



Commercial Bank International P.J.S.C

Review report and condensed consolidated interim financial information
For the nine month period ended 30 September 2025

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**Report on review of the interim financial information
To the Board of Directors of Commercial Bank International PJSC****Introduction**

We have reviewed the accompanying condensed consolidated statement of financial position of Commercial Bank International PJSC (the “Bank”) and its subsidiaries (collectively referred to as “the Group”) as at 30 September 2025 and the related condensed consolidated income statement and condensed consolidated statement of comprehensive income for the three-month and nine-month period then ended, and the condensed consolidated statements of changes in equity and cash flows for the nine-month period then ended and other related explanatory notes. Management is responsible for the preparation and presentation of this interim financial information in accordance with International Accounting Standard 34 (“IAS 34”) *Interim Financial Reporting*. Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with the International Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim 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.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with IAS 34 *Interim Financial Reporting* as issued by the IASB.


GRANT THORNTON UAE**Dr. Osama El Bakry**
Registration No: 935
Abu Dhabi, United Arab Emirates
Date: 13 November 2025

Commercial Bank International P.J.S.C
Condensed consolidated statement of financial position



	Note	As of 30 September 2025 AED '000 (unaudited)	As of 31 December 2024 AED '000 (audited)
Assets			
Cash and balances with the central bank	8	866,031	1,573,434
Derivative financial instruments		1,936	10,324
Deposits and balances due from banks	9	1,448,882	930,362
Loans, advances and Islamic financing	10	12,782,162	13,582,911
Investment in associates		9,610	9,610
Receivables and other assets		1,715,985	1,294,037
Property inventory		83,533	213,761
Investment securities measured at fair value	11	308,803	307,788
Investment securities measured at amortised cost	12	3,404,358	2,824,561
Investment properties		7,022	7,410
Intangible assets		47,462	34,255
Property and equipment		95,735	106,204
Total assets		20,771,519	20,894,657
Liabilities and equity			
Liabilities			
Derivative financial instruments		10,375	2,155
Deposits and balances due to banks		842,687	1,567,398
Customer accounts and other deposits	13	15,773,750	15,430,147
Payables and other liabilities		1,005,625	845,049
Total liabilities		17,632,437	17,844,749
Equity			
Share capital	14	1,737,383	1,737,383
Additional Tier 1 instruments	15	459,125	459,125
Reserves	16	293,429	289,172
Retained earnings		529,100	443,495
Equity attributable to owners of the Bank		3,019,037	2,929,175
Non-controlling interests		120,045	120,733
Total equity		3,139,082	3,049,908
Total liabilities and equity		20,771,519	20,894,657

To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the condensed interim consolidated financial statements present fairly in all material respects the consolidated financial position, financial performance and cash flows of the Group.

Ali Sultan Rakkad Al Amri
Chief Executive Officer

Saif Ali Al Shehhi
Chairman

Commercial Bank International P.J.S.C
Condensed consolidated income statement



	Note	Three month period ended		Nine month period ended	
		30 Sep 2025	30 Sep 2024	30 Sep 2025	30 Sep 2024
		AED '000 (unaudited)	AED '000 (unaudited)	AED '000 (unaudited)	AED '000 (unaudited)
Interest income		215,872	250,698	647,781	738,618
Income from Islamic financing and investing assets		23,045	31,245	90,342	70,957
Total interest income and income from Islamic financing and investing assets	17	238,917	281,943	738,123	809,575
Interest expense		(126,520)	(159,957)	(377,904)	(472,081)
Distribution to Islamic depositors		(13,524)	(37,850)	(69,613)	(84,446)
Total interest expenses and distribution to Islamic depositors	17	(140,044)	(197,807)	(447,517)	(556,527)
Net interest income and income from Islamic financing and investing assets		98,873	84,136	290,606	253,048
Fee and commission income		36,183	46,715	120,106	120,957
Fee and commission expense		(5,770)	(5,609)	(16,199)	(15,957)
Net fee and commission income		30,413	41,106	103,907	105,000
Other operating income, net	18	42,714	154,725	129,225	172,050
Share of results under associates		-	(1,492)	-	(1,492)
Net operating income		172,000	278,475	523,738	528,606
General and administrative expenses		(101,900)	(108,376)	(295,180)	(290,835)
Net impairment (charge)/reversal on financial	19	(53,874)	(6,002)	(119,066)	16,232
Profit for the period before tax		16,226	164,097	109,492	254,003
Income tax charge	20	(1,756)	(14,858)	(10,814)	(23,309)
Profit for the period		14,470	149,239	98,678	230,694
Profit for the period attributable to:					
Owners of the Bank		15,056	149,239	99,366	229,703
Non-controlling interests		(586)	-	(688)	991
Profit for the period		14,470	149,239	98,678	230,694
Basic and diluted earnings per share (AED)	21	0.008	0.086	0.057	0.132

Commercial Bank International P.J.S.C
Condensed consolidated statement of comprehensive income



	Three month period ended		Nine month period ended	
	30 Sep	30 Sep	30 Sep	30 Sep
	2025	2024	2025	2024
	AED '000	AED '000	AED '000	AED '000
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
Profit for the period	14,470	149,239	98,678	230,694
Other comprehensive income				
<i>Items that will not be reclassified subsequently to profit or loss:</i>				
Changes in fair value of financial assets measured at fair value through other comprehensive income	2,784	400	4,257	1,528
Other comprehensive income for the period	2,784	400	4,257	1,528
Total comprehensive income for the period	17,254	149,639	102,935	232,222
Total comprehensive income attributable to:				
Owners of the Bank	17,840	149,639	103,623	231,231
Non-controlling interests	(586)	-	(688)	991
Total comprehensive income for the period	17,254	149,639	102,935	232,222

Commercial Bank International P.J.S.C
Condensed consolidated statement of changes in equity



For the nine month period ended 30 September	Share capital	Additional Tier 1 instruments	Reserves	Retained earnings	Equity attributable to owners of the Bank	Non-Controlling interests	Total
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
2025							
Balance as at 31 December 2024 – audited	1,737,383	459,125	289,172	443,495	2,929,175	120,733	3,049,908
Profit for the period	-	-	-	99,366	99,366	(688)	98,678
Other comprehensive income for the period	-	-	4,257	-	4,257	-	4,257
Total comprehensive income for the period	-	-	4,257	99,366	103,623	(688)	102,935
Interest paid on Tier 1 Capital securities	-	-	-	(13,761)	(13,761)	-	(13,761)
Balance as at 30 September 2025 – unaudited	1,737,383	459,125	293,429	529,100	3,019,037	120,045	3,139,082

For the nine month period ended 30 September	Share capital	Additional Tier 1 instruments	Reserves	Retained earnings	Equity attributable to owners of the Bank	Non-Controlling interests	Total
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
2024							
Balance as at 31 December 2023 – audited	1,737,383	459,125	525,291	31,083	2,752,882	120,057	2,872,939
Profit for the period	-	-	-	229,703	229,703	991	230,694
Other comprehensive income for the period	-	-	1,528	-	1,528	-	1,528
Total comprehensive income for the period	-	-	1,528	229,703	231,231	991	232,222
Interest paid on Tier 1 Capital securities	-	-	-	(13,760)	(13,760)	-	(13,760)
Transfer from retained earning to reserve (Note 16)	-	-	89,998	(89,998)	-	-	-
Balance as at 30 September 2024 – unaudited	1,737,383	459,125	616,817	157,028	2,970,353	121,048	3,091,401

Commercial Bank International P.J.S.C
Condensed consolidated statement of cash flow
For the nine month period ended 30 September



