulations issued by the Central Bank of Bahrain ("CBB"). In line with the requirements of AAOIFI and the CBB rule book, for matters not covered by AAOIFI standards, the group takes guidance from the relevant International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB").

The condensed consolidated interim financial information is reviewed and not audited. The condensed consolidated interim financial information does not include all of the information required for full annual consolidated financial statements, and should be read in conjunction with the consolidated financial statements of the Group as at and for the year ended 31 December 2024. There are some amendments to existing standards and framework, which are effective from 1 January 2025, but these do not have a significant impact on the Group's condensed consolidated interim financial information. The Group did not early adopt any new standards during the period.

4.2 Basis of measurement

This condensed consolidated financial information has been prepared under the historical cost convention as modified for the remeasurement at fair value of investment securities, and are presented in United States Dollars (USD) which is also the functional currency of the Group. All values are rounded off to the nearest thousand (USD '000) unless otherwise indicated.

4.3 Material accounting policies

The accounting policies and methods of computation applied by the Group in the preparation of the condensed consolidated interim financial information is the same as those used in the preparation of the Group's last audited consolidated financial statements.

A New standards, amendments and interpretations issued and effective for annual periods beginning on or after 1 January 2025:

There are no new standards which have been issued and are effective on or after 1 January 2025.

B New standards, amendments and interpretations issued but not yet effective

At the date of authorization of these condensed consolidated interim financial information, the Bank has not applied the following new and revised Financial Accounting Standards ('FAS') that have been issued but not yet effective.

(i) FAS 46: Off-Balance-Sheet Assets Under Management

AAOIFI has issued Financial Accounting Standard ("FAS") 46 "Off-Balance-Sheet Assets Under Management" during 2023. The objective of this standard is to establish principles and rules for recognition, measurement, disclosure, and derecognition of off-balance-sheet assets under management, based on Shari'a and international best practices. The standard aims to improve transparency, comparability, accountability, and governance of financial reporting related to off-balance-sheet assets under management.

This standard is applicable to all IFIs with fiduciary responsibilities over asset(s) without control, except for the following:

- The participants' Takaful fund and / or participants' investment fund of a Takaful institution; and
- An investment fund managed by an institution, being a separate legal entity, which is subject to financial reporting in line with the requirements of the respective AAOIFI FAS.

This standard shall be effective for the financial reporting periods beginning on or after 1 January 2026 with an option to early adopt. This standard shall be effective for the financial periods beginning on or after 1 January 2026 with an option to early adopt. This standard shall be adopted at the same time as adoption of FAS 45 "Quasi Equity (Including Investment Accounts)". The Group does not expect any significant impact on the adoption of this standard.

4 BASIS OF PREPARATION AND ACCOUNTING POLICIES (continued)**4.3 Significant accounting policies (continued)****B New standards, amendments and interpretations issued but not yet effective (continued)***(ii) FAS 47: Transfer of Assets Between Investment Pools*

AAOIFI has issued Financial Accounting Standard ("FAS") 47 "Transfer of Assets Between Investment Pools" during 2023. The objective of this standard is to establish guidance on the accounting treatment and disclosures for transfers of assets between investment pools that are managed by the same institution or its related parties. The standard applies to transfers of assets that are not part of a business combination, a disposal of a business, or a restructuring of an institution.

The standard defines an investment pool as a group of assets that are managed together to achieve a common investment objective, such as a fund, a portfolio, or a trust. The standard also defines a transfer of assets as a transaction or event that results in a change in the legal ownership or economic substance of the assets, such as a sale, a contribution, a distribution, or a reclassification.

The transfer of assets between investment pools should be accounted for based on the substance of the transaction and the terms and conditions of the transfer agreement. The standard classifies transfers of assets into three categories: transfers at fair value, transfers at carrying amount, and transfers at other than fair value or carrying amount. The standard also specifies the disclosure requirements for transfers of assets between investment pools.

This standard shall be effective for the financial periods beginning on or after 1 January 2026 with an option to early adopt. The Group does not expect any significant impact on the adoption of this standard.

