16 August 2026

Boursa Kuwait Company

State of Kuwait

Greetings,

Subject: Presentation of IFA Hotels & Resorts' Q2-2026 Analyst and Investor Conference

With reference to the above subject, this is to advise that IFA Hotels & Resorts' Q2-2026 Analyst and Investor Conference was held on Sunday 16 August 2026, at 3:30 PM via live broadcast.

We also wish to notify you that no material information was disclosed during the conference.

Attached, please find the conference presentation.

Best regards

Khaled Saeed Esbaitah

Chairman

Cc: Capital Markets Authority

16 أغسطس 2026

السادة شركة بورصة الكويت المحترمين

دولة الكويت

تحية طيبة وبعد،

الموضوع: العرض التقديمي لمؤتمر المحللين والمستثمرين لشركة ايفا للفنادق والمنتجعات للربع الثاني لعام 2026

إشارة الى الموضوع أعلاه، نود إفادتكم بأن مؤتمر المحللين والمستثمرين لشركة ايفا للفنادق والمنتجعات للربع الثاني من عام 2026 قد انعقد يوم الاحد الموافق 16 أغسطس 2026 في تمام الساعة 3:30 عصرا عن طريق بث مباشر.

كما نود إفادتكم بأنه أثناء المؤتمر لم يتم الافصاح عن أية معلومات جوهرية.

ونرفق لكم العرض التقديمي للمؤتمر.

وتفضلوا بقبول وافر التحية،

خالد سعيد اسبيته

رئيس مجلس الادارة

نسخة لهيئة أسواق المال

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INVESTOR PRESENTATION

Q2 2026

Quarter Ended 30 June 2026

Disclaimer

This presentation contains forward-looking statements and information that are based on IFA Hotels and Resorts' current expectations, estimates, and projections about the company and the industry in which it operates. These statements are subject to risks, uncertainties, and assumptions that could cause actual results to differ materially from those expressed or implied in the forward-looking statements.

The company does not undertake any obligation to update or revise any forward-looking statements, except as required by applicable law. Past performance is not indicative of future results. Figures are presented in Kuwaiti Dinars (KWD) unless otherwise stated and may be subject to rounding.

This presentation is for informational purposes only and is not intended as an offer or solicitation for the sale or purchase of any securities.

Agenda

A Premier Developer & Operator of Luxury Mixed-Use Destinations

للفنادق والمنتجعات
Hotels & Resorts

IFA Hotels & Resorts (IFA HR) is listed on the Boursa Kuwait Premier Market and operates a diversified platform spanning luxury hospitality, branded residences, real estate development, and integrated facility management across 14+ countries.

+4,900	+7,735	+44	+14	+3,000	+50
Hotel Keys	Residences	Hotels	Countries	Employees	F&B Outlets

01 Income-Generating Assets

Building Resilience through our income-generating businesses that provide stable, predictable cash flows. This pillar ensures resilience across cycles and enables sustainable, balanced growth.

02 Premium Development Platform

Unlocking Capital Growth and Value Creation – our development segment focuses on high-value, premium real estate projects- this pillar continues to be the key growth engine of the group.

