

Aldar Investment Properties LLC

REVIEW REPORT AND INTERIM FINANCIAL INFORMATION

30 JUNE 2025

Aldar Investment Properties LLC

REVIEW REPORT AND INTERIM FINANCIAL INFORMATION

For the six-month period ended 30 June 2025

	Pages
Report on review of interim condensed consolidated financial statements	1
Interim consolidated statement of financial position	2 - 3
Interim consolidated statement of profit or loss	4
Interim consolidated statement of comprehensive income	5
Interim consolidated statement of changes in equity	6
Interim consolidated statement of cash flows	7 - 8
Notes to the interim condensed consolidated financial statements	9 - 30

REPORT ON REVIEW OF

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF

ALDAR INVESTMENT PROPERTIES LLC

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Aldar Investment Properties LLC (the “Company”) and its subsidiaries (together referred to as the “Group”) as at 30 June 2025, comprising of the interim consolidated statement of financial position as at 30 June 2025, and the related interim consolidated statements of profit or loss and comprehensive income for the three-month and six-month periods then ended, and the related interim consolidated statements of changes in equity and cash flows for the six-month period then ended and explanatory notes. Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34 *Interim Financial Reporting* (“IAS 34”). 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 International Standard on Review Engagements 2410, “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Other matter

The consolidated financial statements of the Group for the year ended 31 December 2024 were audited by another auditor who expressed an unmodified opinion on those financial statements on 25 February 2025. The interim condensed consolidated financial statements of the Group for the six-month period ended 30 June 2024 were reviewed by another auditor who expressed an unmodified conclusion on those financial statements on 13 August 2024.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects in accordance with IAS 34, “*Interim Financial Reporting*”.

For Ernst & Young



Ahmad Al Dali
Registration No 5548

28 August 2025
Abu Dhabi, United Arab Emirates

Aldar Investment Properties LLC

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

		30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
	Notes		
ASSETS			
Non-current assets			
Property and equipment	5	736	1,122
Investment properties	6	30,747,207	26,310,829
Derivative financial instruments	15	38,985	-
Deferred tax assets		11,086	7,053
Total non-current assets		30,798,014	26,319,004
Current assets			
Trade and other receivables	7	737,092	1,937,057
Cash and bank balances	8	328,519	477,543
Total current assets		1,065,611	2,414,600
TOTAL ASSETS		31,863,625	28,733,604
EQUITY AND LIABILITIES			
Equity			
Share capital		1	1
Capital contributions	11 & 18	11,716,506	11,683,924
Cash flow hedging reserve	9	143,868	153,051
Retained earnings		4,663,763	4,237,279
Equity attributable to owners of the Company		16,524,138	16,074,255
Hybrid equity instrument	10	1,815,646	1,815,646
Non-controlling interests	25	1,551,883	527,747
Total equity		19,891,667	18,417,648


Aldar Investment Properties LLC

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2025

		30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
	Notes		
EQUITY AND LIABILITIES (continued)			
Non-current liabilities			
Non-convertible sukuk	12	7,307,307	5,430,839
Bank borrowings	12	1,781,192	1,594,893
Corporate loan	18	373,090	8,894
Lease liabilities	13	257,268	275,697
Employee benefits		29,602	29,418
Deferred tax liabilities		193,585	152,432
Derivative financial instruments	15	-	18,393
Total non-current liabilities		9,942,044	7,510,566
Current liabilities			
Non-convertible sukuk	12	61,967	1,430,324
Bank borrowings	12	916	939
Due to the Parent	18	113,745	63,582
Lease liabilities	13	99,561	39,004
Security deposits	14	376,887	338,452
Trade and other payables	16	1,234,571	897,327
Income tax payable	24	142,267	35,762
Total current liabilities		2,029,914	2,805,390
Total liabilities		11,971,958	10,315,956
TOTAL EQUITY AND LIABILITIES		31,863,625	28,733,604


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Jassem Saleh Busaibe
Chief Executive Officer

Signed by:



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Christopher Wilson
Chief Financial Officer

The attached notes 1 to 27 form part of these interim condensed consolidated financial statements.

Aldar Investment Properties LLC

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six-month period ended 30 June 2025

	Notes	Three-month period ended		Six-month period ended	
		30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)	30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)
Revenue and rental income	20.1	678,986	565,549	1,353,208	1,117,133
Direct costs	20.1	(132,277)	(118,172)	(262,359)	(233,579)
Gross profit		546,709	447,377	1,090,849	883,554
<i>General and administrative expenses</i>					
Staff costs		(29,465)	(17,170)	(58,109)	(46,119)
Depreciation expense	5	(265)	(252)	(528)	(504)
Provisions, impairments and write-offs, net	7	(4,517)	(3,037)	(7,314)	(3,039)
Others	23	(19,052)	(16,645)	(34,539)	(33,428)
Gain on disposal of investment properties	6	7,025	6,915	12,556	65,363
Gain on revaluation of investment properties, net	6	530,550	405,005	515,641	390,630
Finance income		1,893	22,241	4,260	50,256
Finance costs	17	(122,457)	(122,468)	(251,129)	(248,001)
Other income		3,992	4,837	8,006	5,524
Profit for the period before tax		914,413	726,803	1,279,693	1,064,236
Income tax expense	24	(84,171)	(33,005)	(125,784)	(54,821)
Profit for the period after tax		830,242	693,798	1,153,909	1,009,415
Profit for the period attributable to:					
Owners of the Company		801,794	617,081	1,103,497	928,208
Non-controlling interests	25	28,448	76,717	50,412	81,207
		830,242	693,798	1,153,909	1,009,415

The attached notes 1 to 27 form part of these interim condensed consolidated financial statements.

