

THE PEARL REAL ESTATE INVESTMENT FUND

NOTES TO THE SPECIAL PURPOSE CONDENSED INTERIM FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026

1 Legal status and activities

The Pearl Real Estate Investment Fund (the "Fund") is a Sharia-compliant Real Estate Investment Fund (REIF) registered in the Sultanate of Oman and constituted as a joint investment account as per the Regulations of the Financial Services Authority ("FSA") (erstwhile Capital Market Authority ("CMA")) of Sultanate of Oman. The term of the Fund is 99 calendar years from the date of registration in the Funds registry in the CMA or until the liquidation of the Fund

The Fund was established by Sohar International Bank SAOG (the "Fund Manager"), an open joint stock company registered in the Sultanate of Oman in accordance with the Commercial Companies Law of Oman and approved by the CMA in accordance with the administrative decision No. 61/2022 on 26 April 2022. The Fund had undergone an initial public offering on 14 November 2022.

The registered address of the Fund is PO Box 44, Postal Code 114, Hai Al Mina, Sultanate of Oman.

The principal activities of the Fund are investing, directly or indirectly, in a diversified portfolio of income-producing real estate assets in Oman that are used primarily for residence, office, light industrial/logistics and retail purposes.

As on 30 June 2026, the unitholding of Omantel, Mars Development & Investment LLC, Oman Brunei Investment Company and Oman Investment Authority (OIA) are 24.066%, 15.595%, 14.09% and 12.562% respectively while the public holds 33.687%. Omantel is a subsidiary of OIA and the ultimate controlling party of the Fund is OIA.

The special purpose condensed interim financial information have been prepared by the Fund solely for its internal use and governance purpose.

2 Basis of preparation

This unaudited special purpose condensed interim financial information for the six month period ended 30 June 2026 ('special purpose condensed interim financial information') have been prepared in accordance with IAS 34 Interim Financial Reporting as issued by the International Accounting Standards board (IASB) and should be read in conjunction with the Fund's last audited financial statements for the year ended 31 December 2025 ('last annual financial statements'). They do not include all the information required for a complete set of financial statements prepared in accordance with IFRS Accounting Standards. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Fund's financial position and performance since the last annual financial statements.

(a) Functional currency

This special purpose condensed interim financial information is presented in Rial Omani (﷮), which is the Fund's functional currency. All amounts have been rounded to the nearest units, unless otherwise indicated.

(b) Basis of measurement

These special purpose condensed interim financial information have been prepared on a historical cost basis, except for investment properties that are measured at fair value.

(c) Financial risk management

The financial risk management objective and policies adopted by the Fund are consistent with those disclosed in the last annual financial statements.

3 Use of judgements and estimates

In preparing this special purpose condensed interim financial information, management has made judgements and estimates that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates. The significant judgements made by management in applying the Fund's accounting policies and the key sources of estimation uncertainty were the same as those described in the last annual financial statements.

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3 Use of judgements and estimates (continued)

Measurement of fair values

The Fund's accounting policies require investment properties to be measure at fair value. Further information about the assumptions made in measuring fair values of investment properties are included in note 13.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which the estimate is revised if the revision affects only that year or in the year of the revision and future years if the revision affects both current and future years.

4 Change in accounting policy, new and amended standards and interpretations

Except as described below, the accounting policies applied in these special purpose condensed interim financial information are the same as those applied in the Fund's financial statements as at and for the year ended 31 December 2025.

4.1 New and amended standards adopted by the Fund

The new standards or amendments to standards that were effective for annual periods beginning from 1 January 2026 did not have any impact on this special purpose condensed interim financial information of the Fund.

There are certain new accounting standards and amendments to accounting standards have been published that are not mandatory for current reporting periods and have not been early adopted by the Fund. The Fund is currently assessing the impact of these new standards and amendments is set out below:

- IFRS 19 Subsidiaries without Public Accountability: Disclosures (effective for annual periods beginning on or after 1 January 2027)
- IFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027)
- Amendment to IAS 21 - Translation to a Hyperinflationary Presentation Currency - Effective - on or after 1 Jan 2027
- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 and IAS 28) are available or optional adoption and its effective date is deferred indefinitely.