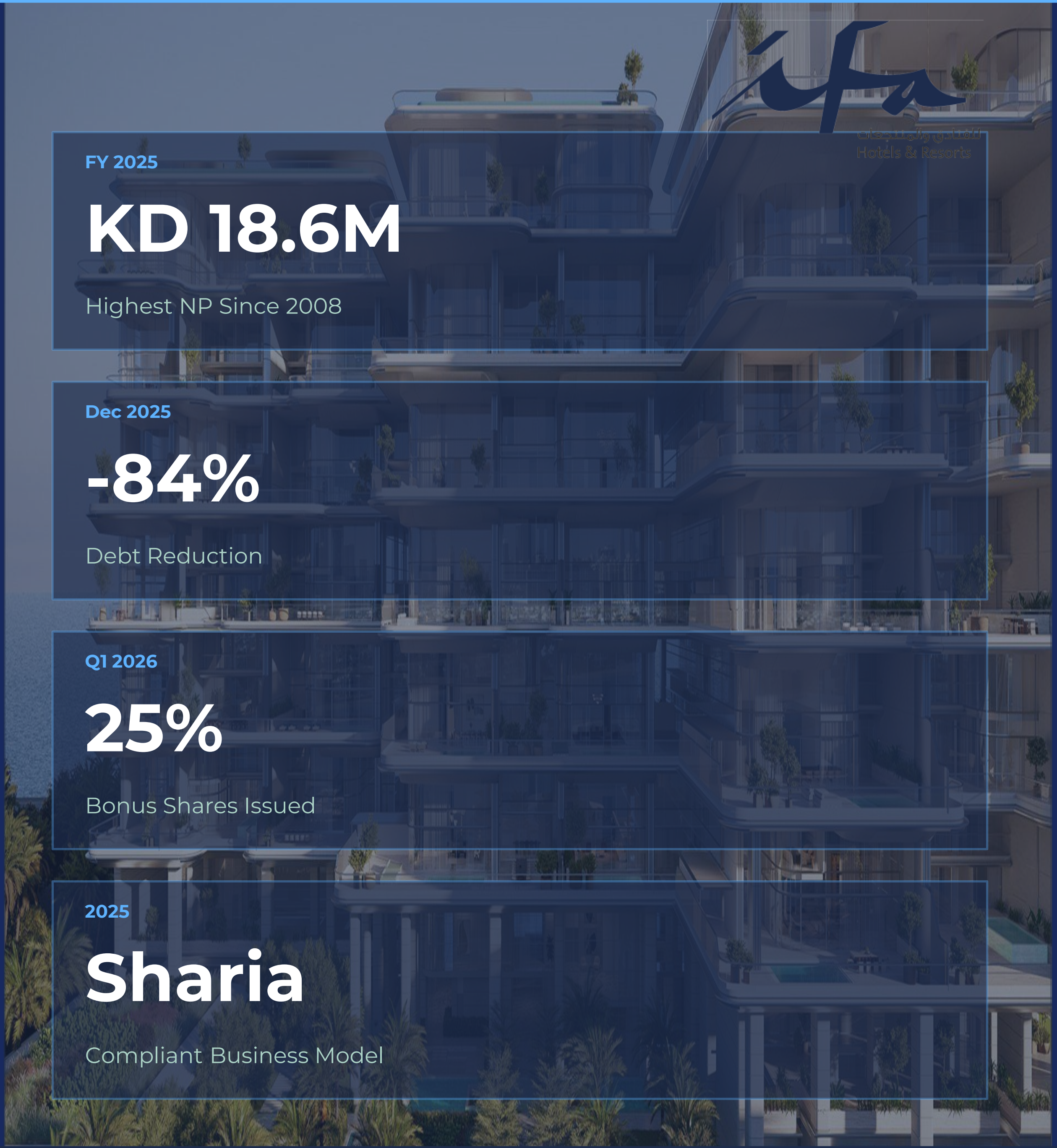
03 Management Fee Businesses

Scalable, Asset-Light Revenue Model – generates high-margin, recurring income through fee-based services. It enhances capital efficiency and allows us to scale without significant capital deployment.

01 TRACK RECORD

Three Decades of Value Creation

- **1995** Established
- **2002** 1M sq ft on Palm Jumeirah acquired
- **2005** Listed on Kuwait Stock Exchange
- **2007** Legend Golf & Safari Resort acquired
- **2010** Fairmont Zimbali opens
- **2012** Fairmont The Palm opens
- **2016** Strive Services Group & Aria Vacation Club established
- **2022** Partnered with Omniyat and Launched Orla - Dorchester Collection
- **2023** Partnered with Omniyat and Launched Orla Infinity - Dorchester Collection
- **2025** **Promoted to Boursa Kuwait Premier Market**



FY 2025
KD 18.6M
Highest NP Since 2008

Dec 2025
-84%
Debt Reduction

Q1 2026
25%
Bonus Shares Issued

2025
Sharia
Compliant Business Model

للفنادق والمنتجعات
Hotels & Resorts

Q2 & 1H 2026 Financial Highlights

Three & Six Months Ended 30 June 2026 · All figures in KD unless stated

Revenue (1H)
11.20M
KD
-1.0% vs 1H 2025 · Q2: 4.31M

Gross Profit (1H)
5.20M
KD
+16.8% vs 1H 2025 · Q2: 1.49M

Gross Margin (1H)
46%
+7pp vs 1H 2025 39%

Net Profit (1H)
2.54M
KD
Continuing operations · Q2: 0.52M

EPS (Basic, 1H)
6.99
Fils
Attributable to owners · Q2: 1.42 fils

Total Assets
188.4M
KD
+5.7% y-o-y

Shareholders' Equity (Parent)
54.4M
KD
+17.9% y-o-y

Debt / Equity
13.9%
Up from 12.2% (project loan)

Comparability Note

1H 2025 reported profit of KD 14.38M included a one-off gain from the Fairmont The Palm divestment; on a continuing-operations basis, 1H 2025 profit was KD 3.28M. The y-o-y movement in 1H 2026 mainly reflects a lower share of results from associates and joint ventures, driven by development cost escalations at Orla and Orla Infinity, together with regional disruption to UAE hospitality. All growth references use continuing-operations comparators.