	Note	2025 AED '000 (unaudited)	2024 AED '000 (unaudited)
Cash flows from operating activities			
Profit before tax for the period		109,492	254,003
<i>Adjustments for:</i>			
Depreciation of property and equipment		15,517	16,166
Depreciation of investment property		390	580
Amortisation of intangible assets		6,431	7,279
Impairment charge/ (reversal) of financial assets		119,066	(16,232)
Amortisation of financial assets measured at amortised cost		3,429	3,928
Loss/(gain) on financial assets measured at FVTPL		1,458	(2,100)
Dividend income		(234)	(214)
Provision for end of service benefits		6,635	6,577
Associates share of loss		-	1,492
		262,184	271,479
<i>Changes in operating assets and liabilities:</i>			
Increase in balances with the Central Bank of the UAE		(73,913)	(206,830)
(Decrease)/Increase in deposits and balances due from banks with original maturity of 90 days or more		(127,332)	65,930
Increase in financial assets measured at amortized cost with original maturity of 90 days or more		(341,305)	(10,492)
Decrease/(Increase) in loans, advances and Islamic financing		691,480	(690,757)
Decrease in property inventory		130,226	302,125
Increase in receivables and other assets		(421,224)	(461,589)
Decrease in due to the central bank of the UAE		-	(892)
Decrease in deposits and balances due to banks		(724,711)	(1,035,798)
Increase in customers' deposits		343,603	2,583,538
Increase in payables and other liabilities		147,656	226,285
Cash (used in)/generated from operating activities		(113,336)	1,042,999
End of service benefits paid		(1,275)	(1,877)
Tax Paid		(7,821)	-
Net cash flows (used in)/from operating activities		(122,432)	1,041,122
Cash flows from investing activities:			
Purchase of property and equipment		(5,048)	(21,821)
Purchase of intangible assets		(19,638)	(807)
Proceeds from sale of investment properties		-	14,781
Proceeds of financial assets measured at OCI		-	929
Net purchases of financial assets measured at amortised cost		(253,304)	42,502
Net settlement of financial instruments measured at FVTPL – Derivatives		16,608	2,185
Dividend received		234	214
Acquisition of investment in associate		-	(10,000)
Purchase of financial assets measured at FVTPL		-	(3,672)
Net cash (used in)/from investing activities		(261,148)	24,311
Cash flows from financing activities			
Interest paid on Tier 1 Capital securities		(13,761)	(13,760)
Net cash used in financing activities		(13,761)	(13,760)
Net (decrease)/ increase in cash and cash equivalents		(397,341)	1,051,673
Cash and cash equivalents at the beginning of the period		1,564,830	1,105,953
Cash and cash equivalents at the end of the period	23	1,167,489	2,157,626

Notes to condensed consolidated interim financial information

For the nine month period ended 30 September 2025

1 Status and activities

Commercial Bank International P.J.S.C. (the “Bank”) is a public joint stock company with limited liability incorporated under an Emiri Decree Number 5/91 on 28 April 1991 by His Highness Ruler of Ras Al-Khaimah. The registered office of the Bank is at P.O. Box 793, Ras Al-Khaimah. The Bank is listed on the Abu Dhabi Exchange (Ticker “CBI”). The Bank carries on commercial banking activities through its branches in the United Arab Emirates (“the UAE”).

These condensed consolidated financial statements incorporate the financial statements of the Bank and its subsidiaries as disclosed below (collectively referred to as the “Group”).

Details of the Group’s subsidiaries and associates at the end of reporting period are as follows:

Name	Principal Activity	Principal place of business	Place of incorporation	% of ownership	
				2025	2024
CBI Financial Services Limited	SPV	Dubai - UAE	Cayman Islands	100	100
CBI Tier 1 Private Ltd	SPV	Dubai – UAE	Cayman Islands	100	100
Takamul Real Estate L.L.C.	Real estate	Dubai – UAE	Dubai - UAE	100	100
Al Khaleejiah Property Investments LLC	Real estate	Sharjah - UAE	Sharjah - UAE	52.8	52.8
AL Murjan Real Estate*	Constructions	Sharjah - UAE	Sharjah - UAE	50	50
Al Caribi Development Limited	Real estate	Dubai – UAE	BVI	100	100
Callaloo CAY Development Limited*	Real estate	Antigua and Barbuda	Antigua and Barbuda	80	80
Arzaq Holdings (Private J.S.C.)**	Real estate	Sharjah - UAE	Sharjah - UAE	48	48
Tekle Holographics MENA Holding Ltd.	Technology	DIFC - UAE	Dubai - UAE	25	25
CBIX Investment Limited	Investments	DIFC - UAE	Dubai - UAE	100	-
CBIX Tech Labs Limited	Technology	DIFC - UAE	Dubai - UAE	100	-

* Under liquidation

** This associate is accounted for using the equity method in these consolidated financial statements and the net assets of ARZAQ are in deficit position, consequently investment in associate is carried at Nil value.

2 Application of new and revised standards

2.1 New and revised standards applied with no material effect on the condensed consolidated financial statements

The following new and revised IFRS Accounting Standard as issued by IASB, which became effective for annual periods beginning on or after 1 January 2025, have been adopted in these condensed consolidated interim financial information. Their adoption has not had any material impact on the disclosures or on the amounts reported in these consolidated financial statements.

- IFRS S1 Lack of Exchangeability (Amendment to IAS 21)

2.2 New and revised standards in issue but not yet effective and not early adopted

The Group has not yet early applied the following new standards, amendments and interpretations that have been issued but are not yet effective:

<u>New and revised standards</u>	Effective for annual periods beginning on or after
Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)	01 January 2026
Annual Improvements to IFRS Accounting Standards – Volume 11	01 January 2026
Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and IFRS 7)	01 January 2026
IFRS 18 ‘Presentation and Disclosure in Financial Statements’	01 January 2027
IFRS 19 ‘Subsidiaries without Public Accountability: Disclosures’	01 January 2027

Management anticipates that these new standards, interpretations and amendments will be adopted in the Group’s consolidated financial statements for the period of initial application and adoption of these new standards, interpretations and amendments may have no material impact on the consolidated financial statements of the Group in the period of initial application.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3 Material accounting policies

3.1 Statement of compliance

The condensed consolidated financial statements of the Group are prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

3.2 Basis of preparation

The condensed consolidated financial statements have been prepared on the historical cost basis, except for certain financial instruments, which are carried at fair value.

These condensed consolidated financial statements are prepared in accordance with IAS 34 - Interim Financial Reporting issued by the IASB and also complies with the applicable requirements of the laws in the U.A.E including the UAE Federal Law No. 32 of 2021 on Commercial Companies and the Decretal Federal Law No. 14 of 2018. The accounting policies used in the preparation of this condensed consolidated interim financial information is consistent with those used in the audited annual consolidated financial statements for the year ended 31 December 2024.

These condensed consolidated financial statements do not include all the information required for full annual consolidated financial statements and should be read in conjunction with the Group's consolidated financial statements as at and for the year ended 31 December 2024. In addition, results for the nine months period ended 30 September 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025. As required by the SCA Notification No. 2624/2008 dated 12 October 2008, accounting policies relating to financial instruments and investment properties have been disclosed in these condensed consolidated financial statements.

3.3 Financial instruments

Financial assets and financial liabilities are recognised in the Group's condensed consolidated statement of financial position when the Group becomes a party to the contractual provisions of the instrument.

Recognised financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

3.4 Financial assets

All financial assets are recognised and derecognised on a trade date where the purchase or sale of a financial asset is under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned, and are initially measured at fair value, plus transaction costs, except for those financial assets classified as at FVTPL. Transaction costs directly attributable to the acquisition of financial assets classified as at FVTPL are recognised immediately in profit or loss.

