

LESHA BANK LLC (Public)

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS**

30 September 2025

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Independent auditor's report on review of interim condensed consolidated financial statements

To the Board of Directors of Lesha Bank L.L.C. (Public)

Introduction

We have reviewed the accompanying 30 September 2025 interim condensed consolidated financial statements of Lesha Bank L.L.C. (Public) (the "Bank") and its subsidiaries (together the "Group"), which comprise:

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

The Board of Directors of the Bank is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with FAS 41, 'Interim Financial Reporting' as modified by Qatar Financial Centre Regulatory Authority ("QFCRA"). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

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 condensed consolidated financial statements 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.



Independent auditor's report on review of interim condensed consolidated financial statements (continued)

Lesha Bank L.L.C. (Public) (continued)

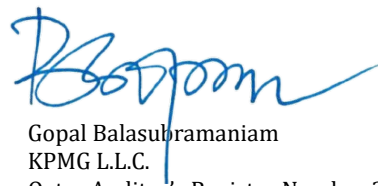
Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying 30 September 2025 interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with FAS 41, 'Interim Financial Reporting' as modified by Qatar Financial Centre Regulatory Authority ("QFCRA").

Other Matter

The consolidated financial statements of the Bank as at and for the year ended 2024 were audited by another auditor who expressed an unmodified opinion on those statements on 26 January 2025. The interim condensed consolidated financial statements of the Bank as at and for the nine-month period ended 30 September 2024 were reviewed by the same auditor who expressed unmodified conclusion on those interim condensed consolidated financial statements on 16 October 2024.

22 October 2025
Doha
State of Qatar




Gopal Balasubramaniam
KPMG L.L.C.
Qatar Auditor's Registry Number 251
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	Notes	30 September 2025 (Reviewed)	31 December 2024 (Audited)
ASSETS			
Cash and bank balances	4	3,328,727	3,089,860
Financing assets	5	144,862	175,378
Investment securities	6	4,024,104	3,054,777
Investment in real estate		253,620	270,024
Fixed assets		9,070	11,747
Intangible assets		16,100	17,619
Assets held-for-sale	7	-	83,106
Other assets		150,424	119,882
TOTAL ASSETS		7,926,907	6,822,393
LIABILITIES, QUASI-EQUITY AND EQUITY			
Liabilities			
Financing liabilities		2,756,553	2,439,965
Customers' balances		582,577	186,904
Liabilities held-for-sale	7	13,723	13,723
Other liabilities		142,152	164,349
Total Liabilities		3,495,005	2,804,941
QUASI-EQUITY			
Participatory investment accounts		2,980,183	2,693,427
Equity			
Share capital	8	1,120,000	1,120,000
Share premium		80,003	80,003
Legal reserve		22,256	22,256
Fair value reserve		20,854	(22,769)
Foreign currency translation reserve		(17)	-
Retained earnings		229,666	142,735
Total Equity Attributable to Shareholders of the Bank		1,472,762	1,342,225
Non-controlling interest		(21,043)	(18,200)
Total Equity		1,451,719	1,324,025
TOTAL LIABILITIES, QUASI-EQUITY AND EQUITY		7,926,907	6,822,393
Off-balance sheet assets under management		11,736,261	8,604,433
Contingent liabilities and commitments	10	38,363	1,145

These interim condensed consolidated financial statements were authorized for issuance by the Board of Directors on 22nd October 2025 and signed on its behalf by:


Faisal bin Thani Al Thani
Chairman


Mohammed Ismail Al Emadi
Chief Executive officer

The attached notes 1 to 14 form an integral part of these interim condensed consolidated financial statements.

INTERIM CONSOLIDATED STATEMENT OF INCOME

For the three-month and nine-month period ended 30 September 2025 (expressed in QAR'000)

