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Group المجموعة

Date	November 16th, 2025	16 نوفمبر 2025	**التاريخ**
Reference	A.A.357/11/25	أ.أ 25/11/357	**إشارة**

M/s: Boursa Kuwait	**السادة/ شركة بورصة الكويت**
Peace, mercy, and blessings of Allah be upon you,	السلام عليكم ورحمة الله وبركاته،
Subject: Supplementary Disclosure	**الموضوع: إفصاح مُكمل**
With reference to the above subject and our previous disclosure dated November 6th, 2025, Reference NO. (A.A.351/11/25) and as pursuant to the provisions governing disclosure procedures as set out in Chapter Four of Module Ten (Disclosure and Transparency) of the Executive Bylaws of Law No. (7) of 2010 regarding the Establishment of the Capital Markets Authority and the Regulation of Securities Activity and their Amendments.	بالإشارة إلى الموضوع أعلاه، وإلى إفصاحنا السابق المؤرخ 6 نوفمبر 2025 إشارة رقم (أ.أ 25/11/351)، وإلى الأحكام المنظمة لعمليات الإفصاح كما بالفصل الرابع من الكتاب العاشر (الإفصاح والشفافية) من اللائحة التنفيذية للقانون رقم (7) لسنة 2010 بشأن إنشاء هيئة أسواق المال وتنظيم نشاط الأوراق المالية وتعديلاتهما.
Attached is the supplementary disclosure form regarding the holding of the Analysts Conference for the third quarter ended on September 30, 2025, along with the conference presentation.	مرفق لكم نموذج الإفصاح المُكمل بشأن انعقاد مؤتمر المحللين للربع الثالث المنتهي في 30 سبتمبر 2025، والعرض التقديمي الخاص بالمؤتمر.
With sincere regards and appreciation.	وتقبلوا وافر الاحترام والتقدير.

Signed by:
54BC3D53111C4D4...

Abdullah Mohammad Alshatti **عبدالله محمد الشطي**
Chief Executive Officer الرئيس التنفيذي

شـركة أعيـان للإجـارة والاسـتثمار (ش.م.ك.ع)
Aayan Leasing & Investment Co. (K.S.C.P.)
رأس المال المصرح به والمصدر والمدفوع ٦٦,٤٠٣,٨٨٢/٤٠٠ دينار كويتي س.ت ٧٥٥٨٣
Authorized, Issued and Paid Up Capital KD 66,403,882/400 C.R. 75583
Tel.:(965) 180 44 88 Fax: (965) 2224 0929
P.O.Box 1426 Safat 13015 Kuwait
www.aayan.com

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A'AYAN
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Date	November 16th, 2025	16 نوفمبر 2025	التاريخ

Name of the Listed Company	اسم الشركة المدرجة
Aayan Leasing and Investment Company	شركة أعيان للإجارة والاستثمار

Disclosure Title	Supplementary Disclosure Regarding Holding the Analysts Conference for the Third Quarter Ended on September 30, 2025.	إفصاح مُكمل بشأن انعقاد مؤتمر المحللين للربع الثالث المنتهي في 30 سبتمبر 2025.	عنوان الإفصاح

Date of Previous Disclosure	November 6th, 2025	6 نوفمبر 2025	تاريخ الإفصاح السابق

Developments that Occurred to the Disclosure	التطور الحاصل على الإفصاح
We would like to inform you that Aayan Leasing and Investment Company held its Analysts Conference for the Third Quarter ended on September 30, 2025, via live broadcast at 3:00 PM on Thursday, 13 November 2025. No material information was disclosed during the conference. Please find attached the Analysts Conference presentation. Aayan will publish the minutes of the conference within 3 working days from the date of the conference.	نود الإفادة بقيام شركة أعيان للإجارة والاستثمار بعقد مؤتمر المحللين للربع الثالث المنتهي في 30 سبتمبر 2025 عن طريق البث المباشر عبر شبكة الانترنت وذلك في تمام الساعة 3:00 من ظهر يوم الخميس الموافق 13 نوفمبر 2025. هذا ولم يتم تداول أية معلومات جوهرية خلال المؤتمر، كما نرفق لكم العرض التقديمي الخاص بالمؤتمر. وسوف تقوم شركة أعيان بالإفصاح عن محضر المؤتمر خلال 3 أيام عمل من تاريخ انعقاد المؤتمر.

The Financial Effect of Occurring Development (if any)	الأثر المالي للتطور الحاصل (إن وجد)
There is no financial impact on Aayan Leasing and Investment financial position.	لا يوجد أثر مالي على المركز المالي لمجموعة شركة أعيان للإجارة والاستثمار.

The issuer of this disclosure bears full responsibility for the accuracy, correctness, and completeness of the information contained therein. They acknowledge that they have exercised due diligence to avoid any misleading, incorrect, or incomplete information. The Capital Markets Authority and Boursa Kuwait assume no responsibility whatsoever for the contents of this disclosure and disclaim any liability for any damages that may be incurred by any person because of publishing this disclosure, allowing its publication through their electronic systems or website, or using this disclosure in any other manner.	يتحمل من أصدر هذا الإفصاح كامل المسؤولية عن صحة المعلومات الواردة فيه ودقتها واكتمالها، ويقر بأنه بذل عناية الشخص الحريص في تجنب أية معلومات مضللة أو خاطئة أو ناقصة، وذلك دون أدنى مسؤولية على كل من هيئة أسواق المال وبورصة الكويت للأوراق المالية بشأن محتويات هذا الإفصاح، وبما ينفي عنهما المسؤولية عن أية أضرار قد تلحق بأي شخص جراء نشر هذا الإفصاح أو السماح بنشره عن طريق أنظمتها الالكترونية أو موقعهما الالكتروني، أو نتيجة استخدام هذا الإفصاح بأي طريقة أخرى.