All recognised financial assets that are within the scope of IFRS 9 are required to be subsequently measured at amortised cost or fair value on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Specifically:

- i) debt instruments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI), are subsequently measured at amortised cost;
- ii) debt instruments that are held within a business model whose objective is both to collect the contractual cash flows and to sell the debt instruments, and that have contractual cash flows that are SPPI, are subsequently measured at FVTOCI;
- iii) all other debt instruments (e.g. debt instruments managed on a fair value basis, or held for sale) and equity investments are subsequently measured at FVTPL.
- iv) However, the Group may make the following irrevocable election / designation at initial recognition of a financial asset on an asset-by-asset basis:
 - v) the Group may irrevocably elect to present subsequent changes in fair value of an equity investment that is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which IFRS 3 applies, in OCI; and
 - vi) the Group may irrevocably designate a debt instrument that meets the amortised cost or FVTOCI criteria as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch (referred to as the fair value option)

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.4 Financial assets (continued)

3.4.1 Debt instruments at amortised cost or at FVTOCI

The Group assesses the classification and measurement of a financial asset based on the contractual cash flow characteristics of the asset and the Group's business model for managing the asset. For an asset to be classified and measured at amortised cost or at FVTOCI, its contractual terms should give rise to cash flows that are solely payments of principal and interest on the principal outstanding (SPPI).

For the purpose of the SPPI test, principal is the fair value of the financial asset at initial recognition. That principal amount may change over the life of the financial asset (e.g. if there are repayments of principal). Interest consists of consideration for the time value of money, for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs, as well as a profit margin. The SPPI assessment is made in the currency in which the financial asset is denominated.

Contractual cash flows that are SPPI are consistent with a basic lending arrangement. Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are SPPI. An originated or an acquired financial asset can be a basic lending arrangement irrespective of whether it is a loan in its legal form.

An assessment of business models for managing financial assets is fundamental to the classification of a financial asset. The Group determines the business models at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. The Group's business model does not depend on management's intentions for an individual instrument, therefore the business model assessment is performed at a higher level of aggregation rather than on an instrument-by-instrument basis.

The Group may have more than one business model for managing its financial instruments which reflect how the Group manages its financial assets in order to generate cash flows. The Group's business models determine whether cash flows will result from collecting contractual cash flows, selling financial assets or both.

The Group considers all relevant information available when making the business model assessment. However, this assessment is not performed on the basis of scenarios that the Group does not reasonably expect to occur, such as so-called 'worst case' or 'stress case' scenarios. The Group takes into account all relevant evidence available such as:

- i) how the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel;
- ii) the risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way in which those risks are managed; and
- iii) how managers of the business are compensated (e.g. whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

At initial recognition of a financial asset, the Group determines whether newly recognised financial assets are part of an existing business model or whether they reflect the commencement of a new business model. The Group reassesses its business models each reporting period to determine whether the business models have changed since the preceding period. For the current and prior reporting period the Group has not identified a change in its business models.

When a debt instrument measured at FVTOCI is derecognised, the cumulative gain/loss previously recognised in OCI is reclassified from equity to profit or loss. In contrast, for an equity investment designated as measured at FVTOCI, the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss but transferred within equity. Debt instruments that are subsequently measured at amortised cost or at FVTOCI are subject to impairment.

In the current and prior reporting period, the Group has not classified any debt instrument at FVTOCI. Further, in the current and prior reporting period the Group has not applied the fair value option and so has not designated debt instruments that meet the amortised cost or FVTOCI criteria as measured at FVTPL.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.4 Financial assets (continued)

3.4.2 Financial assets at FVTPL

Financial assets at FVTPL are:

- i) assets with contractual cash flows that are not SPPI; and/or
- ii) assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
- iii) assets designated at FVTPL using the fair value option.

These assets are measured at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. Fair value is determined in the manner described in note 26.

3.4.3 Reclassifications

If the business model under which the Group holds financial assets changes, the financial assets affected are reclassified. The classification and measurement requirements related to the new category apply prospectively from the first day of the first reporting period following the change in business model that results in reclassifying the Group's financial assets. During the current and previous financial periods there was no change in the business model under which the Group holds financial assets and therefore no reclassifications were made. Changes in contractual cash flows are considered under the accounting policy on 'Modification and

3.4.4 Foreign exchange gains and losses

The carrying amount of financial assets that are denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. Specifically:

- i) for financial assets measured at amortised cost that are not part of a designated hedging relationship, exchange differences are recognised in profit or loss;
- ii) for debt instruments measured at FVTOCI that are not part of a designated hedging relationship, exchange differences on the amortised cost of the debt instrument are recognised in profit or loss. Other exchange differences are recognised in OCI in the investments revaluation reserve;
- iii) for financial assets measured at FVTPL that are not part of a designated hedge accounting relationship, exchange differences are recognised in profit or loss; and
- iv) for equity instruments measured at FVTOCI, exchange differences are recognised in OCI in the investments revaluation reserve.

3.4.5 Impairment

The Group recognises loss allowances for expected credit losses (ECL) on the financial instruments that are not measured at FVTPL (including loan commitments and financial guarantee contracts). No impairment loss is recognised on equity investments.

With the exception of 'Purchased or Originated Credit-Impaired' (POCI) financial assets (which are considered separately below), ECL are required to be measured through a loss allowance at an amount equal to:

- a) 12-month ECL, i.e. lifetime ECL that result from those default events on the financial instrument that are possible within 12 months after the reporting date, (referred to as Stage 1); or
- b) full lifetime ECL, i.e. lifetime ECL that result from all possible default events over the life of the financial instrument, (referred to as Stage 2 and Stage 3).

A loss allowance for full lifetime ECL is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition. For all other financial instruments, ECL are measured at an amount equal to the 12-month ECL.

ECL are a probability-weighted estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flows due to the Group under the contract and the cash flows that the Group expects to receive arising from the weighting of multiple future economic scenarios, discounted at the asset's EIR.

- a) for undrawn loan commitments, the ECL is the difference between the present value of the difference between the contractual cash flows that are due to the Group if the holder of the commitment draws down the loan and the cash flows that the Group expects to receive if the loan is drawn down; and

- b) for financial guarantee contracts, the ECL is the difference between the expected payments to reimburse the holder of the guaranteed debt instrument less any amounts that the Group expects to receive from the holder, the debtor or any other party.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.4 Financial assets (continued)

3.4.5 Impairment (continued)

The Group measures ECL on an individual basis, or on a collective basis for portfolios of loans that share similar economic risk characteristics. The measurement of the loss allowance is based on the present value of the asset's expected cash flows using the asset's original EIR, regardless of whether it is measured on an individual basis or a collective basis.

3.4.6 Credit-impaired financial assets

A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Credit-impaired financial assets are referred to as Stage 3 assets. Evidence of credit-impairment includes observable data about the following events:

- a) significant financial difficulty of the borrower or issuer;
- b) a breach of contract such as a default or past due event;
- c) the lender of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lender would not otherwise consider;
- d) the disappearance of an active market for a security because of financial difficulties; or
- e) the purchase of a financial asset at a deep discount that reflects the incurred credit losses.

It may not be possible to identify a single discrete event, instead, the combined effect of several events may have caused financial assets to become credit-impaired. The Group assesses whether debt instruments that are financial assets measured at amortised cost or FVTOCI are credit-impaired at each reporting date. To assess if sovereign and corporate debt instruments are credit impaired, the Group considers factors such as bond yields, credit ratings and the ability of the borrower to raise funding.