5 Rental income

	Six-month period ended 30 June 2026 ₹ (Unaudited)	Six-month period ended 30 June 2025 ₹ (Unaudited)
Rental income - Lulu Muscat Hypermarket LLC	1,285,109	1,285,109
Rental income – Omantel headquarters	2,391,781	2,391,781
Rental Income – Nesto Hypermarket LLC	507,390	507,390
Rental income – OQ SAOC Head office	966,986	966,986
	5,151,266	5,151,266

6 Other income

During six month period ended 30 June 2025, an amount of 330,750 recorded as other income in accordance with the sale and purchase agreement with the Oman Tourism Development Company SAOC for the OQ SAOC Head Office. This represent a refund amount as the purchase price was paid before the agreed timelines.

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7 Management fees and incentive fees

In accordance with the Investment Management Agreement entered between the Fund and Fund Manager dated 16 March 2021, the Fund Manager is entitled to receive an annual management fee, accruing on a monthly basis and payable quarterly in arrears from the incorporation date of the Fund.

Based on the terms of the Investment Manager Agreement, the Investment Manager is entitled to the following fees for the ongoing performance of its services as investment manager:

- An annual management fee equal to the higher of (a) 1% of the annual gross rent collected by the Fund based on the Fund's audited financial statements for the relevant Financial Year and (b) OMR 50,000, to be paid in equal quarterly instalments and accruing from the date of establishment of the Fund;
- An annual incentive fee calculated as 20% of (a) the net annual cash distributed to Unitholders divided by the average aggregate net asset value of the Fund for the relevant Financial Year, less (b) the average yield at auction of the last '10 year GDB Bond' issued by the Government of the Sultanate of Oman plus 200 basis points; and
- A transaction fee equal to 1% of the total purchase or sale consideration paid or received by the Fund in relation to any real estate or real estate-related asset directly or indirectly acquired, sold or divested from time to time by the Fund. This fee is payable on a transaction-by-transaction basis and will not be payable on any acquisition of assets which are at least 50% owned, directly or indirectly by OIA or Omantel or on any disposal of the Properties (if applicable).

8 General and administrative expenses

	Six-month period ended 30 June 2026 Ⓔ (Unaudited)	Six-month period ended 30 June 2025 Ⓔ (Unaudited)
Sitting fees (i)	36,750	18,000
Custody and administrative fees (ii)	6,447	6,447
Professional and other expenses	268,721	170,815
	311,918	195,262

- (i) The sitting fees represent fees paid to members of the Fund Management Body.
(ii) Custody and administrative fees is paid to custodian of the Fund.

9 Basic and diluted earnings per unit

Basic earnings per unit are calculated by dividing the profit for the period by the weighted average number of eligible units outstanding during the period.

	Six-month period ended 30 June 2026 Ⓔ (Unaudited)	Six-month period ended 30 June 2025 Ⓔ (Unaudited)
Profit attributable to unitholders of the Fund	2,672,184	3,479,303
Weighted average number of eligible units	591,436,880	591,436,880
Basic and diluted earnings per unit for the period	0.005	0.006

The diluted earnings per unit are identical to the basic earnings per unit as there are no dilutive potential equity instruments.

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10 Cash and cash equivalents and Bank term deposits

	30 June 2026 ⌘ (Unaudited)	31 December 2025 ⌘ (Audited)
Cash and cash equivalents		
Current accounts	2,719,735	5,581,954
Bank term deposits *		
Time deposits	1,042,534	1,000,000

The term deposit has a maturity date of 21 July 2026 and carries a profit rate of 4.50% per annum.

* The carrying value of the term deposit includes accrued profit of RO 42,534 for the six-month period ended 30 June 2026. The accrued profit of RO 29,774 for the year ended 31 December 2025 was classified within prepayment, account and other receivables (refer note 11).

11 Prepayments, account and other receivables

	30 June 2026 ⌘ (Unaudited)	31 December 2025 ⌘ (Audited)
VAT refund receivable	50,214	-
Prepayments	193,214	188,944
Profit accrued on time deposits	-	29,774
Rent receivables	274,737	233,785
Other receivables	150,716	330,810
	668,881	783,313

12 Due from related parties

	30 June 2026 ⌘ (Unaudited)	31 December 2025 ⌘ (Audited)
Rent receivable	3,593,359	352,950
	3,593,359	352,950

13 Investment properties

The Fund's investment properties comprise buildings held for rental income and capital appreciation located in the Sultanate of Oman. Investment properties comprise of the following:

	30 June 2026 ⌘ (Unaudited)	31 December 2025 ⌘ (Audited)
Plot # 102 Al Wadi – Salalah –Lulu Hypermarket	28,495,000	28,495,000
Plot # 117 Madinat Al-Irfan, Bousher – Omantel Headquarters	56,388,000	56,388,000
Plot # 2423 Al Rumais, Barka - Leased to Nesto Hypermarket LLC	11,652,000	11,652,000
Plot # 1155, Block no. Phase 1 in Madinat Al Erfan – OQ SAOC Head Office	24,000,000	24,000,000
	120,535,000	120,535,000