		For the three-month		For the nine-month	
		period ended		period ended	
	Notes	30 September 2025 (Reviewed)	30 September 2024 (Reviewed)	30 September 2025 (Reviewed)	30 September 2024 (Reviewed)
INCOME					
Income from financing assets		2,568	1,954	7,420	5,343
Income from placements with financial institutions		37,703	50,764	112,523	147,171
Profit on sukuk investments		33,587	28,088	96,272	80,703
Profit on financing liabilities		(29,804)	(32,669)	(91,208)	(92,971)
Net income from financing and investing assets		44,054	48,137	125,007	140,246
Fee income		24,684	12,276	78,000	44,898
Dividend income		4,955	4,895	18,641	20,640
Gain / (loss) on re-measurement of investments at fair value through income statement		30,571	1,615	31,812	(5,675)
(Loss) / gain on disposal of sukuk investments		(2,169)	-	(1,985)	396
Gain on disposal of equity investments		14,134	50,046	36,745	60,778
(Loss) / gain on disposal of real estate investments		-	-	(7,291)	13,933
Net foreign exchange gain		3,317	942	11,772	2,899
Other income, net		5,564	8,129	30,761	24,301
TOTAL INCOME		125,110	126,040	323,462	302,416
EXPENSES					
Staff costs		(25,324)	(18,178)	(68,770)	(56,104)
Depreciation and amortisation		(1,920)	(1,580)	(5,790)	(4,749)
Other operating expenses		(11,434)	(17,823)	(35,380)	(39,483)
TOTAL EXPENSES		(38,678)	(37,581)	(109,940)	(100,336)
(Provision) / reversal for impairment on financing assets, net of recoveries	12	(4,272)	(1,560)	(4,773)	602
(Provision) / reversal for impairment on other financial assets	12	1,338	-	(1,379)	96
Other provisions		-	(13,500)	-	(13,500)
PROFIT BEFORE TAX AND ATTRIBUTION TO QUASI-EQUITY		83,498	73,399	207,370	189,278
Less: Net profit attributable to quasi-equity		(25,549)	(28,733)	(70,050)	(88,036)
PROFIT BEFORE INCOME TAX		57,949	44,666	137,320	101,242
Income tax expense		-	-	-	-
NET PROFIT FOR THE PERIOD		57,949	44,666	137,320	101,242
Attributable to:					
Equity holders of the Bank		57,700	42,505	140,136	96,636
Non-controlling interest		249	2,161	(2,816)	4,606
		57,949	44,666	137,320	101,242
Basic/diluted profit per share - QAR	9	0.052	0.038	0.125	0.086

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the three-month and nine-month period ended 30 September 2025 (expressed in QAR'000)

	For the three-month period ended		For the nine-month period ended	
	30 September 2025 (Reviewed)	30 September 2024 (Reviewed)	30 September 2025 (Reviewed)	30 September 2024 (Reviewed)
NET PROFIT FOR THE PERIOD	57,949	44,666	137,320	101,242
OTHER COMPREHENSIVE INCOME				
Items that may not be subsequently classified to consolidated income statement				
Fair value changes of equity-type investments carried at fair value through other comprehensive income	57	2,548	1,962	3,116
Items that may be subsequently classified to consolidated income statement				
Exchange differences arising on translation of foreign operations	(17)	-	(17)	-
Fair value changes of debt-type investments classified as fair value through other comprehensive income	27,009	46,623	44,000	34,774
Fair value changes of investment in real estate reclassified to consolidated Income statement	-	-	-	(13,894)
Total other comprehensive income for the period	27,049	49,171	45,945	23,996
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	84,998	93,837	183,265	125,238
Attributable to:				
Equity holders of the Bank	84,749	91,676	186,081	120,632
Non-controlling interest	249	2,161	(2,816)	4,606
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	84,998	93,837	183,265	125,238



The attached notes 1 to 14 form an integral part of these interim condensed consolidated financial statements.

INTERIM CONSOLIDATED STATEMENT OF INCOME AND ATTRIBUTION

RELATED TO QUASI-EQUITY

For the three-month and nine-month period ended 30 September 2025 (expressed in QAR'000)

	For the three-month period ended		For the nine-month period ended	
	30 September 2025 (Reviewed)	30 September 2024 (Reviewed)	30 September 2025 (Reviewed)	30 September 2024 (Reviewed)
NET PROFIT FOR THE PERIOD BEFORE ATTRIBUTION TO QUASI-EQUITY	83,498	73,399	207,370	189,278
Less: Income not attributable to quasi-equity	(36,005)	(36,753)	(84,712)	(76,435)
Add: Expenses not attributable to quasi-equity	-	-	-	-
Net profit attributable to quasi-equity holders before Bank's				
Mudaraba Income	47,493	36,646	122,658	112,843
Less: Mudarib's share	(40,369)	(10,994)	(104,259)	(33,853)
Add: Support provided by Bank	18,425	3,081	51,651	9,046
NET PROFIT ATTRIBUTABLE TO QUASI-EQUITY	25,549	28,733	70,050	88,036
OTHER COMPREHENSIVE INCOME				
Item that may be subsequently classified to consolidated statement of income				
Share in the reserve attributable to quasi-equity	-	-	-	-
TOTAL OTHER COMPREHENSIVE INCOME FOR THE PERIOD	-	-	-	-
TOTAL PROFIT ATTRIBUTABLE TO QUASI-EQUITY	25,549	28,733	70,050	88,036



The attached notes 1 to 14 form an integral part of these interim condensed consolidated financial statements.