A loan is considered credit-impaired when a concession is granted to the borrower due to a deterioration in the borrower's financial condition, unless there is evidence that as a result of granting the concession the risk of not receiving the contractual cash flows has reduced significantly and there are no other indicators of impairment. For financial assets where concessions are contemplated but not granted the asset is deemed credit impaired when there is observable evidence of credit-impairment including meeting the definition of default. The definition of default (see below) includes unlikelihood to pay indicators and a backstop if amounts are overdue for 90 days or more.

3.4.7 Purchased or originated credit-impaired (POCI) financial assets

POCI financial assets are treated differently because the asset is credit-impaired at initial recognition. For these assets, the Group recognises all changes in lifetime ECL since initial recognition as a loss allowance with any changes recognised in profit or loss. A favourable change for such assets creates an impairment gain.

3.4.8 Definition of default

Critical to the determination of ECL is the definition of default. The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-month or lifetime ECL, as default is a component of the probability of default (PD) which affects both the measurement of ECL and the identification of a significant increase in credit risk.

The Group considers the following as constituting an event of default:

- a) the borrower is past due more than 90 days on any material credit obligation to the Group; or
- b) the borrower is unlikely to pay its credit obligations to the Group in full.

The definition of default is appropriately tailored to reflect different characteristics of different types of assets. Overdrafts are considered as being past due once the customer has breached an advised limit or has been advised of a limit smaller than the current amount outstanding.

When assessing if the borrower is unlikely to pay its credit obligation, the Group takes into account both qualitative and quantitative indicators. The information assessed depends on the type of the asset, for example in corporate lending a qualitative indicator used is the breach of covenants, which is not relevant for retail lending. Quantitative indicators, such as overdue status and non-payment on another obligation of the same counterparty are key inputs in this analysis. The Group uses a variety of sources of information to assess default which are either developed internally or obtained from external sources.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.4 Financial assets (continued)

3.4.9 Significant increase in credit risk (SICR)

The Group monitors all financial assets, issued loan commitments and financial guarantee contracts that are subject to the impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Group will measure the loss allowance based on lifetime rather than 12-month ECL. The Group's accounting policy is not to use the practical expedient that financial assets with 'low' credit risk at the reporting date are deemed not to have had a significant increase in credit risk. As a result, the Group monitors all financial assets, issued loan commitments and financial guarantee contracts that are subject to impairment for significant increase in credit risk.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the reporting date based on the remaining maturity of the instrument with the risk of a default occurring that was anticipated for the remaining maturity at the current reporting date when the financial instrument was first recognised. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort, based on the Group's historical experience and expert credit assessment including forward-looking information.

Multiple economic scenarios form the basis of determining the probability of default at initial recognition and at subsequent reporting dates. Different economic scenarios will lead to a different probability of default. It is the weighting of these different scenarios that forms the basis of a weighted average probability of default that is used to determine the ECL.

For corporate lending, forward-looking information includes the future prospects of the industries in which the Group's counterparties operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organisations, as well as consideration of various internal and external sources of actual and forecast economic information. For retail lending, forward looking information includes the same economic forecasts as corporate lending with additional forecasts of local economic indicators, particularly for regions with a concentration to certain industries, as well as internally generated information of customer payment behaviour. The Group allocates its counterparties to a relevant internal credit risk grade depending on their credit quality. The quantitative information is a primary indicator of significant increase in credit risk and is based on the change in credit worthiness of borrowers measured by rating downgrade which result in higher PD as per staging criteria. The PDs used are forward looking and the Group uses the same methodologies and data used to measure the loss allowance for ECL.

The qualitative factors that indicate significant increase in credit risk are reflected in PD models on a timely basis. However, the Group still considers separately some qualitative factors to assess if credit risk has increased significantly. For corporate lending there is particular focus on assets that are included on a 'watch list' given an exposure is on a watch list once there is a concern that the creditworthiness of the specific counterparty has deteriorated. For retail lending the Group considers the expectation of forbearance and payment holidays, credit scores and events such as unemployment, bankruptcy, divorce or death.

As a back-stop when an asset becomes 30 days past due, the Group considers that a significant increase in credit risk has occurred and the asset is transferred into stage 2 of the impairment model, i.e. the loss allowance is measured as the lifetime ECL, unless the Group has reasonable and supportable information that demonstrates otherwise

3.4.10 Modification and derecognition of financial assets

A modification of a financial asset occurs when the contractual terms governing the cash flows of a financial asset are renegotiated or otherwise modified between initial recognition and maturity of the financial asset. A modification affects the amount and/or timing of the contractual cash flows either immediately or at a future date. In addition, the introduction or adjustment of existing covenants of an existing loan would constitute a modification even if these new or adjusted covenants do not yet affect the cash flows immediately but may affect the cash flows depending on whether the covenant is or is not met (e.g. a change to the increase in the interest rate that arises when covenants are breached).

The Group renegotiates loans to customers in financial difficulty to maximise collection and minimise the risk of default. A loan forbearance is granted in cases where although the borrower made all reasonable efforts to pay under the original contractual terms, there is a high risk of default or default has already happened and the borrower is expected to be able to meet the revised terms. The revised terms in most of the cases include an extension of the maturity of the loan, changes to the timing of the cash flows of the loan (principal and interest repayment), reduction in the amount of cash flows due (principal and interest forgiveness) and amendments to covenants.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.4 Financial assets (continued)

3.4.10 Modification and derecognition of financial assets (continued)

When a financial asset is modified the Group assesses whether this modification results in derecognition. In accordance with the Group's policy a modification results in derecognition when it gives rise to substantially different terms. To determine if the modified terms are substantially different from the original contractual terms the Group considers the following:

- a) Qualitative factors, such as contractual cash flows after modification are no longer SPPI, change in currency or change of counterparty, the extent of change in interest rates, maturity and covenants. If these do not clearly indicate a substantial modification, then;
- b) A quantitative assessment is performed to compare the present value of the remaining contractual cash flows under the original terms with the contractual cash flows under the revised terms, with both amounts discounted at the original effective interest. If the difference in present value is substantial the Group deems the arrangement is substantially different leading to derecognition.

In the case where the financial asset is derecognised the loss allowance for ECL is remeasured at the date of derecognition to determine the net carrying amount of the asset at that date. The difference between this revised carrying amount and the fair value of the new financial asset with the new terms will lead to a gain or loss on derecognition. The new financial asset will have a loss allowance measured based on 12-month ECL except in the rare occasions where the new loan is considered to be originated credit impaired. This applies only in the case where the fair value of the new loan is recognised at a significant discount to its revised par amount because there remains a high risk of default which has not been reduced by the modification. The Group monitors credit risk of modified financial assets by evaluating qualitative and quantitative information, such as if the borrower is in past due status under the new terms.

When the contractual terms of a financial asset are modified and the modification does not result in derecognition, the Group determines if the financial asset's credit risk has increased significantly since initial recognition by comparing:

- a) the remaining lifetime PD estimated based on data at initial recognition and the original contractual terms; with
- b) the remaining lifetime PD at the reporting date based on the modified terms.

For financial assets modified as part of the Group's forbearance policy, where modification did not result in derecognition, the estimate of PD reflects the Group's ability to collect the modified cash flows taking into account the Group's previous experience of similar forbearance action, as well as various behavioural indicators, including the borrower's payment performance against the modified contractual terms. If the credit risk remains significantly higher than what was expected at initial recognition the loss allowance will continue to be measured at an amount equal to lifetime ECL. The loss allowance on forborne loans will generally only be measured based on 12-month ECL when there is evidence of the borrower's improved repayment behaviour following modification leading to a reversal of the previous significant increase in credit risk.

Where a modification does not lead to derecognition the Group calculates the modification gain/loss comparing the gross carrying amount before and after the modification (excluding the ECL allowance). Then the Group measures ECL for the modified asset, where the expected cash flows arising from the modified financial asset are included in calculating the expected cash shortfalls from the original asset.