Gross Margin 39%→46%

Mix shift to development management and fee income vs lower-margin hospitality

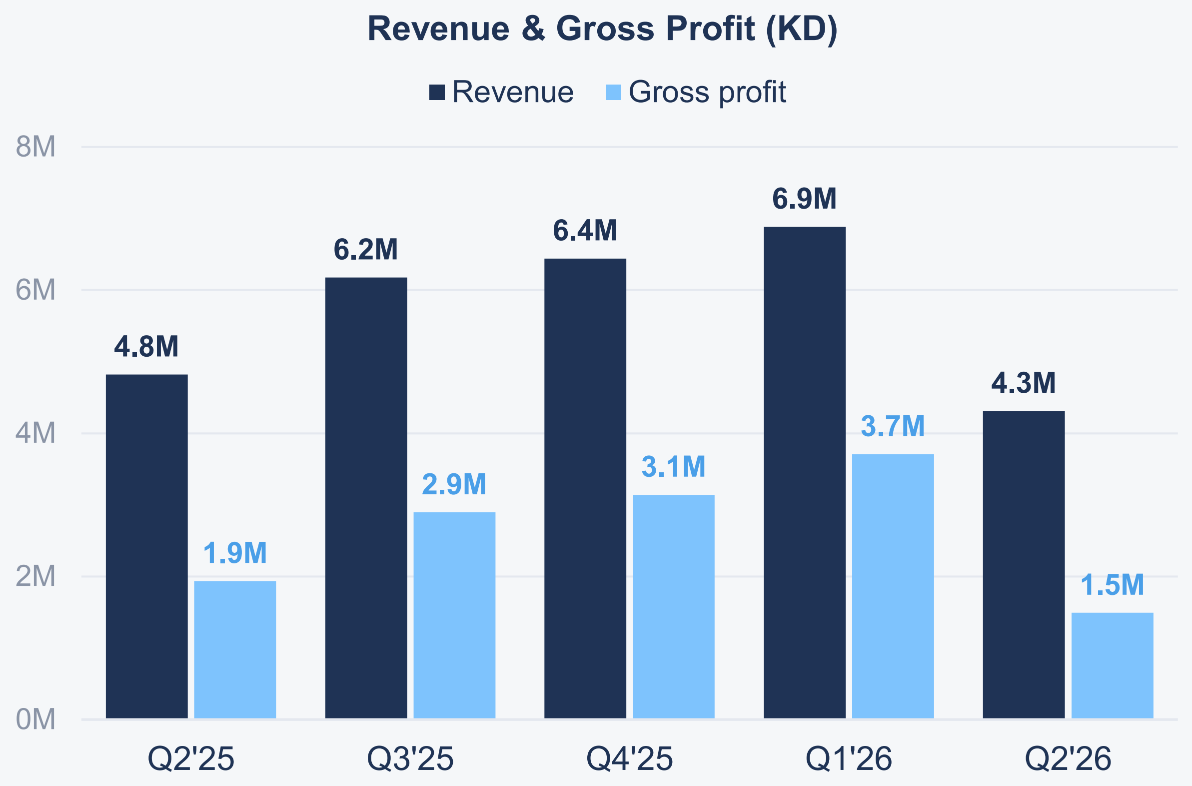
Fee-Based Income

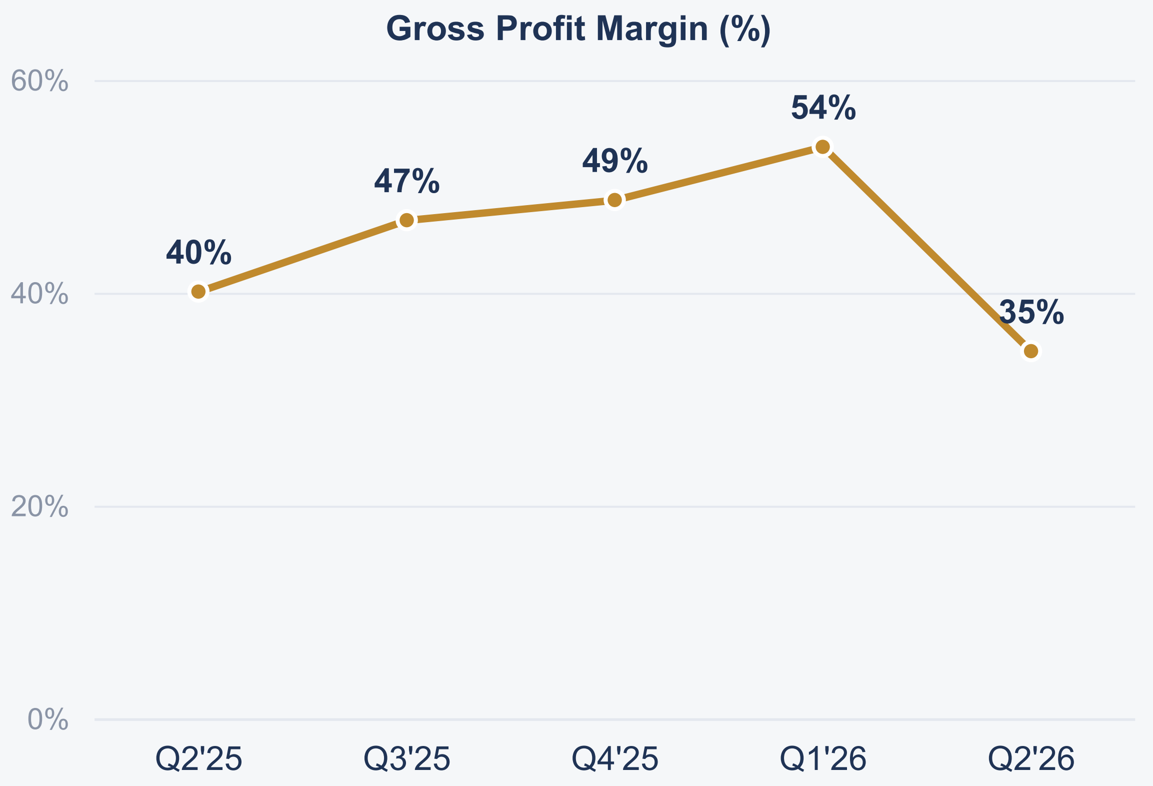
New development and facilities management contracts; AIM Fund advisory fee rebates