	Share capital	Share premium	Legal reserve	Fair value reserve	Foreign currency translation reserve	Retained earnings	Total equity attributable to equity holders of the Bank	Non-controlling interests	Total equity
Balance at 1 January 2025	1,120,000	80,003	22,256	(22,769)	-	142,735	1,342,225	(18,200)	1,324,025
Net profit for the period	-	-	-	-	-	140,136	140,136	(2,816)	137,320
Other comprehensive income	-	-	-	45,962	(17)	-	45,945	-	45,945
Total comprehensive income for the period	-	-	-	45,962	(17)	140,136	186,081	(2,816)	183,265
Transfer to retained earnings upon disposal of FVOCI equity instruments	-	-	-	(2,339)	-	2,795	456	-	456
Dividend for the year 2024	-	-	-	-	-	(56,000)	(56,000)	-	(56,000)
Interim dividend for the year 2025	-	-	-	-	-	-	-	(27)	(27)
Balance at 30 September 2025	1,120,000	80,003	22,256	20,854	(17)	229,666	1,472,762	(21,043)	1,451,719
Balance at 1 January 2024	1,120,000	80,003	9,439	(3,237)	-	30,206	1,236,411	(9,402)	1,227,009
Net profit for the period	-	-	-	-	-	96,636	96,636	4,606	101,242
Other comprehensive income	-	-	-	23,996	-	-	23,996	-	23,996
Total comprehensive income for the period	-	-	-	23,996	-	96,636	120,632	4,606	125,238
Balance at 30 September 2024	1,120,000	80,003	9,439	20,759	-	126,842	1,357,043	(4,796)	1,352,247



The attached notes 1 to 14 form an integral part of these interim condensed consolidated financial statements.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the nine-month period ended 30 September 2025 (expressed in QAR'000)

		For the nine-month period ended	
		30 September 2025 (Reviewed)	30 September 2024 (Reviewed)
Notes			
OPERATING ACTIVITIES			
Net profit for the period		137,320	101,242
Adjustments for non-cash items			
Depreciation and amortisation		5,790	4,749
Loss on disposal of Fixed assets		-	6
Loss / (gain) on disposal of real estate Investments		7,291	(13,933)
Unrealised (gain) / loss on re-measurement of investments at fair value through income statement		(31,812)	5,675
Unrealised loss on Sharia-compliant risk management instruments, net		2,456	13,328
Provision / (reversal) for impairment on financing assets, net	12	4,773	(602)
Provision / (reversal) for impairment on other financial assets	12	1,379	(96)
Other provisions		-	13,500
		127,197	123,869
Changes in:			
Financing assets		25,743	(104,953)
Assets held-for-sale		83,106	(80,665)
Other assets		(33,842)	(64,227)
Customers' balances		395,673	606,056
Liabilities held-for-sale		-	(98,497)
Other liabilities		(24,670)	(12,629)
Net cash from operating activities		573,207	368,954
INVESTING ACTIVITIES			
Purchase of fixed assets & intangible assets		(1,594)	(962)
Proceeds from disposal of fixed assets		-	110
Investments securities		(892,572)	(561,219)
Investment in real estate		(3,842)	-
Proceeds from disposal of real estate investments		16,255	253,250
Net change in cash and bank balances with maturity of more than 90 days		334,744	(166,544)
Net cash used in investing activities		(547,009)	(475,365)
FINANCING ACTIVITIES			
Net change in financing liabilities		316,588	557,955
Net change in participatory investment accounts		286,756	100,360
Net change in non-controlling interest		(27)	-
Dividends paid to equity holders		(56,000)	-
Net cash from financing activities		547,317	658,315
Net increase in cash and cash equivalents		573,515	551,904
Cash and cash equivalents at the beginning of the period	4	1,952,050	1,892,842
Cash and cash equivalents at the end of the period	4	2,525,565	2,444,746

The attached notes 1 to 14 form an integral part of these interim condensed consolidated financial statements.