Initial Initial AAH Initial AA

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Aayan Leasing and Investment Company

Analysts Conference Presentation

Period Ended 30th September 2025

13th November 2025 – 3:00pm (Kuwait)

A'AYAN Group

Contents

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A'ayan Leasing and Investment Company K.S.C.P has prepared this presentation to the best of its abilities, however, no warranty or representation, express or implied is made as to the adequacy, correctness, completeness or accuracy of any numbers, statements, opinions, estimates, or other information contained in this presentation.

This presentation has been prepared by A'ayan Leasing and Investment Company K.S.C.P and reflects the management's current expectations or strategy concerning future events and are subject to known and unknown risks and uncertainties.

Certain portions of this document and conference may contain "forward-looking statements", which are based on current expectations and reasonable assumptions, we can however give no assurance they will be achieved. The information contained in this presentation is subject to change and we disclaim any obligation to update you of any such changes, particularly those pertaining to the forward-looking statements. Furthermore, it should be noted that there are a myriad potential risks, uncertainties and unforeseen factors that could cause the actual results to differ materially from the forward-looking statements made herein.

We can offer no assurance that our estimates or expectations will be achieved. Without prejudice to existing obligations under Capital Markets Authority Law, we do not assume any obligation to update forward-looking statements to take new information or future events into account or otherwise. Accordingly, this presentation does not constitute an offering of securities or otherwise constitute an invitation or inducement to any person to underwrite, subscribe for, or otherwise acquire or dispose of, securities in any company within A'ayan Leasing and Investment Company K.S.C.P. Group.

Aayan's Board of Directors

Mansour Hamad Almubarak
Chairman

Fahad Ali Alghanim
Vice Chairman

Abdulaziz Nasser Almarzouq
Board Member

Nasser Ibrahim Bouresly
Board Member

Talal Reda Behbehani
Independent Board Member

Muhannad Mohammed Alsanea
Independent Board Member

Dr. Yaqoub Ahmed Alabdullah
Independent Board Member

Aayan's Executive Management

Abdullah M. Al-Shatti, CFA
Chief Executive Officer

Saleh A. Alsarawi
Real Estate

Abdullah K. Abuhadedah, CFA
Investment & CF

Khalifah Ahmed Al-Shatti
Asset Management

Seyed Abu Thahir
Finance & Financial Planning

Faisal J. Al-Omar
HR & Admin. Affairs

Abdulwahab M. Al-Fares
Business Development

Wael Al-Qatami
Operations

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Group المجموعة

Company Overview

- A'ayan Leasing and Investment Company ("**A'ayan**") was established in 1998 and was listed on Boursa Kuwait in 2002. A'ayan's operates across key sectors including leasing, investment and real estate
- A'ayan is one of the leading operating lease companies in Kuwait, which has been outperforming with its exceptional achievements
- Following the successful final debt settlement with its creditors, A'ayan has been strengthening its direct investments sector, along with its leasing sector, to maximize its shareholders' value
- Real estate sector with its excellent return, adds value constantly and improves A'ayan's profitability

Group Companies

Subsidiaries
(effective % equity interest)

Company	Interest
A'ayan Leasing Holding Company	100%
East Gate Real Estate Company	100%
Jahra Mall – JV	87.1%
Tawazun Holding Company	53.2%
Mubarrad Holding Company	48.8%
Yall Mall – JV	37.5%
Aayan Real Estate Company	29.5%
Anan Real Estate Company	29.5%

Associates
(% equity interest)

Company	Interest
Oman Integral Logistics Company	50%
Rawahel Holding Company	33.4%
Hajer Tower Real Estate Company	31.5%
Light Fields Catering Company	30%
Al Jaddaf Real Estate Company	26.5%
Garden Real Estate Company	25%
Mashaer Holding Company	24.4%
SHKS Holding Company	23.8%

Aayan's Recent Developments

- For the period ending 30th September 2025, Aayan has further enhanced its shareholders' equity value reaching KD 116.6 million
- Aayan's acquisition of an additional 7.6% stake in Tawazun Holding company "Tawazun" resulted in the consolidation of its Investments in both Tawazun & Aayan Real Estate Company "AREC" during the period
- In line with its strategy, Aayan has significantly expanded its investments portfolio in securities listed on Boursa Kuwait and added a new associate, with an investment of apprx. GBP 2.5 million, in a SPV owning a property in London, UK
- For the third consecutive year, Aayan distributed a cash dividend of 7.5 Fils per share (~ KD 5 million) during the current year
- During the period, Aayan has signed agreement with a local Bank, for a facility of KD 25 million