4.4 Estimates and judgements

Preparation of condensed consolidated interim financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The areas of significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were similar to those applied to the audited consolidated financial statements as at and for the year ended 31 December 2024.

4.5 Financial risk management

The Group's financial risk management objectives and policies are consistent with those disclosed in the Group's audited consolidated financial statements for the year ended 31 December 2024.

4.6 Seasonality

Due to the inherent nature of the Group's business, the six-month results reported in this condensed consolidated interim financial information may not represent a proportionate share of the overall annual results.

4.7 Comparatives

The comparative figures have been regrouped in order to conform with the presentation for current period. Such regrouping did not affect previously reported profit for the period or total equity.

5 IMPAIRMENT OF FINANCIAL ASSETS

The table below shows the credit quality and the maximum exposure to credit risk based on the Group's internal credit rating system and stage classification and are gross of credit losses allowances:

30 September 2025 (Reviewed)						
	Stage 1	Stage 2	Stage 3	Total	Provisions	Net
	USD '000	USD '000	USD '000	USD '000	USD '000	USD '000
Gross exposures subject to ECL						
Balances with banks	773	-	-	773	(1)	772
Placements with financial	2,777	-	-	2,777	-	2,777
Murabaha financing	-	-	8,828	8,828	(8,828)	-
Receivables	-	-	2,164	2,164	(2,164)	-
Funding to project companies	-	354	-	354	(35)	319
Other assets	44	1,593	9,776	11,413	(9,252)	2,161
	3,594	1,947	20,768	26,309	(20,280)	6,029
Guarantees and commitments	-	415	18,910	19,325	(1)	19,324
	3,594	2,362	39,678	45,634	(20,281)	25,353
31 December 2024 (Audited)						
	Stage 1	Stage 2	Stage 3	Total	Provisions	Net
	USD '000	USD '000	USD '000	USD '000	USD '000	USD '000
Gross exposures subject to ECL						
Balances with banks	1,129	-	-	1,129	(2)	1,127
Placements with financial institution	650	-	-	650	-	650
Murabaha financing	-	-	7,953	7,953	(7,953)	-
Receivables	-	-	2,355	2,355	(2,355)	-
Funding to project companies	-	2,154	-	2,154	(215)	1,939
Other assets	70	1,880	9,462	11,412	(9,375)	2,037
	1,849	4,034	19,770	25,653	(19,900)	5,753
Guarantees and commitments	18,964	415	18,259	37,638	(9)	37,629
Total gross exposure	20,813	4,449	38,029	63,291	(19,909)	43,382

6 BALANCES WITH BANKS AND PLACEMENTS WITH FINANCIAL INSTITUTIONS

Balances with banks and placements with financial institutions include an amount of USD 2.3 million which have been received on account of exit of investments. These amounts are restricted balances and have been placed in a separate account, which will be utilised for the purpose of distributing to the Asset Under Management ('AUM') investors of the respective project (note 9.3).

7 RELATED PARTY TRANSACTIONS AND BALANCES

Related parties represent associated companies, shareholders, directors and key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by such parties, the Shari'a supervisory board and external auditors. Pricing policies and terms of these transactions are approved by the Group's management.

Balances with related parties are as follows:

		30 September 2025 USD '000 (Reviewed)	31 December 2024 USD '000 (Audited)
Assets:	Note		
Investment in an associate		-	7,260
Other assets		463	1,939
Liabilities:			
Employee accruals		95	84
Other liabilities	7.1 & 7.2	689	14,615

Transactions with related parties during the period were as follows:

		30 September 2025 USD '000 (Reviewed)	Nine-months ended 30 September 2024 USD '000 (Reviewed)
Revenue			
Other income		360	-
Other losses			
Fair value losses on investments carried at fair value through profit or loss - net		-	(570)
Expenses			
Legal and professional fees		151	189
Shared services cost		1,533	70
Loss on settlement of liabilities		-	1,131
Other expenses		281	449
Provision for credit losses		-	(1)
Other transactions			
Settlement of liabilities	7.2 & 8.1	9,583	11,851

Compensation for key management, including executive officers, comprises the following:

		30 September 2025 USD '000 (Reviewed)	Nine-months ended 30 September 2024 USD '000 (Reviewed)
Salaries and other short term benefits		497	511
Post-employment benefits		87	51
		584	562

7.1 Other liabilities include amounts due to the major shareholder in lieu of an investment management and revenue sharing agreement entered into, in order to improve the quality of the assets under management and maximise the the generation of revenue.