		<i>Movements during the period</i>				
	<i>1 January 2025</i>	<i>Investments</i>	<i>Revaluations / Gross Income</i>	<i>Dividends paid</i>	<i>Bank's Fee as an agent</i>	<i>At 30 September 2025</i>
<i>Investments</i>						
Sukuk securities Portfolio	227,594	9,516	20,512	(20,512)	-	237,110
Equity securities portfolio	8,376,839	3,760,547	(417,003)	(169,953)	(51,279)	11,499,151
	8,604,433	3,770,063	(396,491)	(190,465)	(51,279)	11,736,261

	<i>Movements during the period</i>					
	<i>1 January 2024</i>	<i>Investments</i>	<i>Revaluations / Gross Income</i>	<i>Dividends paid</i>	<i>Bank's Fee as an agent</i>	<i>At 30 September 2024</i>
<i>Investments</i>						
Sukuk securities Portfolio	59,089	106,827	-	-	-	165,916
Equity securities portfolio	6,129,826	620,569	174,453	(99,439)	(38,755)	6,786,654
	6,188,915	727,396	174,453	(99,439)	(38,755)	6,952,570



The attached notes 1 to 14 form an integral part of these interim condensed consolidated financial statements.

1. REPORTING ENTITY

Lesha Bank LLC (Public) ("the Bank" or "the Parent") is an Islamic bank, which was established in the State of Qatar as a limited liability company under license No.00091, dated 4 September 2008, from the Qatar Financial Centre Authority. The Bank is authorized to conduct the following regulated activities by the Qatar Financial Centre Regulatory Authority (the "QFCRA"):

- Deposit taking;
- Providing credit facilities;
- Dealing in investments;
- Arranging deals in investments;
- Arranging credit facilities;
- Providing custody services;
- Arranging the provision of custody services;
- Managing investments;
- Advising on investments; and
- Operating a collective investment fund

All the Bank's activities are regulated by the QFCRA and are conducted in accordance with Islamic Shari'a principles, as determined by the Shari'a Supervisory Board of the Bank and in accordance with the provisions of its Articles of Association. The Bank operates through its head office located on 4th Floor, Tornado Tower, West Bay, Doha, State of Qatar. The Bank's issued shares were listed for trading on the Qatar Exchange effective from 27 April 2016 (ticker: "QFBQ").

The interim condensed consolidated financial statements of the Bank for the nine-month period ended 30 September 2025 comprise of the Bank and its subsidiaries' (together referred to as "the Group" and individually as "Group entities") results. The Parent Company / Ultimate Controlling Party of the Group is Lesha Bank LLC (Public).

The Bank had the following principal subsidiaries as at 30 September 2025 and 31 December 2024:

Subsidiaries	Activity	Effective ownership as at		Year of incorporation	Country
		30 September 2025	31 December 2024		
QFB Money Market Fund 1	Money market fund	100.0%	100.0%	2015	Cayman Islands
Lesha Capital	Investments	100.0%	-	2025	Saudi Arabia
LB Aviation Holdco	Investments	100.0%	-	2025	Qatar
Astor Properties Finance Limited.* ¹	Financing	29.0%	29.0%	2017	Jersey
Astor Properties Holdings Limited.* ¹	Holding company	29.0%	29.0%	2017	Jersey
Umm Slal four Accommodation LLC	Construction	70.0%	70.0%	2017	Qatar
3130 Fairview GEG, LLC*	Owning and leasing real estate	98.0%	97.6%	2019	USA
Fairview Investor Corp.*	Leasing real estate	98.0%	97.6%	2019	USA
QFB Investments I Ltd.	Investments	100.0%	100.0%	2022	Cayman Islands
QFB Private Equity Ltd.	Investments	100.0%	100.0%	2022	Cayman Islands
LB Income Fund	Investments	100.0%	100.0%	2023	Cayman Islands
LB Education	Investments	100.0%	100.0%	2023	Cayman Islands
QFB Hospitality Ltd.	Investments	100.0%	100.0%	2022	Cayman Islands
Gateway LLC	Investments	100.0%	100.0%	2020	Qatar
LB Real Estate Equity Fund 1	Investments	100.0%	100.0%	2022	Cayman Islands

*These subsidiaries related to investment products offered to customers.

¹Although the Bank holds less than 50 percent effective holding, the Bank exercises control by virtue of its contractual right and other qualitative factors.

² On 8th October 2024, the Bank acquired the entire share capital of a foreign bank, Bereke Bank JSC located in the republic of Kazakhstan. The Bank successfully completed the acquisition which was fully syndicated to an investor through a sharia compliant structure.

2. BASIS OF PREPARATION

The interim condensed consolidated financial statements of the Group have been prepared in accordance with Financial Accounting Standards ("FAS 41 Interim Financial Reporting") issued by the Accounting and Auditing Organisation for Islamic Financial Institutions ("AAOIFI"), as amended by applicable provisions of QFCRA regulations. In line with the requirements of AAOIFI, for matters that are not covered by FAS, the Group uses the guidance from the relevant International Financial Reporting Standards ("IFRSs") as issued by the International Accounting Standards Board ("IASB").