Aldar Investment Properties LLC

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six-month period ended 30 June 2025

		Three-month period ended		Six-month- period ended	
		30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)	30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)
	Notes				
Profit for the period after tax		830,242	693,798	1,153,909	1,009,415
<hr/>					
Other comprehensive loss					
<i>Items that are or may be reclassified subsequently to profit or loss:</i>					
Cumulative gain arising on hedging instruments reclassified to profit or loss upon derecognition	9 & 17	(4,591)	(4,591)	(9,183)	(9,183)
<hr/>					
Other comprehensive loss for the period		(4,591)	(4,591)	(9,183)	(9,183)
<hr/>					
Total comprehensive income for the period		825,651	689,207	1,144,726	1,000,232
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Total comprehensive income for the period attributable to:					
Owners of the Company		797,203	612,490	1,094,314	919,025
Non-controlling interests	25	28,448	76,717	50,412	81,207
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		825,651	689,207	1,144,726	1,000,232
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The attached notes 1 to 27 form part of these interim condensed consolidated financial statements.

Aldar Investment Properties LLC

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six-month period ended 30 June 2025

	Share capital AED'000	Capital contributions AED'000	Cash flow hedging reserve AED'000	Retained earnings AED'000	Equity attributable to the owners of the Company AED'000	Hybrid equity instrument AED'000	Non-controlling interests AED'000	Total AED'000
Balance at 1 January 2024 (audited)	1	11,674,407	171,418	2,996,174	14,842,000	1,815,646	402,676	17,060,322
Profit for the period	-	-	-	928,208	928,208	-	81,207	1,009,415
Other comprehensive loss for the period	-	-	(9,183)	-	(9,183)	-	-	(9,183)
Total comprehensive (loss)/income for the period	-	-	(9,183)	928,208	919,025	-	81,207	1,000,232
Dividends paid (note 26)	-	-	-	(654,295)	(654,295)	-	-	(654,295)
Coupon paid on hybrid equity instrument (note 10)	-	-	-	(51,645)	(51,645)	-	-	(51,645)
Net movement in capital contributions during the period (note 11)	-	37,287	-	-	37,287	-	-	37,287
Contribution from minority shareholder (note 25)	-	-	-	-	-	-	20,000	20,000
Balance at 30 June 2024 (unaudited)	1	11,711,694	162,235	3,218,442	15,092,372	1,815,646	503,883	17,411,901
Balance at 1 January 2025 (audited)	1	11,683,924	153,051	4,237,279	16,074,255	1,815,646	527,747	18,417,648
Profit for the period	-	-	-	1,103,497	1,103,497	-	50,412	1,153,909
Other comprehensive loss for the period	-	-	(9,183)	-	(9,183)	-	-	(9,183)
Total comprehensive (loss)/income for the period	-	-	(9,183)	1,103,497	1,094,314	-	50,412	1,144,726
Dividends paid (note 26)	-	-	-	(625,368)	(625,368)	-	-	(625,368)
Coupon paid on hybrid equity instrument (note 10)	-	-	-	(51,645)	(51,645)	-	-	(51,645)
Non-controlling interest arising on asset acquisition (note 6(ii))	-	-	-	-	-	-	989,724	989,724
Net movement in capital contributions during the period (note 11)	-	32,582	-	-	32,582	-	-	32,582
Repayment of contribution to non-controlling interest (note 25)	-	-	-	-	-	-	(16,000)	(16,000)
Balance at 30 June 2025 (unaudited)	1	11,716,506	143,868	4,663,763	16,524,138	1,815,646	1,551,883	19,891,667

The attached notes 1 to 27 form part of these interim condensed consolidated financial statements.

Aldar Investment Properties LLC

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2025

		Six-month period ended 30 June	
		2025 AED'000 (Unaudited)	2024 AED'000 (Audited)
Notes			
Operating activities			
	Profit for the period before tax	1,279,693	1,064,236
<i>Adjustments for:</i>			
	Depreciation expense on property and equipment	5 528	504
	Gain on revaluation of investment properties, net	6 (515,641)	(390,630)
	Provisions for expected credit loss against trade receivables	7 7,314	3,039
	Gain on disposal of investment properties	6 (12,556)	(65,363)
	Finance costs	17 251,129	248,001
	Finance income	(4,260)	(50,256)
	Loss on redemption of non-convertible sukuk	12 1,091	-
	Provision for employee benefits	3,664	6,994
	Other income	(8,006)	(4,559)
	Operating cash flows before movement in working capital	1,002,956	811,966
Movement in working capital:			
	Increase in trade and other receivables	(14,727)	(36,977)
	Increase/(decrease) in due to the Parent	52,881	(19,633)
	Increase in security deposits	38,435	19,548
	Increase in trade and other payables	220,008	24,435
	Cash generated from operations	1,299,553	799,339
	Employee benefits paid	(8,666)	(7,412)
	Net cash generated from operating activities	1,290,887	791,927
Investing activities			
	Payments for purchases of property and equipment	5 (142)	(53)
	Additions to investment properties	(269,886)	(318,219)
	Proceeds from sale of investment properties	6(iv) 68,587	110,755
	Net cash paid for asset acquisitions	(535,757)	-
	Finance income received	5,089	52,266
	Net cash used in investing activities	(732,109)	(155,251)

Aldar Investment Properties LLC

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

For the six-month period ended 30 June 2025

		Six-month period ended 30 June	
		2025 AED'000 (Unaudited)	2024 AED'000 (Audited)
Notes			
Financing activities			
	13	(80,349)	(15,497)
Payment of lease liabilities			
Proceeds from borrowings, net of transaction costs		599,900	300,000
Proceeds from non-convertible sukuk	12	1,825,944	1,825,912
Proceeds from corporate loan	18	1,355,000	407,000
Repayments of bank borrowings	12	(1,149,500)	(1,574,059)
Repayments of non-convertible sukuk	12	(1,381,962)	(451,319)
Repayments of corporate loan	18	(990,000)	(607,000)
Finance costs paid		(226,404)	(294,700)
Dividends paid	26	(625,368)	(654,295)
Coupon paid on hybrid equity investment	10	(51,645)	(51,645)
Net movement in capital contributions	11	32,582	37,287
(Repayment of) contribution (to)/from minority shareholder	25	(16,000)	20,000
Net cash used in financing activities		(707,802)	(1,058,316)
Net decrease in cash and cash equivalents		(149,024)	(421,640)
Cash and cash equivalents at beginning of the period		477,543	2,304,033
Cash and cash equivalents at end of the period		328,519	1,882,393
Non-cash transaction			
Exchange of assets classified as investment properties		-	56,800