Softer Hospitality Activity

UAE hospitality and project commissions affected by regional travel disruption during the quarter

Revenue Resilience & Structural Margin Improvement





Revenue Analysis

KD 11.20M -1.0% YoY (1H)

New development management contracts, AIM Fund advisory fee rebates and a new facilities management contracts helped offset softer UAE hospitality activity, as regional disruption weighed on travel during the quarter.

Gross Margin Analysis

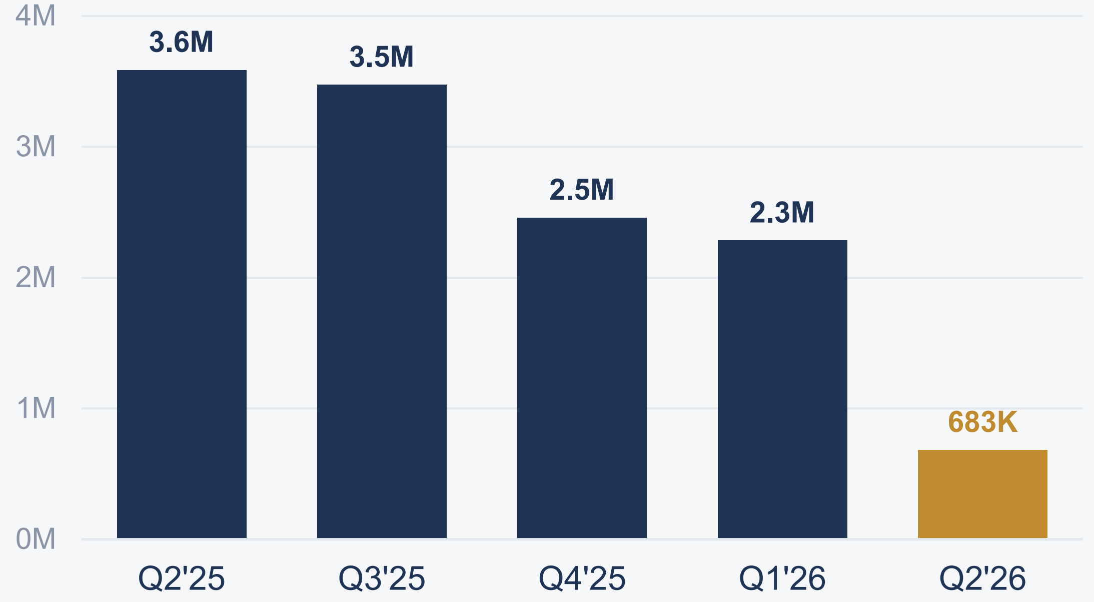
46% +7pp YoY (1H)

1H gross margin improved from 39% to 46%, driven by the ongoing shift toward higher-margin development management and fee income. The Q2 margin reflects the temporary impact of regional disruption on hospitality demand.