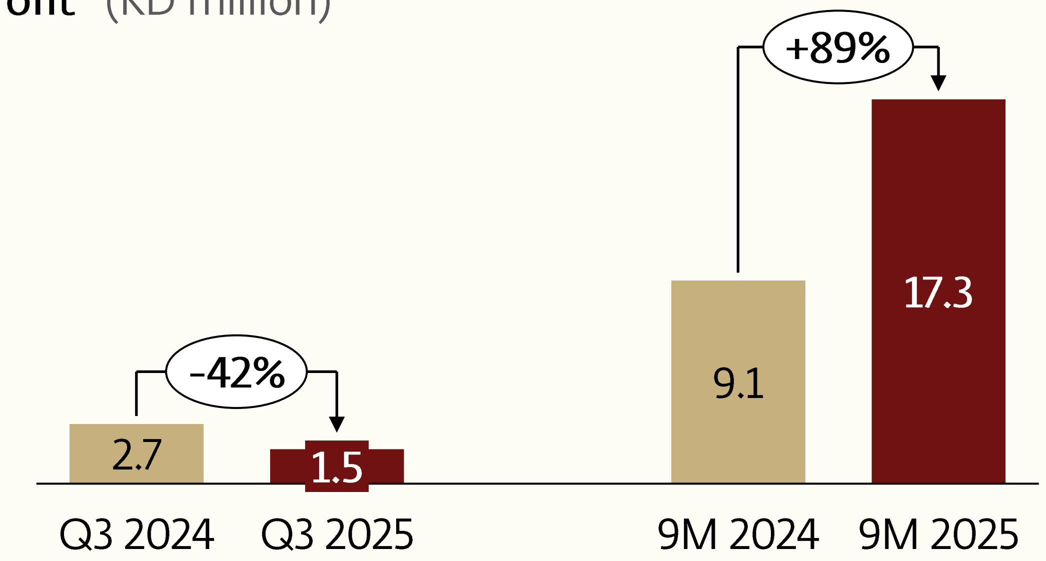
Key Financial Metrics
(KD'000)

Income Statement	9M 2024	9M 2025	Δ (%)
Total income	17,282	37,857	119%
Net Profit*	9,140	17,304	89%
EPS* (Fils)	13.76	26.06	89%
Financial Position	30 Sep '24	30 Sep '25	Δ (%)
Total assets	164,804	270,152	64%
Total liabilities	51,750	102,412	98%
Equity*	101,479	116,641	15%

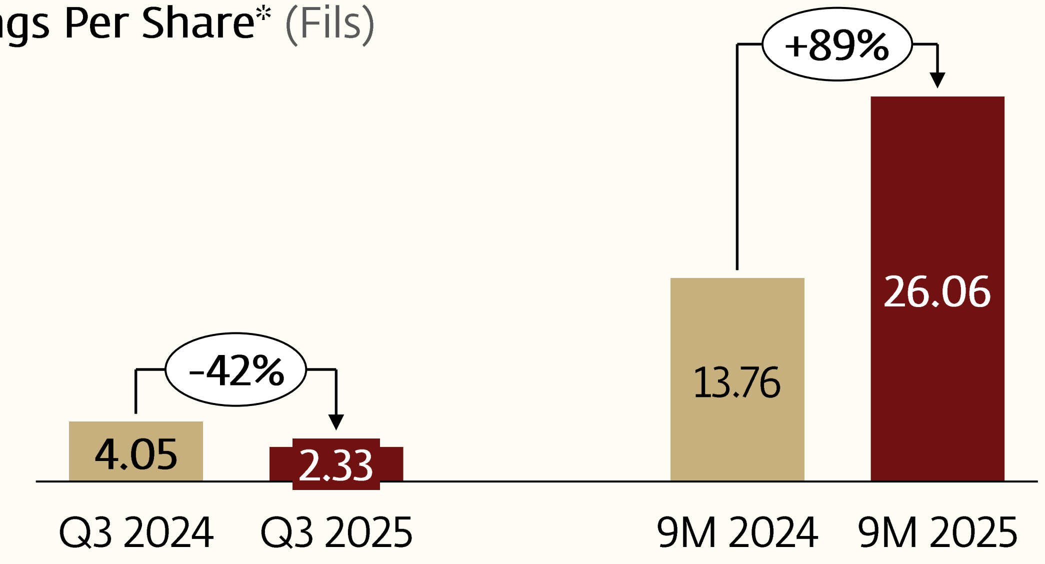
** Attributable to equity holders of A'ayan*

Snapshot – Results & Income

Net Profit* (KD million)