The Group derecognises a financial asset only when the contractual rights to the asset's cash flows expire (including expiry arising from a modification with substantially different terms), or when the financial asset and substantially all the risks and rewards of ownership of the asset are transferred to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain/loss that had been recognised in OCI and accumulated in equity is recognised in profit or loss, with the exception of equity investment designated as measured at FVTOCI, where the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.4 Financial assets (continued)

3.4.10 Modification and derecognition of financial assets (continued)

On derecognition of a financial asset other than in its entirety (e.g. when the Group retains an option to repurchase part of a transferred asset), the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain/loss allocated to it that had been recognised in OCI is recognised in profit or loss.

A cumulative gain/loss that had been recognised in OCI is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts. This does not apply for equity investments designated as measured at FVTOCI, as the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss.

3.4.11 Write-off

Loans and debt securities are written off when the Group has no reasonable expectations of recovering the financial asset (either in its entirety or a portion of it). This is the case when the Group determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off, or in the case of retail loan, when the amounts are over 180 days past due, whichever occurs sooner. A write-off constitutes a derecognition event. The Group may apply enforcement activities to financial assets written off. Recoveries resulting from the Group's enforcement activities will result in impairment gains.

3.4.12 Presentation of allowance for ECL in the statement of financial position

Loss allowances for ECL are presented in the statement of financial position as follows:

- a) for financial assets measured at amortised cost: as a deduction from the gross carrying amount of the assets;
- b) for debt instruments measured at FVTOCI: no loss allowance is recognised in the statement of financial position as the carrying amount is at fair value. However, the loss allowance is included as part of the revaluation amount in the investments revaluation reserve;
- c) for loan commitments and financial guarantee contracts: as a provision; and
- d) where a financial instrument includes both a drawn and an undrawn component, and the Group cannot identify the ECL on the loan commitment component separately from those on the drawn component, the Group presents a combined loss allowance for both components. The combined amount is presented as a deduction from the gross carrying amount of the drawn component. Any excess of the loss allowance over the gross amount of the drawn component is presented as a provision.

3.5 Equity and financial liabilities

Equity and debt instruments issued by a group entity are classified as either equity or as financial liabilities in accordance with the substance of the contractual arrangements and the definitions of an equity instrument and a financial liability.

3.5.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Group's own equity instruments is recognised and deducted directly in equity. No gain/loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments.

3.5.2 Financial liabilities

A financial liability is a contractual obligation to deliver cash or another financial asset or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Group or a contract that will or may be settled in the Group's own equity instruments and is a non-derivative contract for which the Group is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash (or another financial asset) for a fixed number of the Group's own equity instruments. Financial liabilities are classified as either financial liabilities 'at FVTPL' or 'other financial liabilities'.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.5.2 Financial liabilities (continued)

3.5.2.1 Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is 1) contingent consideration of an acquirer in a business combination to which IFRS 3 applies, 2) held for trading, or 3) it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- a) it has been acquired principally for the purpose of repurchasing it in the near term; or
- b) on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- c) it is a derivative, except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration of an acquirer in a business combination may be designated as at FVTPL upon initial recognition if:

- a) such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- b) the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- c) it forms part of a contract containing one or more embedded derivatives, and IFRS 9 permits the entire combined contract to be designated as at FVTPL.

Financial liabilities at FVTPL are stated at fair value with any gains or losses arising on changes in fair value recognised in profit or loss to the extent that they are not part of a designated hedging relationship. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liabilities.

3.5.2.2 Other financial liabilities

Other financial liabilities are initially measured at fair value, net of transaction costs. Other financial liabilities are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The EIR is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

3.5.3 Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

When the Group exchanges with the existing lender one debt instrument into another one with substantially different terms, such exchange is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, the Group accounts for substantial modification of terms of an existing liability or part of it as an extinguishment of the original financial liability and the recognition of a new liability.

3.5.4 Sale and Repurchase Agreements

Securities sold subject to repurchase agreements (repos) are disclosed in the notes to the Group condensed consolidated financial statements when the transferee has the right by contract or custom to sell or re-pledge the collateral; the counterparty liability is included as a separate deposit. Securities purchased under agreements to resell (reverse repos) are recorded as loans and receivables to either banks or customers, as appropriate. The difference between sale and repurchase price is treated as interest and accrued over the life of the agreements using the effective interest method.

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

3.6 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation, including property under construction for such purposes. Investment properties are measured initially at its cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is calculated so as to write off the cost of investment properties using the straight line method over their estimated useful lives of 25 years. Investment properties are accounted for as acquisitions on the date when ownership passes to the Group under the contract for the purchase of the relevant property, pending which event payments in respect of investment property acquisitions are included in 'receivable and other assets'. Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of asset is recognised in the consolidated income statement in the period of derecognition.

4 Basis for consolidation

The condensed consolidated financial statements incorporate the condensed financial statements of the Bank and the entities controlled by the Bank (its subsidiaries). Control is achieved where the Bank has:

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

5 Estimates and judgments

The preparation of condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed consolidated financial statements, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied to the audited consolidated financial statements as at and for the year ended 31 December 2024.

6 Seasonality of results

No income of seasonal nature was recorded in the condensed consolidated financial statements for the nine months periods ended 30 September 2025 and 2024.

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

7 Financial risk management

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

Summarised information of the Group's credit risk exposure per class of financial asset (subject to impairment) is provided in following table.

	30-Sep-25			31-Dec-24		
	Gross carrying amount	ECL allowance	Carrying amount	Gross carrying amount	ECL allowance	Carrying amount
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
Balances with the Central Bank of the UAE						
Stage 1	866,031	-	866,031	1,573,434	-	1,573,434
Deposits and balances due from banks						
Stage 1	1,452,602	(3,720)	1,448,882	933,382	(3,020)	930,362
Loans, advances and Islamic financing						
Stage 1	10,313,175	(40,286)	10,272,889	10,791,067	(52,678)	10,738,389
Stage 2	1,421,743	(187,093)	1,234,650	1,441,648	(231,830)	1,209,818
Stage 3	2,164,402	(889,779)	1,274,623	2,317,792	(683,088)	1,634,704
	13,899,320	(1,117,158)	12,782,162	14,550,507	(967,596)	13,582,911
Receivables and other assets (excluding prepayments and advances)						
Stage 1	1,384,314	(4,227)	1,380,087	1,073,438	(3,151)	1,070,287
Stage 2	47,621	(939)	46,682	42,214	(953)	41,261
Stage 3	156,819	-	156,819	163,123	-	163,123
	1,588,754	(5,166)	1,583,588	1,278,775	(4,104)	1,274,671
Investment securities measured at amortised cost						
Stage 1	3,421,528	(17,170)	3,404,358	2,838,263	(13,702)	2,824,561
Loan commitments, letters of credit and financial guarantee contracts						
Stage 1	7,138,670	(11,069)	7,127,601	5,262,564	(9,243)	5,253,321
Stage 2	304,761	(8,167)	296,594	277,052	(5,427)	271,625
Stage 3	13,555	(221)	13,334	80,015	(221)	79,794
	7,456,986	(19,457)	7,437,529	5,619,631	(14,891)	5,604,740

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

7 Financial risk management (continued)

The tables below analyse the movement of the gross carrying amount and ECL for loans, advances and islamic financing during the period per class of financial assets.