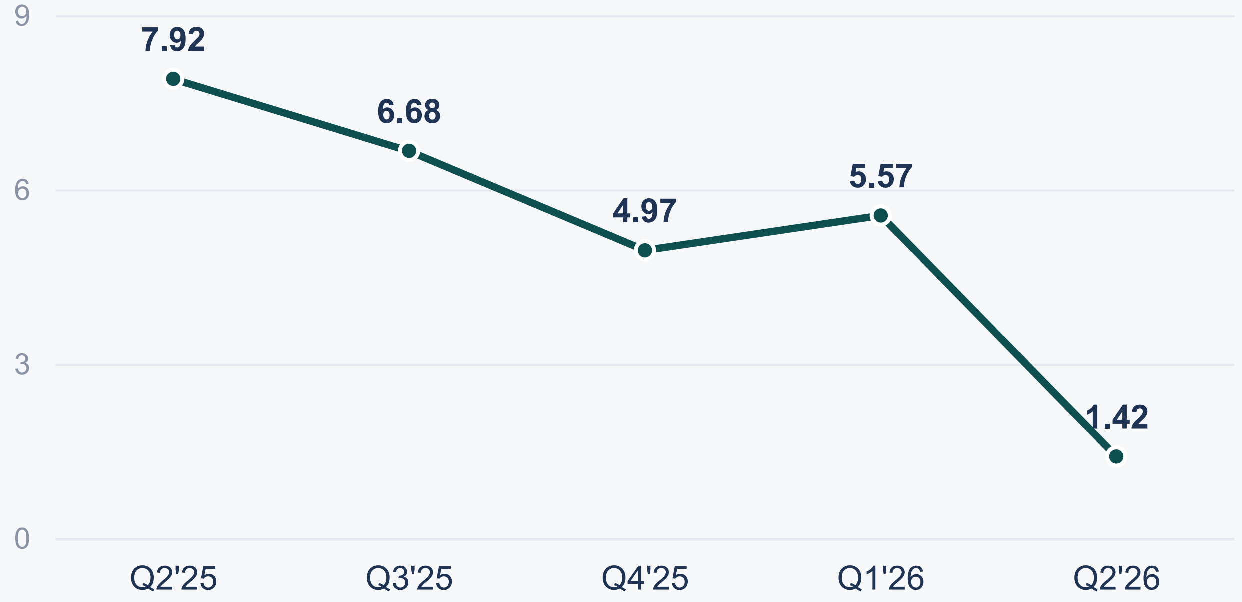
Total Profit & Earnings Per Share

للفنادق والمنتجعات
Hotels & Resorts

Total Profit – Continuing Operations (KD)



EPS – Continuing Operations (Fils)



Total Profit from Continuing Ops

KD 2.97M

1H 2026 vs KD 4.84M 1H 2025

EPS – Continuing Operations

6.99 Fils

1H 2026 vs 10.16 Fils

Finance Costs

KD 940K

1H 2026; -5.1% vs 1H 2025

Hotels & Resorts
للفنادق والمنتجعات

Consolidated Balance Sheet

As at 30 June 2026 vs 30 June 2025 (KD)

ASSETS

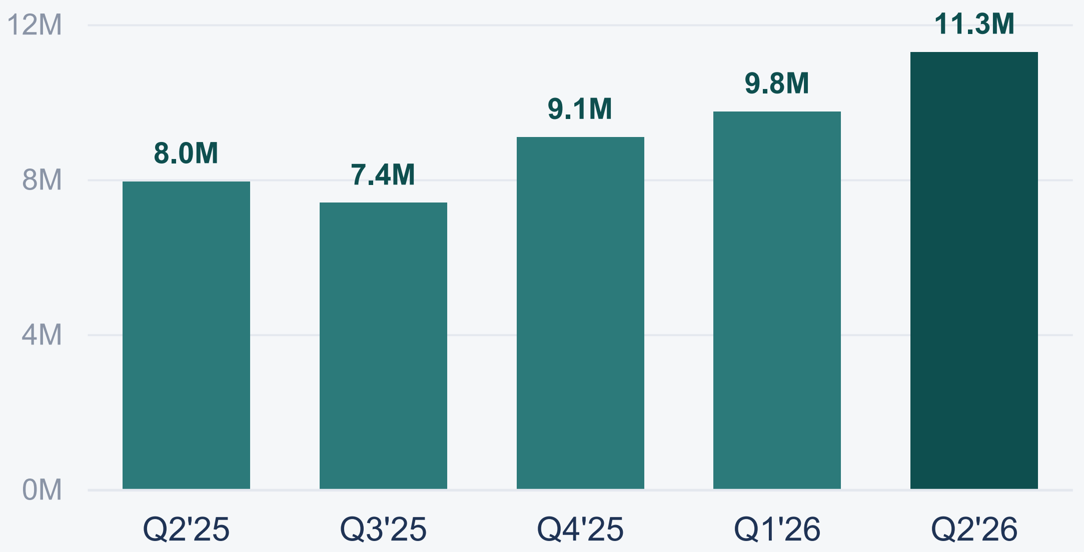
Non-Current Assets	30-Jun-26 (KD)	30-Jun-25 (KD)
Investment in Associates & JV	114,101,249	102,816,019
Property, Plant & Equipment	13,766,377	12,900,537
Investment Properties	8,449,516	6,968,711
Goodwill	1,186,069	1,173,674
Other Non-Current	4,811,116	7,088,221
Total Non-Current Assets	**142,314,327**	130,947,162
Current Assets		
Accounts Receivable & Other	19,085,076	22,933,382
Investments at FVTPL	10,399,335	9,080,821
Trading Properties	10,313,878	8,215,202
Cash & Cash Equivalents	5,794,390	5,800,774
Net investment in sub-finance lease	476,165	1,194,597
Total Current Assets	**46,068,844**	47,224,776
TOTAL ASSETS	**188,383,171**	178,171,938