7.2 During the period, the Bank entered into an agreement, post approval by the Board, whereby it transferred assets towards settlement of dues owed by it to the related parties (note 8.1).

8 INVESTMENTS

		30 September 2025	31 December 2024
		USD '000	USD '000
	Note	(Reviewed)	(Audited)
Investments at fair value through income statement			
Quoted equities held for trading	8.1	832	2,572
Unquoted equities	8.1	1,783	5,641
Short term liquidity certificates	8.1 & 8.2	286	8,914
		2,901	17,127

8.1 During the period, assets with a carrying value of USD 9,583 thousand (31 December 2024: USD 11,850 thousand) were utilised to settle debts with related parties (note 7.2).

8.2 Short term liquidity certificates comprise Shari'a compliant asset backed certificates for which the carrying value approximates fair value.

The Group's investments that are fair valued through equity have been fully impaired over the years. The table below illustrates the movement in impairment provision on these investments:

	30 September 2025	31 December 2024
	USD '000	USD '000
	(Reviewed)	(Audited)
Balance at the beginning of the period / year	10,156	19,401
Additions during the period / year	-	3,507
Charge for the period / year	-	291
Exit of investments	-	(13,043)
Balance at the end of the period / year	10,156	10,156

The following market segments for investment:

	30 September 2025	31 December 2024
	USD '000	USD '000
	(Reviewed)	(Audited)
Real estate projects	854	13,219
Private equity	1,215	3,342
Manufacturing	832	566
	2,901	17,127

The Group has the following material associates which are designated at FVTPL (unquoted equity securities):

Entity	Note	Country of incorporation	Principal Activity	Percentage Holding	
				30 September 2025	31 December 2024
Venture Capital Fund Bahrain	8.3	Bahrain	SME Investment Fund	29.60%	29.60%
Short term liquidity certificates					
LF II	8.4	U.A.E	Real Estate	Nil	21.84%
LF III	8.4	U.A.E	Real Estate	Nil	20.52%

8.3 The investment in the associate is currently carried at USD Nil (31 December 2024: USD Nil)

8.4 During the period, the Bank exited majority of its investments in the short term liquidity certificates in settlement of outstanding liabilities (note 8.1 & 7.2), and the investments are no longer classified as associate.

9 OTHER LIABILITIES

		30 September	31 December
		2025	2024
	Note	USD '000	USD '000
		(Reviewed)	(Audited)
Payable under settlement agreement	9.1	-	8,689
Provision against guarantees	9.2	4,020	4,902
Accounts payable		3,503	4,555
Client funds	9.3	2,275	251
Settlements with a related party	9.4	601	2,329
Provisions and accruals		703	707
Deferred income		236	27
		11,338	21,460

9.1 Amount payable under settlement agreement represents past due profits on Islamic financing payable settled as of 30 June 2021. The outstanding amount was settled in kind during the period (note 8.1).

9.2 Guarantees relate to corporate guarantees provided by the Group to various creditors to support financing to one of its project companies. The Group received certain legal claims from creditors for which the Group is currently assessing its legal position and a defense strategy. Management has found it prudent to recognise provisions against such claims. The Group entered into settlement agreements with majority of the claimants over a 3 year horizon and are in the process of entering into agreements with the remaining creditors.

9.3 Liabilities include amounts received on account of exit of various investments during the period / year, which relate to amounts payable to the AUM investors of the respective projects. These amounts have been placed in a separate account with financial institutions (note 6).