The attached notes 1 to 27 form part of these interim condensed consolidated financial statements.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

1 General information

Aldar Investment Properties LLC (the “Company”) is a limited liability company incorporated in accordance with the UAE Federal Law No. (32) of 2021. The Company is controlled by Aldar Investment Holding Restricted Limited (the “Immediate Parent”), a restricted scope company incorporated in Abu Dhabi Global Market. The Immediate Parent is controlled by Aldar Properties PJSC (“Aldar” or the “Parent”), a company incorporated in Abu Dhabi, UAE and listed in the Abu Dhabi Securities Exchange.

The Company is domiciled in the United Arab Emirates (UAE) and its registered office address is P.O. Box 51133, Abu Dhabi.

The Company and its subsidiaries (together, referred to as the “Group”) are involved in the management of real estate assets including offices, retail and residential units, warehousing, industrial and logistics complex which are the principal activities of the Group.

These interim condensed consolidated financial statements were approved by the Management and authorised for issue on 28 August 2025.

2 Basis of preparation

2.1 Statement of compliance

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard (“IAS”) 34, *Interim Financial Reporting* and the applicable requirements of the laws in the UAE.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements prepared in accordance with IFRS Accounting Standards, and should be read in conjunction with the Group’s annual consolidated financial statements as at 31 December 2024. In addition, results for the six-month period ended 30 June 2025 are not necessarily indicative of the results for the year ending 31 December 2025.

These interim condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties, derivative financial instruments and shared-based payments which are stated at fair value.

The interim condensed consolidated financial statements are presented in United Arab Emirates Dirhams (AED), which is the presentation currency of the Group and the functional currency of the Company. All the values are rounded to the nearest thousand (AED’000) except when otherwise indicated.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

2 Basis of preparation (continued)

2.2 Basis for consolidation

The interim condensed consolidated financial statements of the Group comprise the financial information of the Company and its subsidiaries.

Control is achieved when the Group:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally.

The Group considers all relevant facts and circumstances in assessing whether or not the Group's voting rights in an investee are sufficient to give it power, including:

- the size of the Group's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Group, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the period are included in the interim condensed consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

2 Basis of preparation (continued)

2.2 Basis for consolidation (continued)

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable IFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

3 Summary of material accounting policy information

3.1 New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of new standards effective as of 1 January 2025. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

One amendment applies for the first time in 2025 but does not have an impact on the interim condensed consolidated financial statements of the Group.

Lack of exchangeability - Amendments to IAS 21

The amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rates* specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows. The amendments are effective for annual reporting periods beginning on or after 1 January 2025. When applying the amendments, an entity cannot restate comparative information. The amendments did not have a material impact on the Group's financial statements.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

4 Significant accounting estimates and judgements

The preparation of the interim condensed consolidated financial statements in conformity with IFRS Accounting Standards requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of financial assets and liabilities and the disclosure of contingent liabilities. These judgments, estimates and assumptions also affect the revenue, expenses and provisions as well as fair value changes. Actual results may differ from these estimates.

These judgments, estimates and assumptions may affect the reported amounts in subsequent financial years. Estimates and judgments are currently evaluated and are based on historical experience and other factors.

In preparing these interim condensed consolidated financial statements, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty are the same as those applied to the consolidated financial statements as at and for the year ended 31 December 2024, except for the adoption of new standards and interpretations effective 1 January 2025.

5 Property and equipment

The movement during the period/year is as follows:

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Balance at the beginning of the period/year	1,122	1,848
Additions during the period/year	142	291
Depreciation charge for the period/year	(528)	(1,017)
Balance at the end of the period/year	736	1,122

No impairment indicators were observed for any item of property and equipment during the period ended 30 June 2025.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

6 Investment properties

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Balance at the beginning of the period/year	26,310,829	24,772,518
Additions during the period/year	3,976,768	1,040,922
Disposals during the period/year (iv)	(56,031)	(459,916)
Gain on revaluation during the period/year, net (vi, vii)	515,641	957,305
Balance at the end of the period/year	30,747,207	26,310,829

(i) Investment properties include right-of-use assets mainly with respect to leases of plots amounting to AED 409,308 thousand as at 30 June 2025 (31 December 2024: AED 300,513 thousand).

(ii) During the period, the Company acquired 60% of the shares in Masdar Green REIT (CEIC) Limited ("MGR"), for total gross consideration of AED 1,484,586 thousand. The remaining 40% shares have been retained by Masdar City Services LLC ("Masdar"), (a subsidiary of the major shareholder of the Parent – a related party) resulting in additions of AED 3,060,481 thousand in investment properties. The Group has control over and thus fully consolidates MGR in its interim condensed consolidated financial statements. The acquisition also results in the recognition of AED 989,724 thousand non-controlling interest. MGR is a private company limited by shares incorporated in the Abu Dhabi Global Market ("ADGM"), Abu Dhabi, UAE and is involved in the ownership, management and leasing of various real estate assets located in Masdar City, Abu Dhabi comprised predominantly of offices and residential properties.

In accordance with the requirements of IFRS 3 Business Combinations, the above acquisition was accounted for as asset acquisition since substantially all the fair value of the gross assets acquired is concentrated in a group of similar identifiable assets.