EQUITY & LIABILITIES

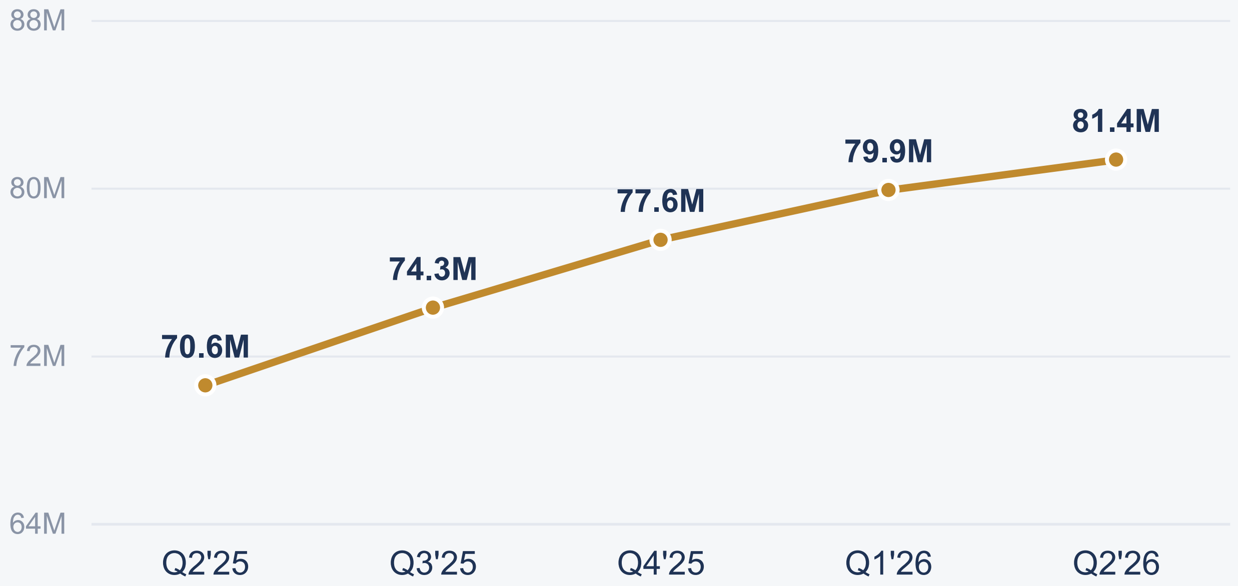
Equity	Jun-26	Jun-25
Share Capital	36,398,309	29,118,647
Other Equity Components	18,036,250	17,035,147
Equity – Parent Co.	**54,434,559**	46,153,794
Non-Controlling Interest	26,942,222	24,463,701
Total Equity	**81,376,781**	70,617,495
Non-Current Liabilities		
Borrowings (Non-Current)	8,493,646	5,897,574
Due to Related Parties (NC)	5,866,278	7,639,842
Other NC Liabilities	9,366,626	9,732,415
Total Non-Current Liabilities	**23,726,550**	23,269,831
Current Liabilities		
Due to Related Parties (C)	51,947,328	55,867,259
Accounts Payable & Other	27,289,120	25,117,105
Borrowings (Current)	2,818,540	2,074,297
Other Current Liabilities	1,224,852	1,225,951
Total Current Liabilities	**83,279,840**	84,284,612
TOTAL EQUITY & LIABILITIES	**188,383,171**	178,171,938

Capital Structure & Leverage

Total Borrowings (KD)



Total Equity incl. NCI (KD)



Debt / Equity
Q2 2026

13.9%

Up from 12.2% in Q1 2026
Due to project loan

Debt / Assets
Q2 2026

6.0%

Substantially deleveraged
vs 25% pre-Fairmont sale

Interest Coverage
1H 2026

4.2x

Total Equity (parent)
Q2 2026

KD 54.4M

+17.9% vs Jun 2025

Q2 & 1H 2026 Business Segment Performance

للفنادق والمنتجعات
Hotels & Resorts

INCOME-GENERATING ASSETS

Aria Vacation Club

Q2 operating conditions remained challenging as regional geopolitical developments weighed on inbound tourism to Dubai and on revenue. Management maintained a disciplined approach to cost control, collections and liquidity, supporting the financial position through a period of lower activity. Recovery expected as inbound travel normalises.

Strive Services Group

Revenue +6.5% in 1H 2026 YoY, led by facilities management and home services operations. Seven new projects awarded; multiple residential buildings managed across the UAE.

DEVELOPMENT PLATFORM

Orla – Dorchester Collection

Palm Jumeirah, 91 units, US $1,230M GDV. Cumulative completion 68.51%. Foster + Partners design. JV with OMNIYAT.

Orla Infinity

Palm Jumeirah, 21 duplex units, US $429M GDV. Cumulative completion 65.79%. JV with OMNIYAT.