	Stage 1 12 months ECL AED '000	Stage 2 Lifetime ECL AED '000	Stage 3 Lifetime ECL AED '000	POCI Lifetime ECL AED '000	Total AED '000
The movement of ECL					
As at 1 January 2025	52,678	231,830	683,088	-	967,596
Transfer to stage 1	2,481	(2,481)	-	-	-
Transfer to stage 2	(724)	3,592	(2,868)	-	-
Transfer to stage 3	-	(6,615)	6,615	-	-
Change in ECL	(11,385)	(37,737)	221,706	-	172,584
Write-offs	-	-	(8,743)	-	(8,743)
New financial assets recognised	2,530	-	-	-	2,530
Financial assets derecognised	(5,294)	(1,496)	(10,019)	-	(16,809)
As at 30 September 2025	40,286	187,093	889,779	-	1,117,158
As at 1 January 2024	46,575	201,425	538,439	-	786,439
Transfer to stage 1	9,609	(9,609)	-	-	-
Transfer to stage 2	(358)	22,995	(22,637)	-	-
Transfer to stage 3	(190)	(24,806)	24,996	-	-
Change in ECL	(7,469)	41,966	272,808	-	307,305
Write-offs	-	-	(34,264)	-	(34,264)
New financial assets recognised	10,309	-	-	-	10,309
Financial assets derecognised	(5,798)	(141)	(96,254)	-	(102,193)
As at 31 December 2024	52,678	231,830	683,088	-	967,596
	Stage 1 12 months ECL AED '000	Stage 2 Lifetime ECL AED '000	Stage 3 Lifetime ECL AED '000	POCI Lifetime ECL AED '000	Total AED '000
The movement of gross exposure					
As at 1 January 2025	10,791,067	1,441,648	2,317,792	-	14,550,507
Transfer to stage 1	112,070	(112,070)	-	-	-
Transfer to stage 2	(113,387)	251,274	(137,887)	-	-
Transfer to stage 3	-	(34,104)	34,104	-	-
Change in Exposure	(441,036)	(107,502)	(8,078)	-	(556,616)
Write-offs	-	-	(8,743)	-	(8,743)
New financial assets recognised	917,983	-	-	-	917,983
Financial assets derecognised	(953,522)	(17,503)	(32,786)	-	(1,003,811)
As at 30 September 2025	10,313,175	1,421,743	2,164,402	-	13,899,320
As at 1 January 2024	9,244,655	1,731,739	2,418,484	-	13,394,878
Transfer to stage 1	77,529	(77,529)	-	-	-
Transfer to stage 2	(98,294)	182,265	(83,971)	-	-
Transfer to stage 3	(10,777)	(404,235)	415,012	-	-
Change in Exposure	1,390,986	19,566	126,214	-	1,536,766
Write-offs	-	-	(34,264)	-	(34,264)
New financial assets recognised	1,760,199	-	-	-	1,760,199
Financial assets derecognised	(1,573,231)	(10,158)	(523,683)	-	(2,107,072)
As at 31 December 2024	10,791,067	1,441,648	2,317,792	-	14,550,507

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

8 Cash and balances with the Central Bank

In the table below, statutory cash ratio requirements with the Central Bank of the UAE represent mandatory reserve deposits and are not available for use in the Bank's day-to-day operations. Cash on hand and current accounts and other balances are non-interest bearing. Overnight deposits carry interest rate of 4.15% per annum (2024: 5.4% per annum).

	2025 AED '000 (unaudited)	2024 AED '000 (audited)
Cash on hand	74,042	63,292
Balances with the Central Bank of the UAE:		
Current account	7,934	-
Statutory cash ratio requirements	584,055	510,142
Overnight deposits	200,000	1,000,000
	<u>866,031</u>	<u>1,573,434</u>

9 Deposits and balances due from banks

	2025 AED '000 (unaudited)	2024 AED '000 (audited)
Demand and call deposits	67,500	96,092
Interbank Placements	420,480	-
Loans to banks	964,622	837,290
	<u>1,452,602</u>	<u>933,382</u>
Less: Allowance for expected credit losses	(3,720)	(3,020)
	<u>1,448,882</u>	<u>930,362</u>

10 Loans, advances and Islamic financing

	2025 AED '000 (unaudited)	2024 AED '000 (audited)
Retail lending:		
Mortgage loans	582,395	572,072
Credit cards	41,919	46,192
Other	344,696	385,902
	<u>969,010</u>	<u>1,004,166</u>
Less: Allowance for expected credit losses	(20,486)	(25,888)
	<u>948,524</u>	<u>978,278</u>
Wholesale lending:		
Loans	10,116,625	8,341,542
Overdrafts	1,564,308	1,603,448
Trust receipts	409,169	451,624
Bills discounted	164,693	337,424
	<u>12,254,795</u>	<u>10,734,038</u>
Less: Allowance for expected credit losses	(844,040)	(753,040)
	<u>11,410,755</u>	<u>9,980,998</u>
Islamic Financing		
Murabaha	437,653	2,604,289
Ijarah	236,818	265,177
Others	6,281	6,269
	<u>680,752</u>	<u>2,875,735</u>
Deferred income	(5,236)	(63,432)
	<u>675,516</u>	<u>2,812,303</u>
Less: Allowance for expected credit losses	(252,633)	(188,668)
Net Islamic financing	<u>422,883</u>	<u>2,623,635</u>
Loans, advances and Islamic financing	<u>12,782,162</u>	<u>13,582,911</u>

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

11 Investment securities measured at fair value

The Group has designated the following investments in equity instruments and investment fund at FVTOCI as these are the investments that the Group plans to hold in the long term for strategic reasons. The table below shows fair value of these investments

	2025 AED '000 (unaudited)	2024 AED '000 (audited)
Investment at FVTOCI		
Investment in quoted shares	33,607	32,431
Investment in unquoted shares	14,487	14,486
Investment in unquoted investment fund	2,703	1,408
	<u>50,797</u>	<u>48,325</u>
Investment at FVTPL		
Investment in unquoted private equities	258,006	259,463
	<u>308,803</u>	<u>307,788</u>

12 Investment securities measured at amortised cost

The table below shows investment securities at amortised cost held by the Group at the end of the reporting period. The Group holds these investment securities with an average yield of 2.5% to 8.6% per annum (2024: 2.7% to 8.6% per annum). Monetary bills carry interest rate of a range of 4.4 % and 4.7% per annum (2024: 4.2 % and 5.5 % per annum).

	2025 AED '000 (unaudited)	2024 AED '000 (audited)
Investment in debt instruments	1,526,919	1,436,862
Investment in Islamic Sukuk	980,771	820,953
Monetary bills	913,838	580,448
	<u>3,421,528</u>	<u>2,838,263</u>
Less: Allowance for expected credit losses	(17,170)	(13,702)
	<u>3,404,358</u>	<u>2,824,561</u>

13 Customers' deposits

	2025 AED '000 (unaudited)	2024 AED '000 (audited)
Current accounts	2,915,251	2,483,321
Saving accounts	447,288	370,682
Time deposits	12,152,583	12,348,588
Other	258,628	227,556
	<u>15,773,750</u>	<u>15,430,147</u>

14 Share capital

The authorised, issued, and paid-up capital of the Bank comprises 1,737,383,050 shares of AED 1 each (2024: 1,737,383,050 shares of AED 1 each). Fully paid-up shares carry one vote per share and carry a right to dividends.

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

15 Additional Tier 1 instruments

On 23 December 2015, the Bank issued Tier 1 Capital Securities (the “Capital Security”) amounting to USD 125 million (AED 459.125 million). This Capital Security is perpetual and carry fixed interest rate with a reset every six years.

Tier 1 Capital Security is perpetual, subordinated and unsecured. The Bank may elect not to pay a coupon at its own discretion, amongst other conditions. The holder of the Capital Security does not have a right to claim the coupon and an election by the Bank not to service coupon is not considered an event of default

This Capital Security is callable by the Bank on 23 December 2025 and every interest payment date thereafter, subject to satisfying certain conditions.