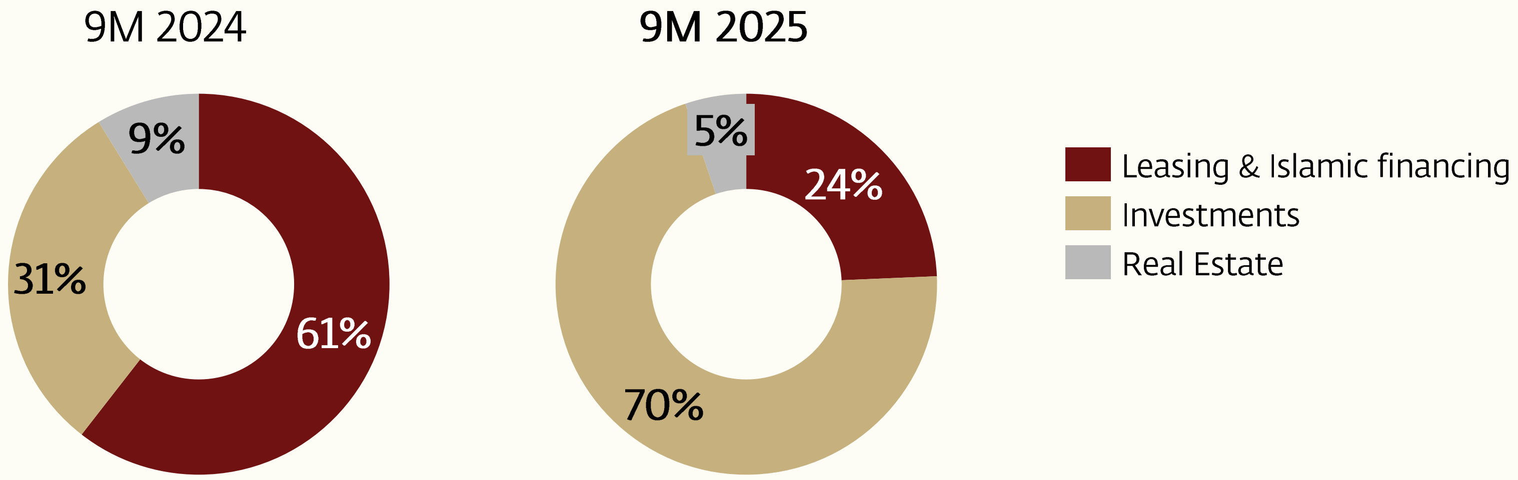
Earnings Per Share* (Fils)



Total Income by Segment (KD'000)

Segment	9M 2024	9M 2025	Δ (%)
Leasing & Islamic financing	10,460	9,212	-12%
Investment	5,303	26,684	403%
Real estate	1,519	1,961	29%
Total	**17,282**	**37,857**	**119%**

Total Income Contribution by Segment (%)



** Attributable to equity holders of A'ayan*

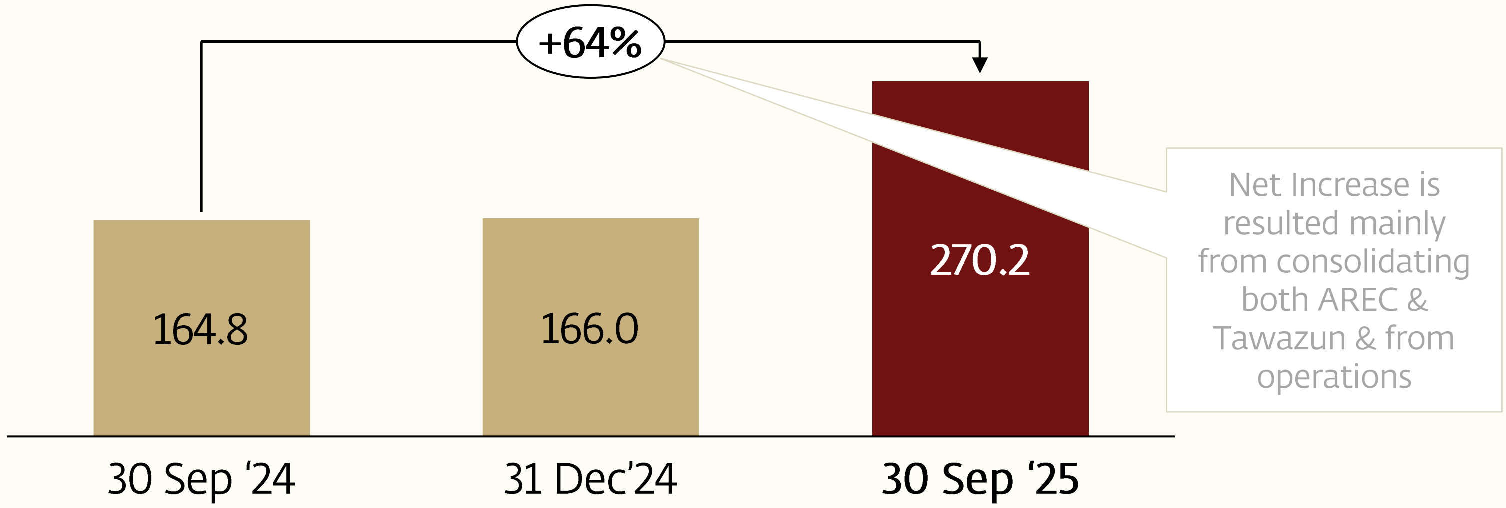
Consolidated Statement of Profit or Loss

(KD'000)	9M 2024	9M 2025	Δ (%)
Income from leasing operations	10,300	9,110	-12%
Net real estate income	3,051	6,790	123%
Net income from investments & saving deposits	2,235	5,925	165%
Share of results of associates	1,420	2,091	47%
Advisory fees	176	526	199%
Islamic financing Income	23	40	74%
Gain on remeasurement of previously held interest in associates upon obtaining control	-	11,585	-
Gain on bargain purchase	-	1,639	-
Other income	77	151	96%
Total income	**17,282**	**37,857**	**119%**
Total expenses and other charges	6,678	16,002	140%
Taxation	602	1,387	130%
Total profit for the period	**10,002**	**20,468**	**105%**
Profit attributable to Aayan's equity holders	**9,140**	**17,304**	**89%**
Profit attributable to non-controlling interest	862	3,164	267%
EPS (Fils)	**13.76**	**26.06**	**89%**