(iii) During the period, Aldar Logistics Sole Proprietorship LLC (a subsidiary of the Group) acquired 100% of the shares in Industrial Properties Investments SPV Limited ("Industrial Properties"), a limited liability company registered in ADGM, for total gross consideration of AED 528,448 thousand, resulting in additions of AED 530,000 thousand in investment properties. Industrial Properties owns high-quality warehousing and light industrial real estate assets in the Al Dhafra region of Abu Dhabi, UAE.

In accordance with the requirements of IFRS 3 Business Combinations, the above acquisition was accounted for as asset acquisition since substantially all the fair value of the gross assets acquired is concentrated in a group of similar identifiable assets.

(iv) During the period, the Group sold investment properties amounting to AED 56,031 thousand (for the period ended 30 June 2024: AED 102,192 thousand) and realised a net gain of AED 12,556 thousand (for the period ended 30 June 2024: AED 14,128 thousand) that is recorded in interim consolidated statement of profit or loss under "gain on disposal of investment properties".

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

6 Investment properties (continued)

- (v) During the year 2024, the Group entered into a sale and purchase agreement to exchange a property with plots of land. The fair value of the plots of land received amounted to AED 180,401 thousand while the carrying values of the property were AED 123,602 thousand and cash consideration given were AED 5,564 thousand, resulting in a gain of AED 51,235 thousand which was recorded in the interim consolidated statement of profit or loss as “gain on disposal of investment properties”.
- (vi) The Group recorded a net fair value gain on the revaluation of investment properties amounting to AED 515,641 thousand during the period (period ended 30 June 2024: AED 390,630 thousand) on major investment properties based on valuation carried out by the accredited external independent valuers not connected with the Group. The valuers are members of professional valuers’ associations and have appropriate qualification and experience in the valuation of properties at the relevant locations. Fair value gain on investment properties is presented as “gain on revaluation of investment properties, net” in the interim consolidated statement of profit or loss. The investment properties are categorised under Level 3 in the fair value hierarchy.
- (vii) The Group conducted a sensitivity analysis on the capitalisation rates and rental rates for the major investment properties on which net fair value gain was recognised as of 30 June 2025. Based on this sensitivity analysis:
- A decrease in the capitalisation rates by 50bps would result in a AED 1,198,932 thousand (30 June 2024: AED 1,098,008 thousand) increase in the valuation, whilst an increase in the capitalisation rates by 50bps would result in a AED 1,045,675 thousand (period ended 30 June 2024: AED 950,862 thousand) decrease in the valuation of those properties; and
 - An increase in the rental rates by 10% would result in a AED 1,457,604 thousand (30 June 2024: AED 1,384,415 thousand) increase in the valuation, whilst a decrease in the rental rates by 10% would result in a AED 1,457,604 thousand (period ended 30 June 2024: AED 1,384,477 thousand) decrease in the valuation of those properties.

7 Trade and other receivables

	30 June 2025 AED’000 (Unaudited)	31 December 2024 AED’000 (Audited)
Trade receivables	431,730	501,711
Accrued income	26,037	23,763
Less: allowance for expected credit loss	(114,952)	(124,333)
	<hr/>	<hr/>
	342,815	401,141
Advances and prepayments	258,373	1,491,331
Other receivables	135,904	44,585
	<hr/>	<hr/>
	737,092	1,937,057
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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

7 Trade and other receivables (continued)

During the period, allowance for expected credit loss of AED 7,314 thousand (period ended 30 June 2024: AED 3,039 thousand) was made against trade receivables. Also, during the period, trade receivables along with their related allowance for expected credit loss amounting to AED 16,695 thousand were written off (period ended 30 June 2024: AED 10,853 thousand).

8 Cash and bank balances

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Cash and bank balances	140,864	192,058
Short term deposits with original maturities of less than three months	187,655	285,485
	<hr/>	<hr/>
Cash and cash equivalents	328,519	477,543
	<hr/>	<hr/>

As at 30 June 2025, certain bank accounts are in the name of the Parent and held for the beneficial ownership of the Group.

The term deposits carry interest at 3.55% to 4.39% (31 December 2024: 4.30% to 4.63%) per annum.

All bank balances including fixed deposits are held with commercial banks in the United Arab Emirates.

9 Cash flow hedging reserve

This represents the effective portion of fair value movements of the interest rate swaps contracts that are designated by the Group as hedging instruments for cash flow hedges.

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Balance at the beginning of the period / year	153,051	171,418
Cumulative gain on hedging instruments reclassified to profit or loss upon derecognition (note 17)	(9,183)	(18,367)
	<hr/>	<hr/>
Balance at the end of the period/year	143,868	153,051
	<hr/>	<hr/>

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

10 Hybrid equity instrument

During the year 2022, the Company issued USD 500 million (AED 1,836 million) Reset Subordinated Perpetual Notes (the “Notes”) to an investor (“Noteholder”) in two tranches.

As per the terms of the agreement, the Notes do not have any maturity date and the Group may elect at its sole discretion not to pay interest on the Notes and the Noteholder does not have a right to claim such interest. Such event will not be considered an Event of Default. Pursuant to the terms and conditions of the agreement, the instrument is classified as hybrid equity instrument in line with the requirements of IAS 32 *Financial Instruments: Presentation*.

Transaction costs amounting to AED 22,017 thousand related to issuance of the Notes were recorded directly in equity.

During the period, the Group paid coupons amounting to AED 51,645 thousand (period ended 30 June 2024: AED 51,645 thousand).

Issuance period	Issued amount	Coupon rate
March 2022	USD 310.5 million (AED 1,140 million)	Fixed interest rate of 5.625% with a reset after 15 years
April 2022	USD 189.5 million (AED 696 million)	Fixed interest rate of 5.625% with a reset after 15 years

11 Capital contributions

Capital contributions mainly represent the net contribution/funding made by the Parent as a result of transfer of the Asset Management Business to the Group and transfer of properties. The amount is payable at the discretion of the Group and classified under equity. During the period, additional net capital contributions from the Parent amounted to AED 32,582 thousand (period ended 30 June 2024: AED 37,287 thousand).