QFCRA issued an instruction dated 4 October 2020 on the accounting treatment for investments in equity instruments to ensure that harmonisation is achieved between QFCRA-regulated conventional banks and Islamic banks.

Key changes in accounting of equity-type investments classified as fair value through equity:

FAS 33's exemption to carry equity investments at cost less impairment, when a reliable measure of fair value when on a continuous basis cannot be determined, was removed. Impairment losses (and reversal of impairment losses) are not reported separately from other changes in fair value and are reported as part of fair value reserve within equity statement. Cumulative gains and losses recognised as part of fair value reserve within equity are transferred to retained earnings on disposal of equity investments at fair value through equity. The regulation is effective from the financial reporting beginning on or after 1 January 2020. The new regulation did not have any impact on these interim condensed consolidated financial statements.

The interim condensed consolidated financial statements do not contain all information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2024. In addition, results for the nine-month period ended 30 September 2025 are not necessarily indicative of results that may be expected for the financial year ending 31 December 2025.

The interim condensed consolidated financial statements have been prepared under the historical cost convention except for valuation of investments in securities, investments in real estate and sharia-compliant-risk management instruments, which are carried at fair value.

The interim condensed consolidated financial statements are presented in Qatari Riyals ("QAR"), which is the Bank's functional and presentational currency, and all values are rounded to the nearest QAR thousand except when otherwise indicated.

Judgements and estimates

The preparation of the interim condensed consolidated financial statements in conformity with FAS requires management to make judgments, 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.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty are consistent with those applied to the annual consolidated financial statements as at 31 December 2024.

3. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those used in the preparation of the consolidated financial statements for the year ended 31 December 2024.

3.1. New standards, amendments and interpretations issued but not yet effective

FAS 45: Quasi-Equity (Including Investment Accounts)

AAOIFI has issued Financial Accounting Standard (FAS) 45 "Quasi-Equity (Including Investment Accounts)" during 2023. The objective of this standard is to establish the principles for identifying, measuring, and presenting "quasi-equity" instruments in the financial statements of Islamic Financial Institutions "IFIs".

The standard prescribes the principles of financial reporting to participatory investment instruments (including investment accounts) in which an IFI controls underlying assets (mostly, as working partner), on behalf of the stakeholders other than owner's equity. This standard provides the overall criteria for on-balance sheet accounting for participatory investment instruments and quasi-equity, as well as, pooling, recognition, derecognition, measurement, presentation and disclosure for quasi-equity.

This standard shall be effective for the financial reporting 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.

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.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

3.1. New standards, amendments and interpretations issued but not yet effective (continued)

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.

FAS 48: Promotional Gifts and Prizes

This standard prescribes accounting and financial reporting requirements applicable to promotional gifts and prizes awarded by the Islamic financial institutions. The standard categorizes them into a) promotional gifts where entitlement occurs instantly; b) promotional prizes that are announced in advance to be awarded at a future date and c) loyalty programs where the obligation is accumulated over the period.

This standard is 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.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

3.1. New standards, amendments and interpretations issued but not yet effective (continued)

FAS 49 - Financial Reporting for Institutions Operating in Hyperinflationary Economies

This standard establishes the principles of financial reporting for the institutions operating in hyperinflationary economies. This standard is applicable to the institutions whose functional currency is the currency of a hyperinflationary economy, and on consolidated financial statements of an institution to the extent of impacts relating to a subsidiary whose functional currency is the currency of a hyperinflationary economy.

The standard prescribes pertinent factors for determination of hyperinflationary economy.

This standard is effective for the financial periods beginning on or after 1 January 2026, with an option to early adopt.

AAOIFI recommended that all institutions operating in the same hyperinflationary economy shall apply this standard from the same date to ensure that comparability between their results is possible.

The Group does not expect any significant impact on the adoption of this standard.

FAS 50 - Financial reporting for Islamic Investment institutions (including investment funds)

This standard replaces "FAS 14 - Investment funds" and is not applicable to a) financial reporting for Sukuk holders and the Sukuk in the books of the originator; b) off-balance sheet assets under management that do not take form of a separate legal entity; c) investment institutions taking the form of a Waqf from Shari'ah perspective; and d) investment funds (e.g., participants' investment funds) managed by Takaful institutions.