9.4 The Group entered into an investment management and revenue sharing agreement with the major shareholder in order to improve the quality of the assets under management and maximise the generation of revenue. This agreement however matured as of 31 December 2024 and the outstanding balance as of that date was settled in kind during the period (note 7.1).

10 RENTAL AND OTHER INCOME

	<i>Nine-months ended</i>	
	30 September	30 September
	2025	2024
	USD '000	USD '000
	(Reviewed)	(Reviewed)
Rental income	1,069	1,001
Gain from investment swaps	-	441
Recovery of project costs	360	-
Reversal of excess accruals	606	270
Other	146	358
	2,181	2,070

11 Asset management fees

	<i>Nine-months ended</i>	
	30 September	30 September
	2025	2024
	USD '000	USD '000
	(Reviewed)	(Reviewed)
Management fees	2,523	4,721
Performance fees	2,632	-
	5,155	4,721

12 OTHER EXPENSES

		<i>Nine-months ended</i>	
		30 September	30 September
		2025	2024
		USD '000	USD '000
		(Reviewed)	(Reviewed)
Board of directors and Shari'ah supervisory board	12.1	324	170
Office expenses		506	573
Project management costs	12.2	125	394
Publicity, conferences and promotion		24	23
Share of costs and other expenses with a related party	12.3	1,404	159
Other		127	90
		2,510	1,407

12.1 During the period, the Bank accrued for Board sitting fees of USD 165 thousand pertaining to the prior year, which was approved during the period.

12.2 This mainly pertains to unrecoverable expenses incurred on behalf of project companies to support their operations.

12.3 The Group entered into a shared services agreement with the major shareholder.

13 COMMITMENTS AND CONTINGENCIES

The Group has outstanding letters of guarantee in respect of projects, and commitments to finance and invest as follows:

		30 September	31 December
		2025	2024
		USD '000	USD '000
		(Reviewed)	(Audited)
Letters of guarantee		19,325	37,638
		19,325	37,638

Litigations and claims

The Bank had issued a letter of guarantee to a certain investment company/project valued at 130% of the Bank's share in the company's outstanding obligation (including principal and accrued profits) of USD 18,911 thousand (31 December 2024: USD 18,259 thousand). In addition to the corporate guarantees, the investee company has also pledged its primary asset to the lender against these obligations.

Guarantees provided by the Group

The Group provided a guarantee to Real Estate Regulatory Authority (RERA) on behalf of an associated entity for a total amount of USD 24 million (31 December 2024: USD 16 million), which was cancelled during the period. This guarantee was backed by a counter guarantee from EIC to cover the Group's exposure in the guarantee.

14 FINANCIAL INSTRUMENTS

Set out below is a classification of financial instruments held by the Group as at 30 September 2025 and 31 December 2024:

30 September 2025 (Reviewed)				
	<i>Fair value through income USD '000</i>	<i>Fair value through equity USD '000</i>	<i>Amortised cost USD '000</i>	<i>Total USD '000</i>
ASSETS				
Balances with banks	-	-	772	772
Placements with financial institutions	-	-	2,777	2,777
Investments	2,901	-	-	2,901
Funding to project companies	-	-	319	319
Other assets	-	-	2,161	2,161
TOTAL FINANCIAL ASSETS	2,901	-	6,029	8,930
LIABILITIES				
Other liabilities	-	-	7,523	7,523
Ijarah liability	-	-	3,446	3,446
TOTAL FINANCIAL LIABILITIES	-	-	10,969	10,969
31 December 2024 (Audited)				
	<i>Fair value through income USD '000</i>	<i>Fair value through equity USD '000</i>	<i>Amortised cost USD '000</i>	<i>Total USD '000</i>
ASSETS				
Balances with banks	-	-	1,127	1,127
Placements with financial institutions	-	-	650	650
Investments	17,127	-	-	17,127
Funding to project companies	-	-	1,939	1,939
Other assets	-	-	2,037	2,037
TOTAL FINANCIAL ASSETS	17,127	-	5,753	22,880
LIABILITIES				
Other liabilities	-	-	18,146	18,146
Ijarah liability	-	-	3,519	3,519
TOTAL FINANCIAL LIABILITIES	-	-	21,665	21,665

14 FINANCIAL INSTRUMENTS (continued)***Fair value***

Fair value is an amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction. This represents the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Underlying the definition of fair value is a presumption that an enterprise is a going concern without any intention or need to liquidate, curtail materially the scale of its operations or undertake a transaction on adverse terms.