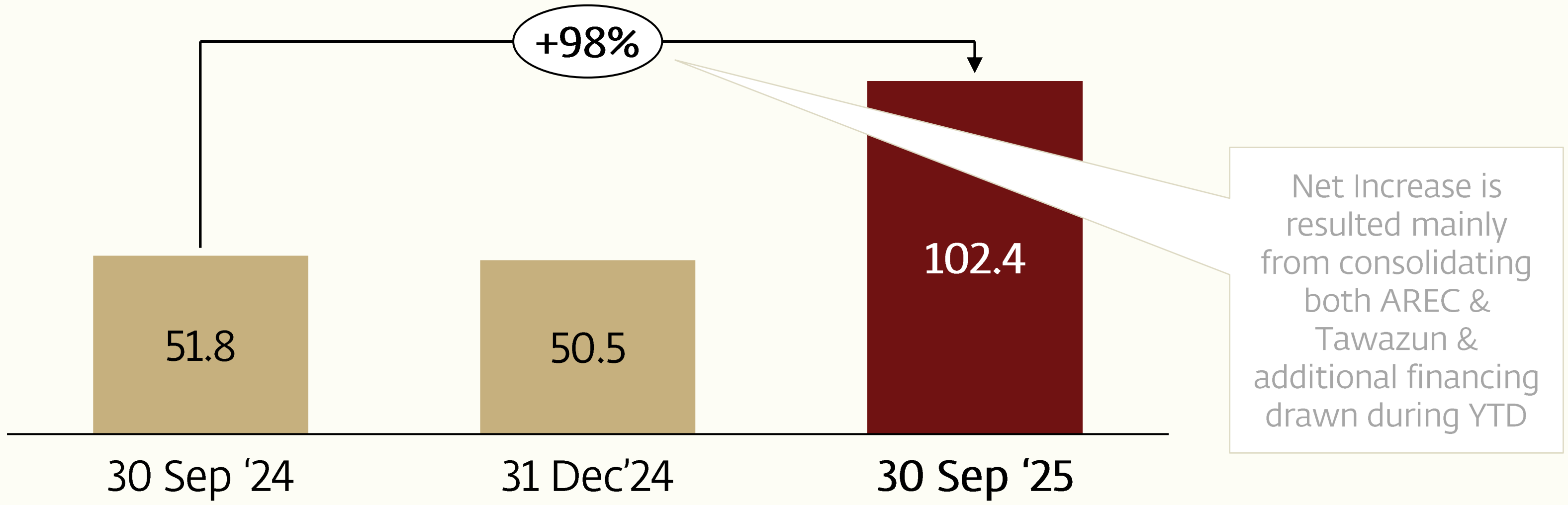
- The overall increase in revenue from both the investment and real estate sectors was driven by:
  - Consolidation of both Tawazun and AREC totaled KD 13.2 million
  - Gain on financial assets at FVPL
  - Gain from sale of investment properties
- The decline in net leasing income was primarily driven by a reduction in gain on disposal of motor vehicles, impacted from the current trend in Kuwait's secondary cars market
- Increase in expenses and other charges are mainly due to recording impairment losses on investment in associates and provision for legal claims, further to, recording expenses of newly consolidated subsidiaries

Snapshot – Financial Position

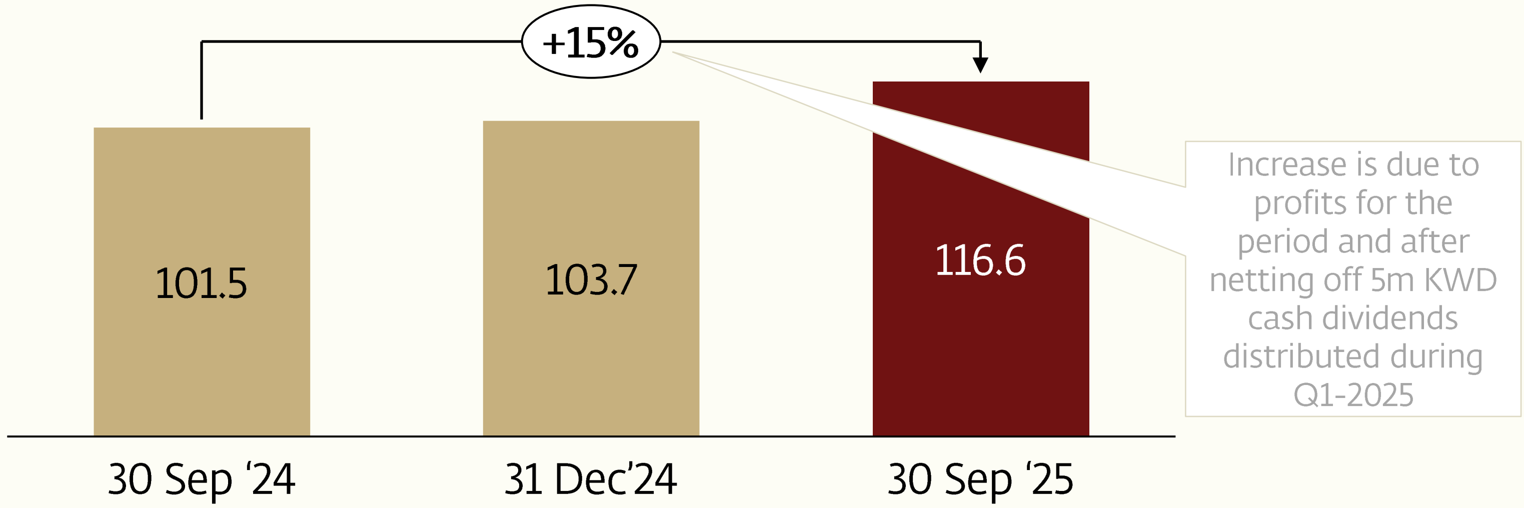
Total Assets (KD million)