Zimbali Lakes, SA

Zimbali Lakes Clubhouse opened; infrastructure and sports facilities advancing. Tonino Lamborghini Suites & Residences announced. Zimbali Square leasing at 85%. Country Estate launch Q3 2026.

MANAGEMENT & FEE BUSINESSES

Development Mgmt

New development management contracts contributing, alongside AIM Fund advisory fee rebates and a new facilities management contracts.

Partnered with AQARAT on Al Tay Hills (AED 3.5bn). IFA HR provides development, sales and marketing services

Domus Managed Housing

Preparing to hand over its fifth building of 530 rooms, completing an integrated community with capacity for 5,000 residents. Domus The Node, Riyadh: 93,000 sqm, 10,000 staff capacity.

UHM and Trilight

UHM: 30+ years expertise, 15+ hotels, 7 international brands (Marriott Luxury Collection, IHG Vignette, Hyatt, Wyndham, Accor). 60+ F&B venues. 2,000+ employees. Growing management fee contribution.

Trilight Hospitality Asset Management, a specialized hospitality asset management company providing a combined platform covering all stages of the asset lifecycle.

ORLA

Dorchester Collection · Palm Jumeirah, Dubai

GDV:	US $1,230 Million
Units:	91 Ultra-Premium Residences
Architect:	Foster + Partners
Operator:	Dorchester Collection
Plot:	29,000 m²

Cumulative Construction Progress

68.51%

- 3- and 4-bedroom apartments, duplexes, and signature mansions
- Private terraces & pools · 150m infinity pool · private beach
- Dorchester Collection five-star residential services
- JV with OMNIYAT

04 DEVELOPMENT PIPELINE

ORLA INFINITY

Dorchester Collection · Palm Jumeirah, Dubai

GDV:	US $429 Million
Units:	21 Duplex Residences
Location:	Palm Jumeirah , Dubai
Views:	270° Dubai Skyline & Arabian Gulf
Operator:	Dorchester Collection
Plot:	16,610 m²

Cumulative Construction Progress

65.79%

- Each of 20 duplexes and a sky palace features private pools on spacious terraces
- Uninterrupted 270° views of Dubai skyline & Arabian Gulf
- Direct private beach access, spa, fitness, exclusive residents' lounges

ZIMBALI LAKES

Premier Mixed-Use Coastal Estate · KwaZulu-Natal, South Africa

R147M	**R417M**	**41**	**85%**	**3M m²**	**R709M**
1H 2026 Confirmed Sales	FY 2025 Marketing Sales	Units Under Construction	Zimbali Square Leased	Total Estate Area	5-Year Total Sales

Active Sub-Projects

The Ridge	Residential
Boulevard	Retail/Mixed
Evergreen	Senior Living Residential
Ocean Club	Residential
Tatali	Signature Collection
Zimbali Square	Retail Hub 2028

Zimbali Lakes Clubhouse now open – integrating F&B, wellness & Ernie Els Golf Course · Tonino Lamborghini Suites & Residences announced Q2 2026 · Country Estate launch Q3 2026

DOMUS THE NODE · RIYADH, SAUDI ARABIA

Area: 93,000 m²

Capacity: 10,000 staff

Location: The Node – Riyadh logistics hub

Partner: RIKAZ Real Estate Company, KSA

Connectivity: Adjacent to Khurais Road & Ring Road

Domus Managed Housing: fifth building of 530 rooms preparing for handover – 5,000-resident integrated community · First GCC managed housing expansion · Vision 2030 aligned

ESG, Sharia Compliance & Governance

للفنادق والمنتجعات
Hotels & Resorts

SHARIA COMPLIANCE

Completed 2025

Full transition to Sharia-compliant business model achieved, a strategic milestone for the Group.

Investor Base

Broadens access to Islamic institutional investors and sovereign wealth funds across MENA and GCC.

Capital Access

Access to Islamic finance instruments — new capital pools.

Regulatory Alignment

Aligns with Kuwait's regulatory environment and Boursa Kuwait Premier Market standards.

ESG FRAMEWORK

Environmental

Zimbali Lakes conservation-focused development; eco-conscious design across portfolio; carbon-light asset management model for the Group's property platform.

Social

3,000+ employees across 14 countries; Domus managed housing improving workforce living conditions in UAE and KSA; community engagement embedded at all project sites.

Governance

Boursa Kuwait Premier Market listing standards; enhanced Board oversight; professional management committee with clear accountability and quarterly reporting to investors.

Sustainable Finance

Sharia compliance enables Islamic ESG-aligned instruments; alignment with GCC sustainability frameworks; AIM Funds structured for responsible institutional capital.