This standard is effective for the financial periods beginning on or after 1 January 2027, with an option to early adopt.

The Group does not expect any significant impact on the adoption of this standard.

4. CASH AND BANK BALANCES

	30 September 2025 (Reviewed)	31 December 2024 (Audited)
Cash in hand	40	30
Balances with banks (current accounts)	78,970	67,416
Placements with financial institutions	3,253,552	3,026,345
Provision for impairment	(3,835)	(3,931)
	3,328,727	3,089,860
Less: balances with maturity of more than 90 days	(806,997)	(1,141,741)
Add: provision for impairment (non-cash)	3,835	3,931
Cash and cash equivalents	2,525,565	1,952,050

5. FINANCING ASSETS

	30 September 2025 (Reviewed)	31 December 2024 (Audited)
Murabaha financing	375,991	352,578
Deferred investment sales	90,087	179,132
Others	56,062	31,527
Total financing assets	522,140	563,237
Deferred profit	(25,466)	(40,820)
Provision for impairment on financing assets	(351,812)	(347,039)
Net financing assets	144,862	175,378

6. INVESTMENT SECURITIES

	30 September 2025 (Reviewed)	31 December 2024 (Audited)
<i>Classified as fair value through income statement</i>		
- Equity type (unquoted)	1,205,373	627,424
- Fund type	380,258	279,180
	1,585,631	906,604
<i>Debt-type classified at amortised cost</i>		
- Debt type sukuk investments	41,860	41,860
Accrued profit	620	854
Unamortised premiums, net	-	107
Allowance for impairment	(1,308)	(1,094)
	41,172	41,727
<i>Classified as fair value through other comprehensive income</i>		
- Equity type (quoted)	-	51,908
- Equity type (unquoted)	75,421	79,973
- Debt type sukuk investments	2,321,880	1,974,565
	2,397,301	2,106,446
	4,024,104	3,054,777

Profit on re-measurement of investments at fair value through income statement for the nine-month period ended 30 September 2025 was QAR 31.8 million (for the nine-month period ended 30 September 2024: a loss of QAR 5.7 million).

*As at 30 September 2025, the Bank recognized a positive fair value adjustment of QAR 44.0 million (for the nine-month period ended 30 September 2024: a positive fair value of QAR 34.8 million) related to these sukuk investments and a positive fair value of QAR 2.0 million on listed equity investments (for the nine-month period ended 30 September 2024: a positive fair value of QAR 3.0 million). Sukuk investments of nominal value of QAR 1,104.7 million (fair value of QAR 1,145.2 million) of the Group have been pledged as security for bank financing liabilities of QAR 979.9 million of the Group.

7. ASSETS AND LIABILITIES HELD-FOR-SALE

	30 September 2025 (Reviewed)	31 December 2024 (Audited)
Equity investments held-for-sale	-	83,106
Liabilities of disposal group classified as held-for-sale	13,723	13,723

7. ASSETS AND LIABILITIES HELD-FOR-SALE (continued)

7.1 Assets and liabilities of disposal groups classified as held-for-sale

7.1.1 Assets and liabilities of Real Estate Structure

As part of its business, the Bank from time to time enters various structures to invest indirectly in real estate properties using special purpose vehicles ("SPV") with an intention to sell substantial part of it to investors. Until the Bank ceases its control over those SPVs, they are consolidated by the Bank as a result of application of the accounting consolidation rules under Financial Accounting Standard 23 whereby an entity needs to consolidate an SPV based on economic substance despite the fact that the SPV is not legally owned by and not legally related to the Bank. The financings of these SPVs related to the real estate property have no recourse to the Bank.

7.1.2 Assets and liabilities of a Private Equity Structure

As part of its business, the Bank from time to time enters various structures to invest indirectly in private equity investment using special purpose vehicles ("SPV") with an intention to sell substantial part of it to investors. In 2022, the Bank entered into a structure to invest in a private equity within Europe. During the period, the remaining unsold portion of QAR 91 million has been reclassified to continuing operations.

8. SHARE CAPITAL

	30 September 2025 (Reviewed)	31 December 2024 (Audited)
Authorized		
1,120,000,000 ordinary shares of QAR 1 each	<u>1,120,000</u>	<u>2,500,000</u>
Issued and paid		
1,120,000,000 ordinary shares of QAR 1 each	<u>1,120,000</u>	<u>1,120,000</u>

At the Annual General Meeting (AGM) of the Bank held on 25 February 2025, the shareholders approved to change the authorized share capital to QAR 1,120,000,000.