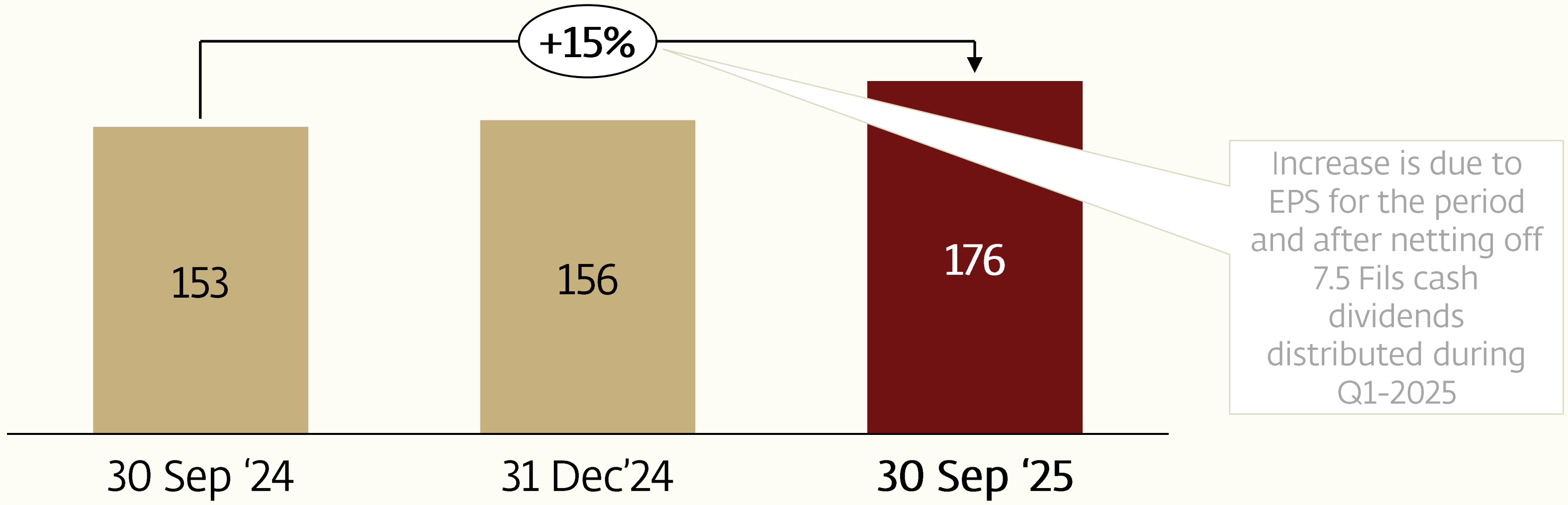
Total Liabilities (KD million)



Equity attributable to Equity holders of A'ayan* (KD Million)



Book Value Per Share* (Fils)



** after KD 5 million cash dividends each for the fiscal years 2023 and 2024*

A'AYAN Group

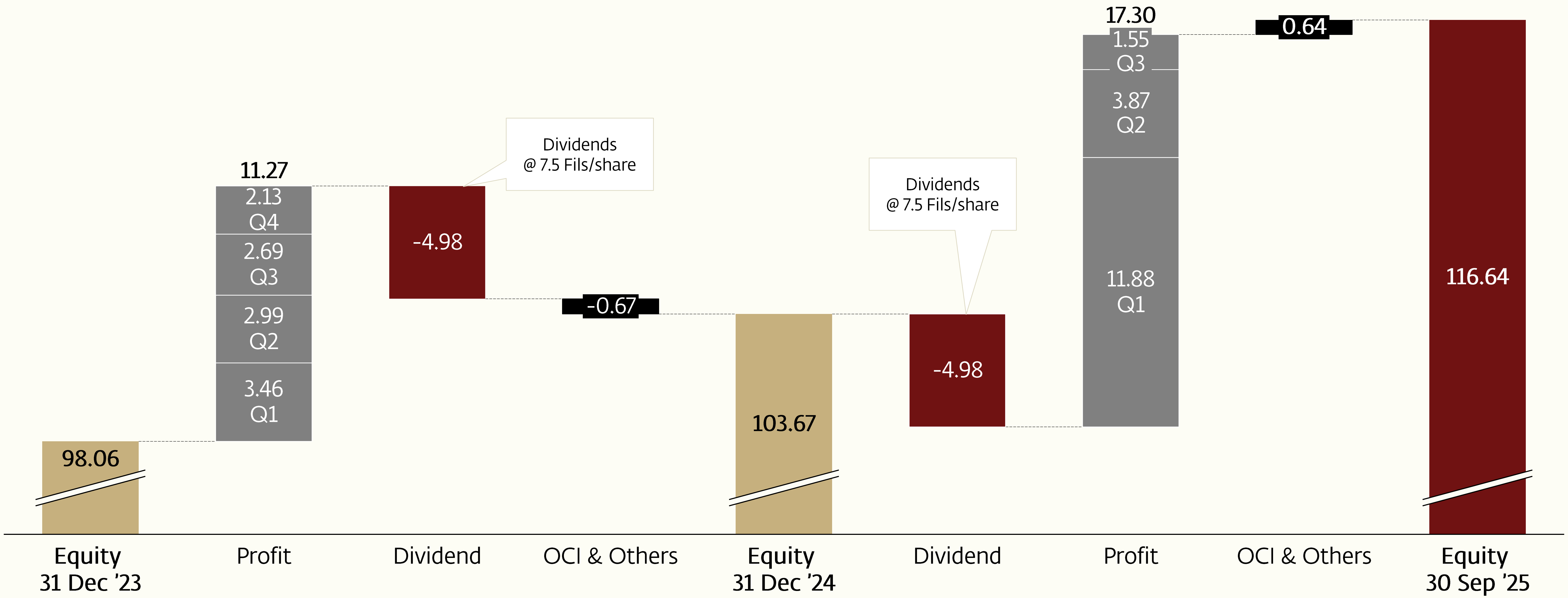
Consolidated Statement of Financial Position