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13 Investment properties (continued)

(a) Amounts recognized in special purpose condensed interim statement of comprehensive income

Rental income recognized by the Fund during the period was RO 5,151,266 (June 2025: RO 5,151,266) and is presented as 'Rental income' pursuant to the agreement dated 21 June 2022 for Omantel and Lulu Hypermarket, on 10 February 2023 for Nesto Hypermarket and on 01 January 2025 for OQ SAOC. Maintenance expenses relating to the investment properties are borne by the lessor in accordance with the lease agreements entered into with the tenants.

Three investment properties (Lulu hypermarket property, Omantel headquarters property and OQ property) are pledged as a security against the Ijara credit facility.

(b) Measurement of fair values

(i) Fair value hierarchy

The fair value of investment properties as at 30 June 2026 was determined by the management of the Fund using the level 3 fair value inputs. Based on the valuation performed by the management, there is no material change in the fair value of investment properties as compared to the fair values as at 31 December 2025.

The fair value as at 31 December 2025 was determined by an external, independent property valuers, namely Alhabib & co, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued. The independent valuers provide the fair value of the Fund's investment properties portfolio once every year.

The fair value measurement for all the investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

(ii) Valuation technique and significant unobservable inputs

The following table shows the valuation technique used in measuring the fair value of investment properties, as well as the significant unobservable inputs used.

Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
<i>Discounted cash flow:</i> The valuation model considers the present value of net cash flows to be generated from the property, taking into account the expected rental growth, void periods, occupancy rate, lease incentive costs such as rent-free periods and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discounted rates.	Lulu Hypermarket Property Yield – 8.75% (2025-8.75%) Risk-adjusted discount rate – 9.9% (2025-9.9%) Reletting risk discount rate – 3% (2025-3%) Rental growth rate – 11% every 5 years Operational expenses – 3% Omantel Headquarters Yield – 8.75% (2025-8.75%) Risk-adjusted discount rate – 8.8% (2025-8.8%) Reletting risk discount rate – 3% (2025-3%) Rental growth rate – 12% every 5 years Operational expenses – 3%	The estimated fair value would increase (decrease) if: <ul style="list-style-type: none"> the yields were higher (lower) the risk-adjusted discount rates were lower (higher) the reletting risk discount rate on terminal values were lower (higher)

Among other factors, the discount rate estimation considers the quality of a building and its location, tenant credit quality and lease terms.

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13 Investment properties (continued)

(b) Measurement of fair values (continued)

(ii) Valuation technique and significant unobservable inputs (continued)

Nesto Hypermarket Property

Yield – 8% (2025-8%)
Risk-adjusted discount rate –
8.78% (2025-8.78%)
Reletting risk discount rate – 3%
(2025-3%)
Rental growth rate – 5% every 5
years
Operational expense – 3%

OQ SAOC Head Office

Yield – 8.70% (2025-8.70%)
Risk-adjusted discount rate – 8%
(2025- 8%)
Reletting risk discount rate – 3%
(2025- 3%)
Rental Growth rate - 10% every 5
years
Operational expenses - 3%

Sensitivity analysis

Property	Valuation input	Base rate	Absolute change of +0.5%	Absolute change of -0.5%
Lulu	Yield	8.75%	(843,955)	761,729
Lulu	Risk-adjusted discount rate	9.90%	(820,464)	673,861
Omantel	Yield	8.75%	(476,319)	2,148,163
Omantel	Risk-adjusted discount rate	8.80%	(1,123,308)	2,737,024
Nesto	Yield	8.00%	119,937	413,672
Nesto	Risk-adjusted discount rate	8.78%	(289,859)	847,941
OQ	Yield	8.70%	(429,297)	60,125
OQ	Risk-adjusted discount rate	8.00%	(1,432,889)	1,144,116

The fair value of the investment properties would have (decrease) / increase as a result of change in above valuation inputs.