9. BASIC AND DILUTED PROFIT PER SHARE

The calculation of basic earnings per share is based on the net profit attributable to the Bank's shareholders and the weighted average number of shares outstanding during the period:

	For the nine-month period ended	
	30 September 2025 (Reviewed)	30 September 2024 (Reviewed)
<i>Basic and diluted profit per share</i>		
Net Profit attributable to the equity holders of the Bank	140,136	96,636
Total weighted average number of shares (thousand)	1,120,000	1,120,000
Basic and diluted profit per share - QAR	0.125	0.086

10. CONTINGENT LIABILITIES

The Group had the following contingent liabilities at the period / year-end:

	30 September 2025 (Reviewed)	31 December 2024 (Audited)
Unutilised credit facilities	38,363	1,145
	38,363	1,145

Contingent liabilities related to Sharia-compliant-risk-management instruments, representing notional amounts, amounted to QAR 2,301.3 million (31 December 2024: QAR 1,235.4 million).

11. RELATED PARTIES TRANSACTIONS AND BALANCES

Balances and transactions in respect of related parties included in the interim condensed consolidated financial statements are as follows:

30 September 2025			
	Affiliates	Other*	Total
	(Reviewed)	(Reviewed)	(Reviewed)
<i>a) Consolidated statement of financial position as at</i>			
Financing assets	-	22,147	22,147
Other assets	-	9,100	9,100
Customers' balances	-	75,247	75,247
Liabilities held-for-sale	13,723	-	13,723
<i>b) Consolidated income statement for the nine-month period ended</i>			
Income from financing assets	-	1,144	1,144
Provision for impairment on financing assets	-	(19)	(19)
Other operating expenses	-	(1,402)	(1,402)
<i>c) Off balance sheet instruments as at</i>			
Assets under management	-	258,039	258,039

31 December 2024			
	Affiliates	Other*	Total
	(Audited)	(Audited)	(Audited)
<i>a) Consolidated statement of financial position as at</i>			
Other assets	-	9,100	9,100
Customers' balances	-	30,719	30,719
Liabilities held-for-sale	13,723	-	13,723
<i>b) Off balance sheet instruments as at</i>			
Asset under management	-	155,027	155,027

Transactions with related parties for the corresponding period are as follows:

30 September 2024			
	Affiliates	Other*	Total
	(Reviewed)	(Reviewed)	(Reviewed)
<i>c) Consolidated income statement for the nine-month period ended</i>			
Other operating expenses	-	(1,136)	(1,136)

* Other related parties include affiliated parties of the board members and senior management.

11. RELATED PARTIES TRANSACTIONS AND BALANCES (continued)

Key management compensation is presented below:

	For the nine-month period ended	
	30 September 2025	30 September 2024
	(Reviewed)	(Reviewed)
<i>Key management personnel compensation :</i>		
Senior management personnel	6,858	6,150
Shari'a Supervisory Board remuneration	375	385
	7,233	6,535

Boards Of Directors remuneration for the period ended 30 September 2025 is QAR 3.4 million (30 September 2024: QAR 2.1 million).

12. FINANCIAL RISK MANAGEMENT

The interim condensed consolidated financial statements do not include all financial risk management information and disclosures required in the annual consolidated financial statements; they should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2024.

Credit risk exposures

	30 September 2025			
	Stage 1	Stage 2	Stage 3	Total
	(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)
Cash and bank balances	3,328,922	-	3,640	3,332,562
Investments carried at amortised cost	42,480	-	-	42,480
Investments carried at fair value	2,331,201	-	-	2,331,201
Financing assets	118,138	33,760	344,776	496,674
Off balance sheet instruments, subject to credit risk	38,363	-	-	38,363
	5,859,104	33,760	348,416	6,241,280

	31 December 2024			
	Stage 1	Stage 2	Stage 3	Total
	(Audited)	(Audited)	(Audited)	(Audited)
Cash and bank balances	3,090,151	-	3,640	3,093,791
Investments carried at amortised cost	42,821	-	-	42,821
Investments carried at fair value	1,982,625	-	-	1,982,625
Financing assets	144,759	65,211	312,447	522,417
Off balance sheet instruments, subject to credit risk	1,145	-	-	1,145
	5,261,501	65,211	316,087	5,642,799

12. FINANCIAL RISK MANAGEMENT (Continued)*Loss allowance*

The following tables show reconciliations from the opening to the closing balance of the loss allowance by class of financial instruments. Comparative amounts represent allowance account for credit losses and reflect measurement basis under relevant FAS:

	30 September 2025				31 December 2024			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
	(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)	(Audited)	(Audited)	(Audited)	(Audited)
Cash and bank balances								
Balance at 1 January	291	-	3,640	3,931	731	-	3,640	4,371
Impairment allowance, net	(96)	-	-	(96)	(440)	-	-	(440)
Balance at end of the period/year	195	-	3,640	3,835	291	-	3,640	3,931
Investments carried at amortised cost								
Balance at 1 January	1,094	-	-	1,094	1,288	-	-	1,288
Impairment allowance, net	214	-	-	214	(194)	-	-	(194)
Balance at end of the period/year	1,308	-	-	1,308	1,094	-	-	1,094
Investments carried at fair value through other comprehensive income								
Balance at 1 January	8,060	-	-	8,060	9,561	-	-	9,561
Impairment allowance, net	1,261	-	-	1,261	(1,501)	-	-	(1,501)
Balance at end of the period/year	9,321	-	-	9,321	8,060	-	-	8,060
Financing assets								
Balance at 1 January	796	39,075	307,168	347,039	6,414	30,885	301,512	338,811
Transfers to Stage 3	-	(29,072)	29,072	-	-	-	-	-
Foreign currency fluctuation,(net)	-	-	-	-	-	(25)	-	(25)
Impairment allowance, net	(624)	1,096	4,301	4,773	(5,618)	8,215	5,656	8,253
Balance at end of the period/year	172	11,099	340,541	351,812	796	39,075	307,168	347,039

13. FAIR VALUE OF FINANCIAL INSTRUMENTS**13.1. Fair value hierarchy**

Fair value measurements are analysed by level in the fair value hierarchy as follows:

	Level 1	Level 2	Level 3	Total
30 September 2025				
Investments carried at fair value				
- at fair value through equity	2,321,880	-	75,421	2,397,301
- at fair value through income statement	-	-	1,205,373	1,205,373
Investments in real estate carried at fair value	-	-	252,213	252,213
Investments in funds carried at fair value	133,274	-	246,984	380,258
Net gains and losses included in the consolidated statement of changes in equity	45,962	-	-	45,962
Net gains and losses included in the consolidated income statement	3,121	-	86,600	89,721
31 December 2024				
Investments carried at fair value				
- at fair value through equity	2,026,473	-	79,973	2,106,446
- at fair value through income statement	-	-	627,424	627,424
Investments in real estate carried at fair value	-	-	270,024	270,024
Investments in funds carried at fair value	80,153	-	199,027	279,180
Net gains and losses included in the consolidated statement of changes in equity	37,890	-	(13,894)	23,996
Net gains and losses included in the consolidated income statement	3,052	-	6,985	10,037

In addition to the above financial instruments, as at 30 September 2025 the Group had Sharia-compliant-risk management instruments whose negative fair value was QAR 2.5 million (31 December 2024: positive fair value of QAR 9.1 million), derived using Level 2 fair value hierarchy. The valuation techniques and key assumptions have remained consistent with those disclosed in the annual consolidated financial statements as at and for the year ended 31 December 2024.

13. FAIR VALUE OF FINANCIAL INSTRUMENTS (Continued)**13.2. Movements in level 3 financial instruments**

The following table shows the reconciliation of the opening and closing amount of Level 3 investments, which are recorded at fair value:

	At 1 January 2025	Total gain / (losses) recorded in consolidated income statement /equity	Additions / Transfer from assets held-for-sale, net	Disposals	At 30 September 2025
<i>Investments carried</i>					
- at fair value through equity	79,973	(4,552)	-	-	75,421
- at fair value through income statement	826,451	86,600	581,570	(42,264)	1,452,357
	906,424	82,048	581,570	(42,264)	1,527,778
	At 1 January 2024	Total gain / (losses) recorded in consolidated income statement /equity	Additions	Disposals	At 31 December 2024
<i>Investments carried</i>					
- at fair value through equity	79,385	(4,511)	5,099	-	79,973
- at fair value through income statement	616,324	(27,625)	372,607	(134,855)	826,451
	695,709	(32,136)	377,706	(134,855)	906,424

14. SEGMENT INFORMATION

Below is the information about operating segments:

	For the nine-month period ended			
	30 September 2025		30 September 2024	
	Segment income (Reviewed)	Segment Profit (Reviewed)	Segment income (Reviewed)	Segment Profit (Reviewed)
Alternative Investments	133,982	123,109	88,501	87,605
Private Bank	185,263	12,096	213,915	13,637
Other	4,217	2,115	-	-
Total	323,462	137,320	302,416	101,242