12 Bank borrowings and non-convertible sukuku

	Current <1 year AED'000	Non-current >1 year AED'000	Total AED'000
<u>As at 30 June 2025 (unaudited)</u>			
Non-convertible sukuku	61,967	7,307,307	7,369,274
Bank borrowings	916	1,781,192	1,782,108
	62,883	9,088,499	9,151,382
<u>As at 31 December 2024 (audited)</u>			
Non-convertible sukuku	1,430,324	5,430,839	6,861,163
Bank borrowings	939	1,594,893	1,595,832
	1,431,263	7,025,732	8,456,995

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

12 Bank borrowings and non-convertible sukuk

As at 30 June 2025, the Group had AED 3,700,000 thousand of undrawn, committed term and revolving credit facilities in the form of bilateral agreements (31 December 2024: AED 4,385,000 thousand). Bank borrowings drawn during the period, net of transaction costs amounted to AED 1,334,500 thousand (30 June 2024: AED 300,000 thousand) and repaid during the period amounted to AED 1,149,500 thousand (30 June 2024: AED 1,574,059 thousand). Drawdowns during the period include AED 734,600 thousand relating to bank borrowings recognised as part of asset acquisition (note 6 (ii)).

All the loans are priced at market rate.

During the year 2024, the Group initiated an early redemption of Sukuk No. 1, with original maturity in September 2025. During the period, Sukuk No. 1 having remaining carrying amount of AED 1,380,871 thousand (31 December 2024: partial redemption of carrying amount of AED 455,878 thousand) was fully settled and cancelled at a price of 100.079 (31 December 2024: price of 99) resulting in a loss of AED 1,091 thousand recognised as other costs (31 December 2024: gain of AED 4,559 thousand recognised as other income) in the interim consolidated statement of profit or loss.

During the period, Aldar Investment Properties Sukuk Limited (the “Issuer”), a subsidiary of the Group registered as an exempted company with limited liability under the laws of the Cayman Islands, issued a USD 500,000 thousand (AED 1,836,250 thousand) green sukuk as part of its USD 2,000,000 thousand (AED 7,345,000 thousand) Trust Certificate Issue Programme, established in 2023. Under this Programme, the Issuer is authorised to periodically issue trust certificates in series, with a total value of up to USD 2,000,000 thousand (AED 7,345,000 thousand). On 11 March 2025, the Issuer issued the third series of trust certificates “Sukuk 5”, amounting to USD 500,000 thousand (AED 1,836,250 thousand) with a discount of USD 2,806 thousand (AED 10,306 thousand). This issuance, with a ten-year term, represents the Issuer's third green sukuk, following its inaugural USD 500,000 thousand (AED 1,836,250 thousand) green sukuk issued in May 2023 and second USD 500,000 thousand (AED 1,836,250 thousand) green sukuk in May 2024. Sukuk 5 is listed on Euronext Dublin and Abu Dhabi Securities Exchange (ADX), and carries an annual profit rate of 5.25%, and is due for repayment in March 2035.

Consistent with Aldar's previous two green sukuk, the proceeds from this issuance will be allocated in accordance with Aldar's Green Finance Framework.

The split of bank borrowings and non-convertible sukuk by location is:

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Within UAE	1,782,108	1,595,832
Outside UAE	7,369,274	6,861,163
	9,151,382	8,456,995

Aldar Investment Properties LLC

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

13 Lease liabilities

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Balance at the beginning of the period/year	314,701	339,954
Additions for the period/year	116,401	-
Payments made during the period/year	(80,349)	(38,355)
Finance cost for the period/year (note 17)	6,076	13,102
	<hr/>	<hr/>
Balance at the end of the period/year	356,829	314,701
	<hr/>	<hr/>

Disclosed in the interim consolidated statement of financial position as follows:

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Non-current	257,268	275,697
	<hr/>	<hr/>
Current	99,561	39,004
	<hr/>	<hr/>

The Group does not face a liquidity risk with regard to its lease liabilities. Lease liabilities are monitored within the Group's treasury function.

The following are the amounts recognised in the interim consolidated statement of profit or loss:

	30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)
Unwinding of finance cost on lease liabilities during the period (note 17)	6,076	6,458
	<hr/>	<hr/>

14 Security deposits

As part of the lease arrangements, the Group receives refundable security deposits from tenants. These deposits are held as security during the lease term and are refundable at the end of the lease term.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

15 Derivative financial instruments

During the year 2024, the Group entered into a forward starting interest rate swap (“IRS”) having notional value of USD 500,000 thousand (AED 1,836,250 thousand), under which fixed interest rate is received semi-annually and floating interest rate is paid semi-annually by the Group. The fair value movements on fixed leg of the swap is designated as a hedge of fair value movements in the Sukuk No. 4 attributable to movements in USD SOFR coupon curve.

During the period 30 June 2025, the Group entered into a forward starting interest rate swap having notional value of USD 500,000 thousand (AED 1,836,250 thousand), under which fixed interest rate is received semi-annually and floating interest rate is paid semi-annually by the Group. The fair value movements on fixed leg of the swap is designated as a hedge of fair value movements in the 10-year Sukuk No. 5, attributable to movements in USD SOFR coupon curve.

The movement in derivative financial instruments is given below:

	30 June 2025 AED’000 (Unaudited)	31 December 2024 AED’000 (Audited)
Balance at the beginning of the period/year	(18,393)	-
Net fair value changes (i)	57,378	(18,393)
	<hr/>	<hr/>
Balance at the end of the period/year	38,985	(18,393)
	<hr/> <hr/>	<hr/> <hr/>

Disclosed in the interim consolidated statement of financial position as follows:

	30 June 2025 AED’000 (Unaudited)	31 December 2024 AED’000 (Audited)
Non-current liabilities	-	18,393
Non-current assets	38,985	-
	<hr/>	<hr/>
Balance at the end of the period/year	38,985	18,393
	<hr/> <hr/>	<hr/> <hr/>

- i) Net fair value changes of AED 57,378 thousand (31 December 2024: AED 18,393) are netted off against the non-convertible sukuk.