(KD'000)	30 Sep '24	31 Dec'24	30 Sep '25	Δ (KD)	Δ (%)
Cash and short-term deposits	15,117	17,587	26,855	11,738	78%
Islamic finance receivables	-	-	1,530	1,530	-
Financial assets at FVPL	12,015	12,362	31,957	19,942	166%
Financial assets at FVOCI	-	-	439	439	-
Trading properties	-	-	774	774	-
Investment in associates	19,224	19,412	13,737	(5,487)	-29%
Investment properties	30,298	30,200	100,568	70,270	232%
Property and equipment	77,526	76,832	76,716	(810)	-1%
Other assets	10,624	9,595	17,576	6,952	65%
Total Assets	**164,804**	**165,988**	**270,152**	**105,348**	**64%**
Total Liabilities	**51,750**	**50,495**	**102,412**	**50,662**	**98%**
Equity attributable to Aayan's Equity holders	**101,479**	**103,674**	**116,641**	**15,162**	**15%**
Non-Controlling Interests	11,575	11,819	51,099	39,524	341%
Total Equity	**113,054**	**115,493**	**167,740**	**54,686**	**48%**

- The overall increase in assets, liabilities and non-controlling interest are primarily attributed to :
  - Consolidation of both Tawazun and Aayan Real Estate, resulted from business combination achieved in stages during Q1-2025
  - Increase in FVPL is due to net additional investments and net gain on financial assets at FVPL
  - Increase in Liabilities includes Islamic finance payable that were drawn by Aayan Group during the period

Equity attributable to A'ayan's shareholders

Movement (KD million)



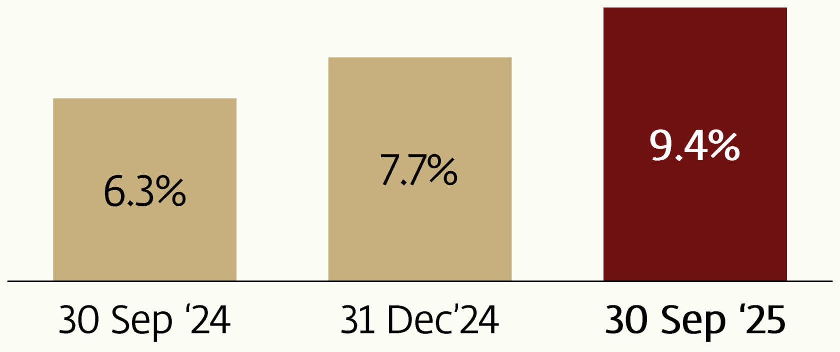
Consolidated Cash Flows Statement

	For the period ending 30 September	
(KD'000)	2024	**2025**
Net cash from operating activities	4,235	5,492
Net cash (used in) from investing activities	970	(11,672)
Net cash (used in) from financing activities	(9,822)	15,463
Net (decrease) increase in cash and cash equivalents	**(4,617)**	**9,283**
Cash and cash equivalents as on 1 January	19,718	17,572
Cash and cash equivalents as on 30 September	15,101	26,855

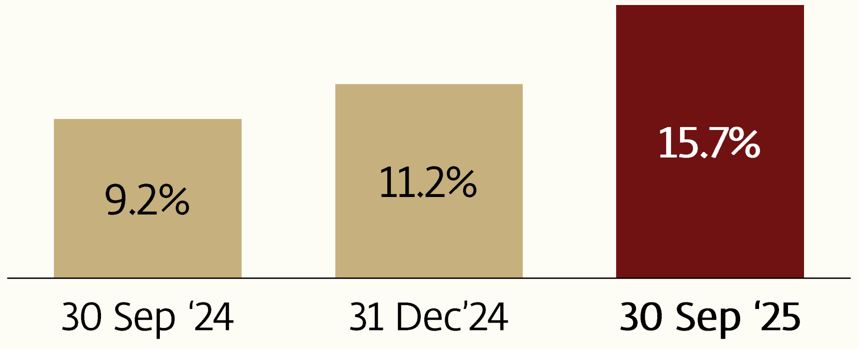
- Net cash from operating activities for the current period also includes the cash generated from the newly consolidated subsidiaries [AREC and Tawazun]
- Net cash used in investing activities during the period includes :
  - Net purchases of FVPL securities and trading accounts balances
  - Investments in an associate & acquisition of subsidiaries net of cash acquired
  - Purchase of investment properties
- Net cash from financing activities mainly includes from net proceeds of Islamic finance payables after finance costs payments and cash dividends to the parent company's equity holders and non-controlling interests during the period