GOVERNANCE & RETURNS

Listing

Boursa Kuwait Premier Market

Bonus Shares

25% bonus shares issued; capital increase registered in June 2026

Leadership

Khaled Esbaitah (Chairman) · Werner Berger (CEO) · Numan M. Numan (CFO)

Transparency

Quarterly reporting; investor webcasts via EFG Hermes

IR Contact

IR@ifahotelsresorts.com · ifahotelsresorts.com

Consolidated Statement of Profit & Loss · 1H 2026 vs 1H 2025 (KD)

للفنادق والمنتجعات
Hotels & Resorts

Line Item	1H 2026 (KD)	1H 2025 (KD)
Revenue	11,197,451	11,309,107
Cost of Revenue	(5,998,481)	(6,858,788)
Gross Profit	**5,198,970**	4,450,319
Net Income from Ticket Sales	157,135	242,440
Change in Fair Value – FVTPL	(439,688)	–
Share of Associates & JVs	3,670,896	6,266,446
Interest Income	179,758	274,352
Other Income	233,278	492,964
Total Income	**9,000,349**	11,726,521
Staff Costs	(1,877,978)	(1,419,298)
Sales & Marketing	(253,343)	(322,285)
Other Operating Expenses	(2,388,097)	(2,189,217)
Depreciation & Amortisation	(494,904)	(351,742)
Finance Costs	(940,370)	(990,386)
Total Expenses	**(5,954,692)**	(5,272,928)
Profit Before Tax	**3,045,657**	6,453,593
Taxation	(78,568)	(1,615,984)
Profit – Continuing Operations	**2,967,089**	4,837,609
Discontinued Operations	–	11,100,955
Total Profit for Period	**2,967,089**	15,938,564
Attributable to Parent	2,544,010	14,376,745
Non-Controlling Interests	423,079	1,561,819
EPS – Continuing Operations	**6.99 Fils**	10.16 Fils
EPS – Total (Reported)	**6.99 Fils**	39.52 Fils

Consolidated Statement of Profit & Loss · Q2 2026 vs Q2 2025 (KD)

للفنادق والمنتجعات
Hotels & Resorts

Line Item	Q2 2026 (KD)	Q2 2025 (KD)
Revenue	4,311,879	4,820,775
Cost of Revenue	(2,820,116)	(2,884,476)
Gross Profit	**1,491,763**	1,936,299
Net Income from Ticket Sales	72,351	148,803
Change in Fair Value – FVTPL	(284,799)	–
Share of Associates & JVs	1,884,939	3,802,323
Interest Income	71,457	142,774
Other Income	177,447	369,956
Total Income	**3,413,158**	6,400,155
Staff Costs	(1,050,401)	(757,564)
Sales & Marketing	(103,500)	(190,814)
Other Operating Expenses	(991,413)	(1,193,423)
Depreciation & Amortisation	(252,614)	(184,509)
Finance Costs	(467,762)	(476,857)
Total Expenses	**(2,865,690)**	(2,803,167)
Profit Before Tax	**547,468**	3,596,988
Taxation	135,957	(9,665)
Profit – Continuing Operations	**683,425**	3,587,323
Discontinued Operations	–	–
Total Profit for Period	**683,425**	3,587,323
Attributable to Parent	517,356	2,880,924
Non-Controlling Interests	166,069	706,399
EPS – Continuing Operations	**1.42 Fils**	7.92 Fils
EPS – Total (Reported)	**1.42 Fils**	7.92 Fils

Current Portfolio Overview

للفنادق والمنتجعات
Hotels & Resorts

Anchored in three strategic pillars — Operating assets, premium developments, and management fees

Region	Project / Entity	Type	Status	Value / Size
UAE	**Orla – Dorchester Collection**	Development	68.51% complete	US$1,230M
UAE	**Orla Infinity – Dorchester Collection**	Development	65.79% complete	US$429M
UAE	**Mövenpick Hotel JLT**	Operating	Active	168 keys
UAE	**Wyndham Hotel The Palm**	Operating	Active	102 keys
UAE	**Aria Vacation Club**	Operating	Active	US$78M
UAE	**Strive Services Group (SSG)**	Operating	Active	$2B AUM
UAE	**Development & Sales Management (Al Tay, Domus)**	Fee Business	Active	–
UAE	**AIM Hospitality Fund**	Investment	Active	US$336M
KSA	**Domus The Node, Riyadh**	Development /Fee Business	Under development	93,000 m²
South Africa	**Zimbali Lakes – Multiple Sub-Projects**	Development	Active – Clubhouse open	3M m²
South Africa	**Legend Golf & Safari Resort**	Operating	Active	8M m²
Various	**Trilight Hospitality Asset Management**	Fee Business	Active – portfolio +200 companies	–
Various	**UHM – 15+ Hotels, 7 Brands**	Fee Business	Active – 30+ yrs	–

للفنادق والمنتجعات
Hotels & Resorts

Q2 2026 INVESTOR PRESENTATION

INVESTOR RELATIONS

IR@ifahotelsresorts.com

www.ifahotelsresorts.com

Boursa Kuwait: IFAHR

LEADERSHIP

Khaled Esbaitah
Chairman

Werner Berger
Chief Executive Officer

Numan M. Numan
Chief Financial Officer

Heba Jaber
Board Secretary