Aldar Investment Properties LLC

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

16 Trade and other payables

	30 June 2025 (Unaudited) AED'000	31 December 2024 (Audited) AED'000
Accrued expenses	315,689	277,015
Deferred income	140,963	148,482
Trade payables	137,850	92,032
Retention payables	50,180	48,400
Other payables	589,889	331,398
	1,234,571	897,327

The Group has financial and risk management policies in place to ensure that all payables are paid within the pre-agreed credit terms.

17 Finance costs

	Three-month period ended		Six-month period ended	
	30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)	30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)
Finance costs on bank borrowings, non-convertible sukuk and corporate loan	123,994	123,848	254,236	250,726
Unwinding of finance cost on lease liabilities (note 13)	3,054	3,211	6,076	6,458
	127,048	127,059	260,312	257,184
Cumulative gain arising on hedging instruments reclassified to profit or loss upon derecognition (note 9)	(4,591)	(4,591)	(9,183)	(9,183)
	122,457	122,468	251,129	248,001

18 Transactions and balances with related parties

The Group enters into transactions with companies and entities that fall within the definition of a related party as contained in the International Accounting Standard (IAS) 24 *Related Party Disclosures*. These represent transactions with related parties, i.e. parent company, major shareholders, associates, affiliates, directors and key management personnel of the Group, and entities controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

18 Transactions and balances with related parties (continued)

The Government of Abu Dhabi is an indirect major shareholder of the Parent of the Company through an entity controlled by it. The balances and transactions disclosed below with reference to Government of Abu Dhabi also include the entities controlled by Government of Abu Dhabi.

Balances with related parties

Significant related parties (and the interim consolidated statement of financial position captions within which these are included) are as follows:

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
The Parent		
Due to the Parent	113,745	63,582
Corporate loan*	373,090	8,894
Capital contributions	11,716,506	11,683,924
Entities under common control (i)		
Trade and other receivables	4,592	13,652
Trade and other payables	16,302	18,612
Government of Abu Dhabi		
Trade and other receivables	64,528	45,639
Bank borrowings	1,300,000	1,000,000
Bank deposits	283,812	369,324

Other related parties

Letter of credits and bank guarantees issued through a bank (a related party) as of 30 June 2025 amounted to AED 60,540 thousand (31 December 2024: AED 60,540 thousand).

The related party balances are unsecured and will be settled in cash. No guarantees have been given or received. No provision has been made for doubtful debts in respect of the amounts owed by related parties.

* Under the Facility Agreement executed on 2 September 2018, the Parent has provided a corporate loan facility of AED 3,000,000 thousand with a termination date at 7 years from the date of utilisation. The loan carries interest at 1% plus 3 month EIBOR. The Company has discretion to roll over the outstanding amounts under the Corporate Loan Facility and it does not require approval of the Parent if there is no event of default and that repeating representations continue to be made by the Company (which are also under control of the Company). Although the maturity of the loans as per the utilisation requests specify less than 12 months period, the Company intends to roll over the drawings under the Corporate Loan Facility at next maturity dates and at this point does not expect to repay any outstanding balances of Corporate Loan Facility as of 30 June 2025 for a period of at least 12 months. As at 30 June 2025, there were no events of default in occurrence and all the repeating representations as defined in the Corporate Loan facility remained valid. Accordingly, the entire outstanding amount of the Corporate Loan Facility as of 30 June 2025 is classified as non-current in the interim consolidated statement of financial position. Corporate loan drawn during the period amounted to AED 1,355,000 thousand (31 December 2024: 407,000 thousand) and repaid during the period amounted to AED 990,000 thousand (31 December 2024: AED 607,000 thousand).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

18 Transactions and balances with related parties (continued)

Transactions with related parties

During the period, the following were the significant related party transactions, which were carried out in the normal course of business on terms agreed between the parties:

	Three-month period ended		Six-month period ended	
	30 June	30 June	30 June	30 June
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
The Parent				
Revenue and rental income	5,308	4,564	10,556	11,136
Finance costs	5,119	2,376	8,090	5,060
Cost recharged by the Parent (ii)	35,217	28,540	67,715	58,633
Cost recharged to the Parent (iii)	5,282	9,026	10,480	10,140
Entities under common control (i)				
Revenue and rental income	26,677	24,468	59,531	49,748
Direct costs	63,681	47,745	120,539	95,301
Government of Abu Dhabi				
Revenue and rental income	123,152	96,985	215,675	194,728
Finance cost on bank borrowings	18,861	26,816	51,003	52,615
Finance income on bank deposits	3,623	11,035	3,754	14,612

Other related parties

During the period, the Group acquired certain assets and properties from a major shareholder of the Parent (note 6(ii)).

- (i) Entities under common control represent subsidiaries of the Parent.
- (ii) In 2022, the Parent and the Company entered into a Central Services – Service Level Agreement where the Group procures the services from the Parent and the service provider has agreed to provide those services in accordance with the terms of the agreement for a fee on a cost to company basis within agreed allocation methodology.
- (iii) In 2022, the Company has entered into an Asset and Investment Management Agreement (the “Asset Management Agreement”) with the Parent to provide asset management and reporting services.

19 Operating lease arrangements***The Group as lessor***

The Group has leased out certain properties. The amounts of undiscounted committed future lease inflows are as follows:

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Within one year	1,829,319	1,545,899
In the second to fifth year	4,385,679	3,782,903
After five years	2,870,410	2,077,140
	<hr/>	<hr/>
	9,085,408	7,405,942
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The Group as lessee

Set out below are the maturity analysis of lease liabilities:

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Within one year	102,148	39,754
In the second to fifth year	88,500	103,406
After five years	410,277	420,167
	<hr/>	<hr/>
	600,925	563,327
	<hr/>	<hr/>

20 Segment information**20.1 Operating segments**

For internal management reporting purposes, the individual investment properties are aggregated into segments with similar economic characteristics such as the nature of the property and the occupier market it serves. Management considers that this is best achieved with retail, residential, commercial and logistics investment properties operating segments.