14 Due to related parties

	30 June 2026 ⌘ (Unaudited)	31 December 2025 ⌘ (Audited)
Rent received in advance	-	118,358
Other payables	210,000	210,000
Accrued management fees	24,111	24,376
Accrued custodian fees	3,241	3,277
Sitting fees payable	1,500	1,500
	<u>238,852</u>	<u>357,511</u>

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15 Accruals, account and other liabilities

	30 June 2026 ⌘ (Unaudited)	31 December 2025* ⌘ (Audited)
Rent received in advance	1,261,518	37,826
VAT Payable	125,440	163,117
Dividend liability (note 18)	-	3,072,810
Other accruals and payables	118,872	118,283
	1,505,830	3,392,036

*refer to note 24

16 Ijara credit facilities

	30 June 2026 ⌘ (Unaudited)	31 December 2025* ⌘ (Audited)
Gross ijarah credit facilities	58,712,400	58,734,000
Profit accrued on Ijara credit facilities	377,832	377,119
Unamortised transaction costs	(255,491)	(261,044)
Net ijarah credit facilities	58,834,741	58,850,075

* Refer to note 24

On 21 June 2022, the Fund entered into an Ijara credit facility agreement for an amount of RO 43,800,000, and proceeds have been used to meet the capital expenditure of investment properties. The financing is repayable over the course of 15 years with a bullet payment of 65% of the facility to be paid on the final payment. The profit rate on this financing is based on CBO Weighted Average Rate + 1.05% p.a. payable semi-annually. The profit rate will reset on every anniversary from the first drawdown date.

During the year 2025, period the Fund entered into an Ijara credit facility agreement for an amount of RO 15,000,000, and proceeds have been used to meet the capital expenditure in acquisition of OQ SAOC head office. The financing is repayable over the course of 15 years with a bullet payment of 65% of the facility to be paid on the final payment.

The movement of Ijara facilities is as follows:

	30 June 2026 ⌘ (Unaudited)	31 December 2025* ⌘ (Audited)
Opening gross Ijarah credit facilities	58,734,000	43,756,200
Opening profit accrued on Ijarah credit facilities	377,119	41,254
Opening unamortised transaction cost	(261,044)	(285,086)
	58,850,075	43,512,368
Add: finance cost	1,705,676	3,379,162
Add: disbursement of ijara facilities	-	15,000,000
Less: repayment of Ijarah credit facilities	(1,721,010)	(3,041,455)
Net Ijarah credit facilities	58,834,741	58,850,075

The Lulu hypermarket property, Omantel headquarters property and OQ property are pledged as security for the ijara credit facility. The ijara credit facility agreement contains certain covenants pertaining to Debt Service Coverage Ratio (DSCR) and Debt to equity ratio. The Fund is in compliance with these financing covenants as at the reporting date.

* Refer to note 24

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17 Net assets value per unit

Net assets per unit is calculated by dividing the net assets attributable to the unitholders of the Fund at the reporting date by the number of units outstanding.

	30 June 2026 ₹ (Unaudited)	31 December 2025 ₹ (Audited)
Net assets ₹	67,980,085	65,653,595
Number of units outstanding	591,436,880	591,436,880
Net assets per units ₹	0.115	0.111

18 Distributions to the unitholders

The REIT Regulations No. E/2/2018 prescribes a minimum dividend distribution of 90% of a REIT's annual net profit. During the year ended 31 December 2025, the Fund paid total cash dividend of 2,957,184 (5 Baisa per unit) based on audited financial statements for period ended 31 December 2024 which was approved by the unitholders on 19 March 2025 in an Annual General Meeting and 3,252,903 (5.5 Baisa per unit) based on reviewed financial statements for period ended 30 June 2025. The Fund has recognised an accrual for dividend payable to unitholders amounting to 3,072,810 as at 31 December 2025. The liability has been estimated at 90% of the Fund's realised profits for the year, which represents the expected distribution by the Fund's Management Body, as adjusted for any interim distributions made during the year. In determining the dividend amount, management has considered the Fund's available cash flows, future operational requirements and solvency needs to ensure the Fund's continued operations.

During the six-month period ended 30 June 2026, the Fund paid total cash dividend of RO 345,694 (0.584 Baisa per unit) based on audited financial statements for the year ended 31 December 2025 which was approved by unitholders on 30 March 2026 in an Annual General Meeting.

19 Taxation

In accordance with Article 117 of the Income Tax Law, income accruing to investment funds set up in the Sultanate of Oman, under the Capital Market Authority Law, is exempt from taxation.