16 Reserves

The movements in the reserves during the period were as follows:

	Statutory reserve	Investment revaluation reserve	CBUAE specific provision reserve	Total
	AED '000	AED '000	AED '000	AED '000
2025				
As at 1 January (audited)	337,530	(48,358)	-	289,172
Other comprehensive income	-	4,257	-	4,257
As at 30 September (unaudited)	337,530	(44,101)	-	293,429
2024				
As at 1 January (audited)	317,313	(63,921)	271,899	525,291
Other comprehensive income	-	1,528	-	1,528
Transfers from retained earnings	-	12,929	77,069	89,998
As at 30 September (unaudited)	317,313	(49,464)	348,968	616,817

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

17 Net interest income and income from Islamic financing and investing assets

	Nine month period ended	
	2025 AED '000 (unaudited)	2024 AED '000 (unaudited)
Interest income		
Loans and overdrafts	478,275	557,725
Debt instruments	83,304	90,170
Placements with banks	32,372	34,568
Loans to banks	40,019	43,546
Bills discounted	7,957	11,373
Others	5,854	1,236
	647,781	738,618
Income from Islamic financing and investing assets		
Murabaha	49,671	26,128
Ijarah	13,942	18,677
Islamic sukuk	26,729	26,152
	90,342	70,957
Total interest income and income from Islamic financing and investing assets	738,123	809,575
Interest expense		
Customers' deposits	(338,983)	(380,835)
Borrowings from banks	(36,896)	(89,497)
Others	(2,025)	(1,749)
Total	(377,904)	(472,081)
Distribution to Islamic depositors		
Islamic customers' deposits	(61,025)	(63,145)
Islamic investment deposits from banks	(8,588)	(21,301)
	(69,613)	(84,446)
Total interest expense and distribution to Islamic depositors	(447,517)	(556,527)

18 Other operating income, net

	Nine month period ended	
	2025 AED '000 (unaudited)	2024 AED '000 (unaudited)
Foreign exchange gains	30,919	18,766
Dividends	234	214
Net (loss)/gain on financial assets at FVTPL	(16,509)	3,302
Gain on sale of Properties	112,719	147,801
Other	1,862	1,967
	129,225	172,050

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

19 Net impairment reversal on financial assets

	Nine month period ended	
	2025	2024
	AED '000	AED '000
	(unaudited)	(unaudited)
Net ECL (charge)/ release for the period	(149,916)	4,175
Recoveries against written off loans	37,592	29,833
Other	(6,742)	(17,776)
	(119,066)	16,232

20 Corporate tax

Interim period income tax is accrued based on the estimated annual effective income tax rate of 9.5% (2024: 9.2%)

21 Basic and diluted earnings per share

Earnings per share are calculated by dividing the profit for the period attributed to the owners of the Bank by the weighted average number of shares in issue throughout the period as follows:

	Nine month period ended	
	2025	2024
	(unaudited)	(unaudited)
Profit for the period attributable to owners of the Bank (AED'000)	99,366	229,703
Weighted average number of shares in issue ('000)	1,737,383	1,737,383
Basic and diluted earnings per share (AED)	0.057	0.132

22 Contingent liabilities and commitments

	2025	2024
	AED '000	AED '000
	(unaudited)	(unaudited)
Letters of credit and guarantees:		
Guarantees	4,145,758	3,191,527
Letters of credit	499,343	419,363
	4,645,101	3,610,890
Other commitments:		
Loan commitments	2,811,885	2,008,741
Capital commitments	39,544	42,441
	2,851,429	2,051,182

23 Cash and cash equivalents

Cash and cash equivalents included in the condensed consolidated statement of cash flows comprise the following:

	30 Sep	31 Dec	30 Sep
	2025	2024	2024
	AED '000	AED '000	AED '000
	(unaudited)	(audited)	(unaudited)
Cash and balances with the Central Bank of the UAE	866,031	1,573,434	2,041,188
Deposits and balances due from banks	1,452,602	933,382	940,931
Investments in debt instruments	913,838	580,448	616,385
	3,232,471	3,087,264	3,598,504
Less: Statutory reserve with the Central Bank of the UAE	(584,055)	(510,142)	(532,483)
Less: Balances due from banks with original maturity of 90 days or more	(964,622)	(837,292)	(602,190)
Less: Financial assets measured at amortized cost with original maturity of 90 days or more	(516,305)	(175,000)	(306,205)
	1,167,489	1,564,830	2,157,626

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

24 Related party transactions

- a) The Group enters into transactions with companies and entities that fall within the definition of a related party as contained in IAS 24 Related Party Disclosures. Related parties comprise companies under common ownership and/or common management and control, their shareholders and key management personnel. Transactions with associates and other related parties are made on substantially the same terms, as those prevailing at the same time for comparable transactions with external customers and parties
- b) Related party balances at the end of the reporting period were as follows:

	Terms %	2025 AED '000 (unaudited)	2024 AED '000 (unaudited)
<i>Associate</i>			
Customers' deposits		-	2,711
<i>Key management personnel (including directors)</i>			
Loans and advances to customers	4.2 -7.6	23,280	22,520
Customers' deposits	0 -4.6	19,172	22,228
<i>Other related parties</i>			
Deposits and balances due from banks	0-6.3	202,580	204,360
Deposits and balances due to banks	-	90,547	168,922
Tier 1 capital securities	6	459,125	459,125

- c) Significant transactions with related parties during the period were as follows:

	Nine month period ended	
	2025 AED '000 (unaudited)	2024 AED '000 (unaudited)
<i>Key management personnel (including directors)</i>		
Interest income	911	809
Interest expense	916	540
<i>Other related parties</i>		
Interest Income	9741	16,431
Compensation of key management personnel	27,706	23,310
<i>Other related parties</i>		
Interest on Tier 1 capital securities	13,761	13,760

25 Operating segments

Operating Segments are identified on the basis of internal reports about the components of the Group that are regularly reviewed by the Group's CEO in order to allocate resources to the segment and to assess its performance. The Group's reportable segments under IFRS 8 are therefore as follows:

- Wholesale banking;
- Retail banking;
- Treasury;
- Real estate;
- Other

Notes to condensed consolidated interim financial information (continued)
For the nine month period ended 30 September 2025

25 Operating segments (Continued)

The segmental information provided to the Group's CEO for the reportable segments for the period ended 30 September 2025 and 30 September 2024 were as follow:

	Wholesale banking AED '000	Retail banking AED '000	Treasury AED '000	Real estate AED '000	Other AED '000	Total AED '000
Nine months ended 30 September 2025 (unaudited)						
Net interest income	202,576	31,517	36,607	2,794	17,112	290,606
Net Fee, commission and other operating income	120,359	(2,171)	2,134	113,872	(1,062)	233,132
	<u>322,935</u>	<u>29,346</u>	<u>38,741</u>	<u>116,666</u>	<u>16,050</u>	<u>523,738</u>
General and administrative expenses	(195,918)	(61,288)	(31,086)	(6,466)	(422)	(295,180)
Impairment losses and provisions, net	(129,824)	14,226	(3,468)	-	-	(119,066)
Profit/(loss) for the period	<u>(2,807)</u>	<u>(17,716)</u>	<u>4,187</u>	<u>110,200</u>	<u>15,628</u>	<u>109,492</u>
As at 30 September 2025 (unaudited)						
Assets	<u>14,024,923</u>	<u>948,524</u>	<u>4,808,397</u>	<u>194,485</u>	<u>795,190</u>	<u>20,771,519</u>
Liabilities	<u>13,292,321</u>	<u>3,219,888</u>	<u>762,040</u>	<u>156</u>	<u>358,032</u>	<u>17,632,437</u>
	Wholesale banking AED '000	Retail banking AED '000	Treasury AED '000	Real estate AED '000	Other AED '000	Total AED '000
Nine months ended 30 September 2024 (unaudited)						
Net interest income	197,665	34,783	20,600	-	-	253,048
Net Fee, commission and other operating income	121,994	(936)	3,909	149,983	608	275,558
	<u>319,659</u>	<u>33,847</u>	<u>24,509</u>	<u>149,983</u>	<u>608</u>	<u>528,606</u>
General and administrative expenses	(168,758)	(99,066)	(15,344)	(7,667)	-	(290,835)
Impairment losses and provisions, net	(838)	16,963	107	-	-	16,232
Profit/(loss) for the period	<u>150,063</u>	<u>(48,256)</u>	<u>9,272</u>	<u>142,316</u>	<u>608</u>	<u>254,003</u>
As at 30 September 2024 (unaudited)						
Assets	<u>13,595,888</u>	<u>1,009,457</u>	<u>5,122,384</u>	<u>634,105</u>	<u>633,590</u>	<u>20,995,424</u>
Liabilities	<u>12,351,839</u>	<u>3,397,668</u>	<u>1,635,575</u>	<u>421</u>	<u>518,520</u>	<u>17,904,023</u>

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

26 Fair value of financial instruments

This note provides information about how the Group determines the fair value of various financial assets and financial liabilities.

26.1 Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

Some of the Group's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The fair value of financial assets and financial liabilities are determined as follows:

- Fair value of all quoted investments measured at fair value through profit or loss and at fair value through other comprehensive income are based on quoted bid prices in an active market;
- Fair value of all unquoted equity investments and unquoted investment funds measured at fair value through other comprehensive income is mainly based on market approach-based valuation technique using price/book value multiple of trading peers and precedent transactions. These price/book values multiples and precedent transactions are unobservable inputs. Fair value of financial assets at FVTPL is calculated by taking proportionate share of the fair value of its assets (real estate) and liabilities; and price/book values multiples.
- Fair value of all derivatives is calculated using discounted cash flows. Discounted cash flow analysis is performed using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives. Derivatives are measured using quoted rates and yield curves derived from quoted rates matching maturities of the contracts.

The table below summarises the Group's financial instruments fair value according to fair value hierarchy:

	Level 1		Level 2		Level 3	
	2025	2024	2025	2024	2025	2024
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
Financial assets at fair value through other comprehensive income						
Equity shares	33,607	-	-	-	14,487	14,486
Investment fund	-	-	-	-	2,703	1,408
Financial assets at fair value through profit or loss						
Equity shares	-	-	-	-	258,006	259,463
Fair value of derivatives financial assets	-	-	1,936	10,324	-	-
Financial liabilities at fair value through profit or loss						
Fair value of derivatives financial liabilities	-	-	10,375	2,155	-	-

For level 3 fair valuation measured using price/book value multiple, the higher the unobservable input of price/book value multiple, the higher is fair value.

The price/book value multiple used in valuation ranges between 0.85X to 1.00X (2024: 0.85X to 1.00X). For level 3 fair valuation of MURJAN measured using proportionate share of the fair value of its assets (real estate) and liabilities, the higher the net asset value, the higher is fair value.

There were no transfers between Level 1, 2 and 3 during the period ended 30 September 2025 and 2024.

Reconciliation of Level 3 fair value measurements of financial assets

	2025	2024
	AED '000	AED '000
	(unaudited)	(unaudited)
Balance at the beginning of the period/year	275,357	270,665
Addition during the period	-	3,672
Total loss in profit or loss	(1,457)	2,096
Total gain in other comprehensive income	1,296	(1,076)
Balance at the closing of the period/year	275,196	275,357

Notes to condensed consolidated interim financial information (continued)

For the nine month period ended 30 September 2025

26.1 Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (continued)

The financial liabilities subsequently measured at fair value are classified as level 2 in the fair value hierarchy. There are no financial liabilities classified as fair value as level 3 in the fair value hierarchy.

All gains and losses included in other comprehensive income relate to FVTOCI (quoted investments or unquoted investments) held at the end of the period and are reported as changes in 'Investment revaluation reserve'.

26.2 Fair value of financial instruments carried at amortised cost

Except as detailed below, the directors consider that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the consolidated financial statements approximate their fair values.

	Carrying amount		Fair value	
	2025	2024	2025	2024
	AED '000	AED '000	AED '000	AED '000
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
Investment securities measured at amortised cost	3,404,358	2,824,561	3,458,632	2,813,760

Investment securities measured at amortised cost are quoted instruments and categorized as level 1 in the fair value hierarchy. The fair value is determined using unadjusted quoted market prices.

27 Capital management

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

Regulatory capital

The Bank calculates its Capital Adequacy Ratio in line with guidelines issued by the Central Bank of the UAE. The Group's regulatory capital position at the end of reporting period under Basel III is as follows:

	2025	2024
	AED '000	AED '000
	(unaudited)	(unaudited)
CET1 capital	2,319,662	2,340,853
AT1 capital	459,125	459,125
T2 capital	194,807	195,206
Total capital base	2,973,594	2,995,184
Credit risk	15,584,533	15,616,448
Market risk	94,384	188,943
Operational risk	1,153,465	1,102,634
Total risk weighted assets	16,832,382	16,908,025
CET1 capital ratio	13.78%	13.84%
Tier 1 capital ratio	16.51%	16.56%
Total capital ratio	17.67%	17.71%

28 Approval of the condensed consolidated financial statements and events after reporting date

The condensed consolidated financial statements were approved by the Board of Directors and authorised for issue on 13 November 2025.

No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorization of these condensed consolidated financial statements.

Commercial Bank International P.J.S.C

Appendix

Glossary of abbreviations

ACADL	Al Caribi Antigua Development Limited
ACDL	Al Caribi Development Limited
AED	United Arab Emirates Dirham
AKPI	Al Khaleejiah Property Investments LLC
ARZAQ	Arzaq Holdings (Private J.S.C.)
AT1	Additional Tier 1
Basel III	Basel III: International regulatory framework for banks
BVI	British Virgin Islands
CBI	Commercial Bank International PSC
CBUAE	the Central Bank of the UAE
CDs	Certificates of Deposit
CDS	Credit Default Swaps
CEO	Chief Executive Officer
CET1	Common Equity Tier 1
DIFC	Dubai International Financial Centre
ECL	Expected Credit Losses
EIR	Effective Interest Rate
EPS	Earnings Per Share
EUR	Euro
FVTOCI	Fair Value Through Other Comprehensive Income
FVTPL	Fair Value Through Profit or Loss
GBP	British pound sterling
IAS	International Accounting Standard
IASB	International Accounting Standards Board
IASs	International Accounting Standards
IFB	International Financial Brokerage LLC
IFRIC	International Financial Reporting Interpretations Committee
IFRS	International Financial Reporting Standard
IFRSs	International Financial Reporting Standards
JPY	Japanese yen
LGD	Loss Given Default
LLC	Limited Liability Company
MURJAN	Al Murjan Real Estate LLC
OCI	Other Comprehensive Income
PD	Probability of Default
POCI	Purchased or Originated Credit Impaired
SCA	Securities and Commodities Authority of the UAE
SIC	Standard Interpretations Committee
SICR	Significant Increase in Credit Risk
SPPI	Solely Payments of Principal and Interest on the principal amount outstanding
SPV	Special Purpose Vehicle
T2	Tier 2
the GCC	the Gulf Cooperation Council
the UAE	the United Arab Emirates
the USA	the United States of America
TRE	Takamul Real Estate LLC
USD	United States dollar