Consequently, the Group has presented four reportable segments for the current and comparative periods which are as follows:

- Residential – acquires and leases residential properties
- Retail – acquires and leases shopping malls, shopping centers and community retail spaces
- Commercial – acquires and leases offices
- Logistics – acquires and leases warehousing, industrial, and office complex

Aldar Investment Properties LLC

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

20 Segment information (continued)

20.1 Operating segments (continued)

The Group's operating segments are established on the basis of those components that are evaluated regularly by the Chief Executive Officer, considered to be the Chief Operating Decision Maker. The Chief Operating Decision Maker monitors the operating results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on revenues, gross profit and a broad range of key performance indicators in addition to segment profitability.

The accounting policies of the reportable segments are the same as the Group's accounting policies described in note 3. Segment profit represents the profit earned by each segment with allocation of finance income and finance costs. This is the measure reported to the Chief Operating Decision Maker for the purposes of resource allocation and assessment of segment performance.

Segment information about the Group's continuing operations is presented below:

Six-month period ended 30 June 2025 (unaudited)	Residential AED'000	Retail AED'000	Commercial AED'000	Logistics AED'000	Total AED'000
Revenue from external customers					
Revenue and rental income (i)	357,181	423,915	529,820	42,292	1,353,208
Direct costs					
Cost of revenue excluding service charge	(49,469)	(54,295)	(31,012)	(4,972)	(139,748)
Service charge expenses	(9,675)	(58,212)	(54,724)	-	(122,611)
Gross profit	298,037	311,408	444,084	37,320	1,090,849
Staff costs	(12,031)	(23,954)	(20,078)	(2,046)	(58,109)
Depreciation expense on property and equipment	-	-	-	(528)	(528)
Provisions, impairments and write-offs, net	(4,167)	(3,036)	(111)	-	(7,314)
General and administrative expenses – others	(7,453)	(14,861)	(11,529)	(696)	(34,539)
Gain on disposal of investment properties	12,556	-	-	-	12,556
Gain on revaluation of investment properties, net	148,449	38,658	328,534	-	515,641
Finance income	338	536	2,942	444	4,260
Finance costs	(62,441)	(87,223)	(98,018)	(3,447)	(251,129)
Other income	4,014	3,731	125	136	8,006
Income tax expense	(48,661)	(30,070)	(44,584)	(2,469)	(125,784)
Segment profit	328,641	195,189	601,365	28,714	1,153,909
Profit for the period after tax					1,153,909

Aldar Investment Properties LLC

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

20 Segment information (continued)

20.1 Operating segments (continued)

Six-month period ended 30 June 2024 (unaudited)	Residential AED'000	Retail AED'000	Commercial AED'000	Logistics AED'000	Total AED'000
Revenue from external customers					
Revenue and rental income (i)	279,250	379,287	421,673	36,923	1,117,133
Direct costs					
Cost of revenue excluding service charge	(48,118)	(55,793)	(25,210)	(5,076)	(134,197)
Service charge expenses	(1,309)	(52,726)	(45,347)	-	(99,382)
Gross profit	229,823	270,768	351,116	31,847	883,554
Staff costs	(12,219)	(14,052)	(18,223)	(1,625)	(46,119)
Depreciation expense on property and equipment	-	-	-	(504)	(504)
Provisions, impairments and write-offs, net	-	(2,836)	(203)	-	(3,039)
General and administrative expenses - others	(9,033)	(10,299)	(13,356)	(740)	(33,428)
Gain on disposal of investment properties	13,063	-	52,300	-	65,363
Gain on revaluation of investment properties, net	(69,979)	91,235	369,374	-	390,630
Finance income	11,627	19,754	18,642	233	50,256
Finance costs	(57,704)	(96,747)	(90,333)	(3,217)	(248,001)
Other income	1,060	1,800	1,706	958	5,524
Income tax expense	(8,905)	(17,335)	(26,490)	(2,091)	(54,821)
Segment profit	97,733	242,288	644,533	24,861	1,009,415
Profit for the period after tax					1,009,415

- (i) Revenue and rental income includes contingent rental income on investment properties of AED 31,020 thousand (period ended 30 June 2024: AED 31,602 thousand) and services charges of AED 122,610 thousand (period ended 30 June 2024: AED 99,892 thousand). There are no inter-segment sales during the six-month periods ended 30 June 2025 and 30 June 2024.

Aldar Investment Properties LLC

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

20 Segment information (continued)

20.1 Operating segments (continued)

The segment assets and capital and project expenditure are as follows:

	Residential AED'000	Retail AED'000	Commercial AED'000	Logistics AED'000	Unallocated AED'000	Group AED'000
<u>As at 30 June 2025 (unaudited)</u>						
Assets	6,912,845	11,130,437	11,524,370	1,631,632	664,341	31,863,625
<u>Period ended 30 June 2025 (unaudited)</u>						
Capital expenditures	-	-	-	142	-	142
Project expenditures	1,333,348	193,228	1,790,609	657,906	1,677	3,976,768
<u>As at 31 December 2024 (audited)</u>						
Assets	5,493,401	10,883,402	9,359,255	970,215	2,027,331	28,733,604
<u>Period ended 30 June 2024 (unaudited)</u>						
Capital expenditures	-	-	-	53	-	53
Project expenditures	22,188	182,477	268,140	25,814	-	498,619

For the purposes of monitoring segment performance and allocating resources between segments all assets other than corporate assets are allocated to reportable segments. Corporate assets mainly include cash and bank balances, and investment properties with undetermined use. Assets used jointly by reportable segments are allocated on the basis of the revenues earned by individual reportable segments.