20 Related party transactions and balances

The Fund, in the normal course of business, carries out transactions with other entities that fall within the definition of a related party as contained in International Accounting Standard 24. Transactions with related parties are entered at terms agreed with the management of the respective related parties. The aggregate amounts of balances with such related parties are as follows:

Balances with related parties in the special purpose condensed statement of financial position are as follows:

	30 June 2026 ₹ (Unaudited)	31 December 2025 ₹ (Audited)
Due from related parties (refer note 12)	3,593,359	352,950
Due to related parties (refer note 14)	238,852	357,511
	3,832,211	710,461

Outstanding balances at the period end are unsecured, profit free, repayable on demand and settlement occurs in cash. There have been no guarantees provided or received for any related party balances.

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NOTES TO THE SPECIAL PURPOSE CONDENSED INTERIM FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026 (continued)

20 Related party transactions and balances (continued)

Income and expenses from related parties in the special purpose condensed statement of comprehensive income are as follows:

	Six-month period ended 30 June 2026 Ⓐ (Unaudited)	Six-month period ended 30 June 2025 Ⓐ (Unaudited)
Income – entity under common control		
Rental income	3,358,767	3,358,767
	3,358,767	3,358,767
Expenses – Entity/individuals exercising significant influence		
Management fees (note 7)	47,958	47,958
Incentive fee (note 7)	488,821	215,592
Custody and administrator fees (note 8)	6,447	6,447
Sitting fees (note 8)	36,750	18,000
	579,976	287,997

21 Fair value

(a) Financial instruments

Financial instruments comprise of financial assets and financial liabilities.

Financial assets consist of cash and cash equivalents, bank deposits and accounts receivable. Financial liabilities consist of financing, account and other payables. The fair value is 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.

The fair values of financial assets and liabilities are not materially different from their carrying values.

(b) Non-financial instruments

Investment properties are stated at fair values, determined based on independent valuations performed by an independent third party, based on income basis, supported by rental contracts and market evidence. The fair value measurement for all the investment properties has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

There were no transfers between the fair value hierarchy levels during the period.

22 Subsequent events after reporting date

No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorization of this special purpose condensed interim financial information.

23 Operating segments

For entities that fall under the scope of IFRS 8 when preparing a full set financial statements, IAS 34 requires operating segments to be identified based on internal reports about the Fund's components regularly reviewed by the Fund Management Body to allocate resources to the segment and assess its performance.

The Fund operates in one business segment, that of leasing commercial real estate. No geographical analysis has been disclosed as 100% of the Fund's revenue is from investment properties based in the Sultanate of Oman.

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NOTES TO THE SPECIAL PURPOSE CONDENSED INTERIM FINANCIAL INFORMATION FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026 (continued)

24 Reclassification adjustment for certain financial statement line items

Comparative figures have been reclassified in accordance with IAS 1 ‘Presentation of financial statements’ in order to conform with the presentation for the current period. During the period, the Fund performed an exercise to determine if the presentation of the financial statements is in accordance with IAS 1 “Presentation of financial statements”. This exercise resulted in reclassification of certain line items in the special purpose condensed interim financial information. The comparative figures have been restated in order to conform with the presentation for the current period.

Changes in comparatives in the special purpose condensed interim statement of financial position

Profit accrued on Ijara credit facility

Profit accrued on Ijara credit facility were previously presented within “Accruals, account and other liabilities” on the special purpose condensed interim statement of financial position. Under the amortized cost method, accrued interest is part of the underlying financial asset/financial liability and should generally be presented as part of these financial statements line items. As a result, profit accrued on Ijara credit facility is now reclassified to the carrying amount of Ijara credit facility. There is no impact of this reclassification on the other interim statements.

Description	31 December 2025 – As Previously Reported ₦	Adjustments ₦	31 December 2025 – Revised ₦
Ijara credit facility	58,472,956	377,119	58,850,075
Accruals, account and other liabilities	3,769,155	(377,119)	3,392,036
Total liabilities	62,599,622	-	62,599,622

The impact of above adjustments on 1 January 2025 was immaterial and therefore the Fund has not adjusted the amount of Ijara credit facility as at 1 January 2025.

Changes in comparatives in the special purpose condensed interim statement of cash flows

Working capital movement in due from related parties

During the period ended 30 June 2025, the movement in “due from related parties” balances was presented along with the movement in “Prepayments, account and other receivables” balances. This is now presented as a sperate line within the working capital changes on the special purpose condensed interim statement of cash flows. The reclassification had no impact on net cash generated from operating activities.

Description	30 June 2025 – As Previously Reported ₦	Adjustments ₦	30 June 2025 – Revised ₦
Due from related parties	-	528,235	528,235
Prepayments, account and other receivables	(528,541)	(528,235)	(1,056,776)
Net cash generated from operating activities	6,184,741	-	6,184,741