As at 30 September 2025 and 31 December 2024, the fair value of bank balances, placements with financial institutions, other financial assets and other financial liabilities are not expected to be materially different from their carrying values as these are short term in nature and are re-priced frequently to market rates, where applicable. Investment securities carried at fair value through income statement are carried at their fair values determined using quoted market prices and internal valuation models.

The table below analyses the financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

Level 1: Quoted (unadjusted) prices in active markets for identical assets or liabilities;

Level 2: Valuation techniques based on observable inputs, either directly (i.e. as prices) or indirectly (i.e. as 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 active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data; and

Level 3: Valuation techniques using significant unobservable inputs. This category includes all instruments where 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 market prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

The objective of valuation techniques is to arrive at a fair value measurement that reflects the price that would be received to sell the asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

The table below analyses financial instruments, measured at fair value as at the end of the period, by level in the fair value hierarchy into which the fair value measurement is categorized:

Fair value of investments

	Level 1	Level 2	Level 3	Total
30 September 2025 (Reviewed)	USD '000	USD '000	USD '000	USD '000
Investment securities carried at fair value				
through income statement	-	832	2,069	2,901
	-	832	2,069	2,901
31 December 2024 (Audited)	Level 1	Level 2	Level 3	Total
	USD '000	USD '000	USD '000	USD '000
Investment securities carried at fair value				
through income statement	-	2,572	14,555	17,127
	-	2,572	14,555	17,127

14 FINANCIAL INSTRUMENTS (continued)***Fair value of investments (continued)***

The following table shows a reconciliation of the opening and closing amount of Level 3 financial assets:

	30 September 2025 USD '000 (Reviewed)	31 December 2024 USD '000 (Audited)
At 1 January	14,555	19,131
Fair value losses recognised in the condensed consolidated statement of income	(3,814)	(378)
Impairment recognised	-	(291)
Exit of investments	(8,672)	(8,592)
Transfers from level 3 to level 2	-	(566)
Addition of investments	-	2,880
Investments received on sukuk issuance	-	2,371
Closing balance	2,069	14,555

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Investment securities	Discounted cash flows: The valuation model considers the present value of the expected cash flows, discounted using a risk-adjusted discount rate.	Expected cash flows Risk adjusted discount	The estimated fair value would increase (decrease) if: - the expected cash flows were higher (lower); or - the risk-adjusted discount rate were lower (higher).
	Market comparison technique: The valuation model is based on market multiples derived from quoted prices of companies comparable to the investee, adjusted for the effect of non-marketability of the equity securities, and revenue and EBITDA of the investee.	EBITDA multiple Discount for lack of marketability	The estimated fair value would increase (decrease) if: - the EBITDA multiple were higher (lower); or - the discount for lack of marketability were lower (higher).
	Adjusted net assets values of investee where major assets valued at fair value	Adjusted net assets	The estimated fair value would increase (decrease) if: - the adjusted net assets were higher (lower).
	Comparable transaction prices	Not applicable	The estimated fair value would increase (decrease) if: the Comparable transaction prices were higher (lower).