Capital expenditures are additions in property plant and equipment. Project expenditures are additions in investment properties.

20.2 Geographical segments

The Group operated only in one geographical segment, i.e., United Arab Emirates.

21 Seasonality of results

No significant income of a seasonal nature was recorded in the interim consolidated statement of profit or loss for the six-month periods ended 30 June 2025 and 30 June 2024.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

22 Fair value of financial instruments

Except as disclosed in the following table, management considers that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the interim condensed consolidated financial statements approximate their fair values.

	30 June 2025 (Unaudited)		31 December 2024 (Audited)	
	Gross carrying amount AED'000	Fair value AED'000	Gross carrying amount AED'000	Fair value AED'000
<i>Financial liabilities at amortised cost</i>				
Sukuk No.1	-	-	1,394,664	1,372,007
Sukuk No.2	1,842,003	1,778,984	1,841,234	1,731,670
Sukuk No.3	1,817,363	1,819,026	1,815,312	1,792,933
Sukuk No.4	1,864,328	1,898,260	1,809,953	1,866,824
Sukuk No.5	1,845,580	1,856,430	-	-
	7,369,274	7,352,700	6,861,163	6,763,434

The non-convertible sukuks are categorised under Level 1 in the fair value hierarchy.

23 Other general and administrative expenses

	Three-month period ended		Six-month period ended	
	30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)	30 June 2025 AED'000 (Unaudited)	30 June 2024 AED'000 (Unaudited)
Cost recharged by the Parent	15,777	14,784	29,257	26,786
Professional fees	2,288	1,228	3,065	5,381
Others	987	633	2,217	1,261
	19,052	16,645	34,539	33,428

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

24 Income tax

The Group recognised income tax expense based on management's estimate using the tax rate that would be applicable to the expected total annual earnings. Effective 1 January 2025, following the enactment of the UAE Domestic Minimum Top-up Tax ("DMTT"), the Group has recognised an additional top-up tax expense to ensure compliance with 15% global minimum effective tax rate. The Group falls within the scope of DMTT based on the applicable revenue threshold. The average annual effective tax rate (ETR) used for the period ended 30 June 2025 is 9.83%. The major components of income tax expense in the interim consolidated statement of profit or loss are:

	Three-month period ended		Six-month period ended	
	30 June	30 June	30 June	30 June
	2025	2024	2025	2024
	AED'000	AED'000	AED'000	AED'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Current income tax*:				
Current income tax expense	57,712	17,505	88,664	38,750
Deferred income tax:				
Relating to origination and reversal of temporary differences	26,459	15,500	37,120	16,071
Income tax expense recognised in interim consolidated statement of profit or loss	84,171	33,005	125,784	54,821

* Current income tax expense for the period include an amount of AED 49,356 relating to DMTT (period ended 30 June 2024: nil).

The movement of the income tax payable presented in the interim consolidated statement of financial position is given below:

	30 June	31 December
	2025	2024
	AED'000	AED'000
	(Unaudited)	(Audited)
Balance at the beginning of the period/year	35,762	-
Charge for the period/year	88,664	35,762
Recognised as part of asset acquisition (note 6)	17,841	-
	142,267	35,762

Aldar Investment Properties LLC

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2025

25 Non-controlling interests

The table below shows the movement of non-controlling interest during the period/year:

	30 June 2025 AED'000 (Unaudited)	31 December 2024 AED'000 (Audited)
Balance at the beginning of the period/year	527,747	402,676
Share of profit for the period/year	50,412	105,071
Non-controlling interest arising from asset acquisition (note 6ii)	989,724	-
(Repayment of) contribution (to)/from minority shareholder	(16,000)	20,000
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Balance at the end of the period/year	1,551,883	527,747
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The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests.

Name of subsidiary	Place of incorporation and principal place of business	Proportion of ownership interests and voting rights held by non- controlling interests		Profit allocated to non- controlling interests for the period/year		Accumulated non- controlling interests	
		30 June 2025	31 December 2024	30 June 2025	31 December 2024	30 June 2025	31 December 2024
		%	%	AED' 000	AED' 000	AED' 000	AED' 000
Al Maryah Property Holdings Limited	UAE	40	40	14,606	88,945	343,836	345,230
Twafq Projects Development							
Property - Sole Proprietorship L.L.C	UAE	30	30	7,197	16,126	189,714	182,517
Masdar Green REIT (CEIC) Limited	UAE	40	-	28,609	-	1,018,333	-
				<hr/>	<hr/>	<hr/>	<hr/>
				50,412	105,071	1,551,883	527,747
				<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

26 Dividends distribution

The Management in their meeting held on 25 February 2025, approved a cash dividend of AED 625,368 thousand for the year ended 31 December 2024 (2024: AED 654,295 thousand), which was paid during the period.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended 30 June 2025

27 Subsequent events

Subsequent to the reporting date, the Group acquired the following:

- A subsidiary of the Group entered into an agreement with an entity, to contribute assets to a 100% Aldar owned Entity. The transaction is structured as an in-kind asset contribution, whereby Aldar will contribute one asset valued at AED 7 billion (subject to adjustments in accordance with the terms of the agreement), while the other party will contribute an asset (valued at AED 2.7 billion (subject to adjustments in accordance with the terms of the agreement) to the Entity. Following the transaction, Aldar will retain a 75% ownership interest in the Entity, while the remaining 25% will be held by the other party. Aldar will continue to control the Entity and accordingly will fully consolidate it.
- A subsidiary of the Group acquired the remaining 40% equity interest in Al Maryah Property Holdings Limited from the non-controlling shareholders for a cash consideration of AED 361,580 thousand. As a result of this transaction, the Group increased its ownership from 60% to 100%. This represents a transaction between equity owners as per IFRS, as it does not result in a change of control. Accordingly, the difference between the consideration paid and the carrying amount of the non-controlling interest will be recognized directly in the interim consolidated statement of changes in equity.