Although the Company believes that its estimates of fair value are appropriate, the use of different methodologies or assumptions could lead to different measurements of fair value. For fair value measurements in level 3, changing one or more of the assumptions used to reasonably possible alternative assumptions would have the following effect:

14 FINANCIAL INSTRUMENTS (continued)***Fair value of investments (continued)***

	30 September 2025 USD '000 (Reviewed)	31 December 2024 USD '000 (Audited)
Profit or loss		
WACC (1% increase)	(41)	(898)
Comparable transaction price (10% increase)	57	61
Non-marketability factor (10% increase)	(11)	(8)
Net asset value (10% increase)	<u>78</u>	<u>216</u>
	<u>83</u>	<u>(629)</u>
WACC (1% decrease)	(16)	1,090
Comparable transaction price (10% decrease)	(57)	(61)
Non-marketability factor (10% decrease)	10	12
Net asset value (10% decrease)	<u>(78)</u>	<u>(216)</u>
	<u>(141)</u>	<u>825</u>

15 SUBORDINATED MUDHARABA (AT1)

The Bank issued Subordinated Mudharaba (AT1) {Additional Tier 1 Sukuk ("Sukuk")} of USD 26.5 million, under an approval from the Central Bank of Bahrain. These perpetual Sukuk constitute a subordinated and unsecured Mudaraba arrangement between the Sukuk holders and the Bank. The Sukuk have precedence over only the Bank's ordinary shareholders in terms of liens over net assets, and distributions. The Sukuk are recognized in owners' equity (net of all related issuance costs). The Sukuk were issued by the Bank to:

- Certain creditors of the Bank (each a "Counterparty"), where the obligation of the Counterparty to pay the subscription price of the Sukuk was completely set off against the obligation of the Bank to pay the relevant certain outstanding amounts owed to that counterparty and the Bank's AT1 Capital increased accordingly.
- Certain Investors of the Bank (each an "Investor Counterparty"), where the obligation of the Investor Counterparty to pay the subscription price of the Sukuk was completely set off by the transfer of the title to certain investments owned by the Investor Counterparty and managed by the Bank, to the Bank.

The Sukuk carry a non-cumulative discretionary coupon of 6% of the nominal value of the Sukuk (the "coupon"), of which 4% will be partly paid in cash or in-kind, and the balance capitalized, at the option of the Bank on a semiannual basis. This is however subject to the Bank having a distributable funds available which include positive retained earnings and profits (excluding accumulated losses preceding the issuance of sukuk certificate). Profits paid to holders of the Sukuk are accounted for as an appropriation of profits when declared and distributed.

Accordingly, the Bank did not make any payments relating to the sukuk profits for the first half of 2025.

Movement in the retained earnings post issuance of the Sukuk is as below:

	30 September 2025 USD '000 (Reviewed)	31 December 2024 USD '000 (Audited)
Opening accumulated losses	(27,755)	(33,196)
Netting statutory reserve with accumulated losses	-	5,441
Accumulated losses prior to issuance of AT1	<u>(27,755)</u>	<u>(27,755)</u>
Opening profits available for AT1	5,013	3,944
Sukuk coupons paid / capitalised	(793)	(1,170)
(Loss) / profit recognised during the period / year	(3,371)	2,488
Transfer of net profit to statutory reserve	-	(249)
Balance available profit	<u>849</u>	<u>5,013</u>
Total accumulated losses	<u>(26,906)</u>	<u>(22,742)</u>

16 BAHRAIN DOMESTIC MINIMUM TOP-UP TAX

On 1 September 2024, Bahrain issued the Decree Law (11) of 2024 which introduces a Domestic Minimum Top-Up Tax ("DMTT") for Multinational Enterprises ("MNEs") (hereinafter referred to as the "DMTT Law"). If the Ultimate Parent Entity of the MNE group is domiciled and operates in the Kingdom of Bahrain, a minimum tax of 15% will be levied on the taxable income of the Bahrain resident entities of the MNE group for fiscal years commencing on or after 1 January 2025.

As per the group's assessment of applicability of the DMTT law, it has assessed and concluded that it is not in scope for the Bahrain DMTT law or the OECD Global Anti-Base Erosion Pillar Two Model Rules ('GloBE rules'). The reason for this conclusion is:

- a. The Group is not an MNE group as it only operates in Bahrain
- b. The Group does not have total annual consolidated revenue exceeding EUR 750 million in at least two of the four preceding fiscal years.

Accordingly, the Group does not expect to be subject to the Bahrain DMTT law and GloBE rules for the fiscal year.