Key Financial Ratios

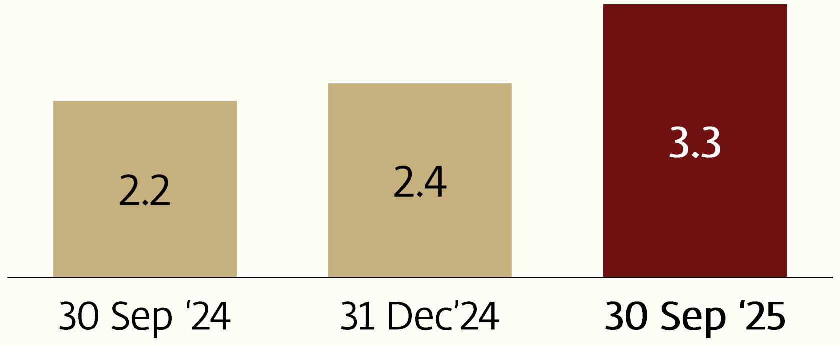
Return on Average Assets (ROAA) (%)



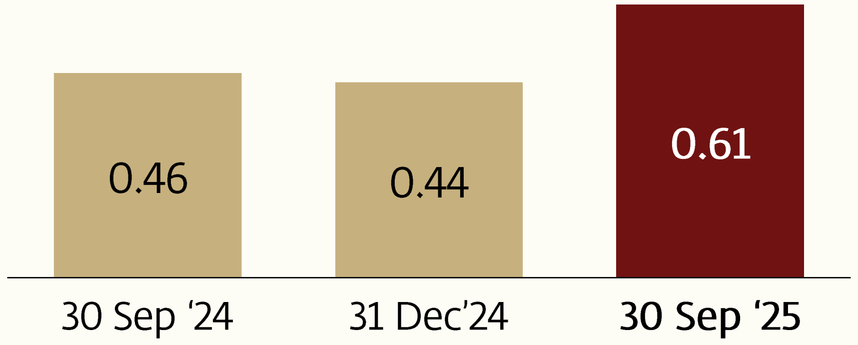
Return on Average Equity (ROAE)* (%)



Current Ratio (CR)



Debt to Equity (D/E)

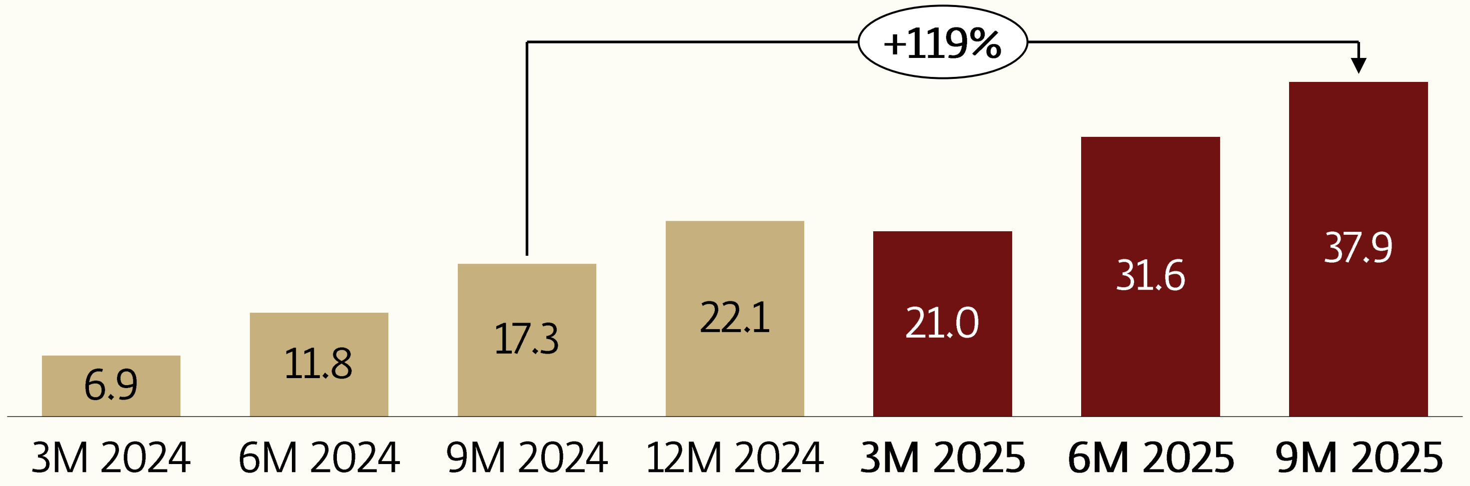


** Attributable to equity holders of A'ayan*

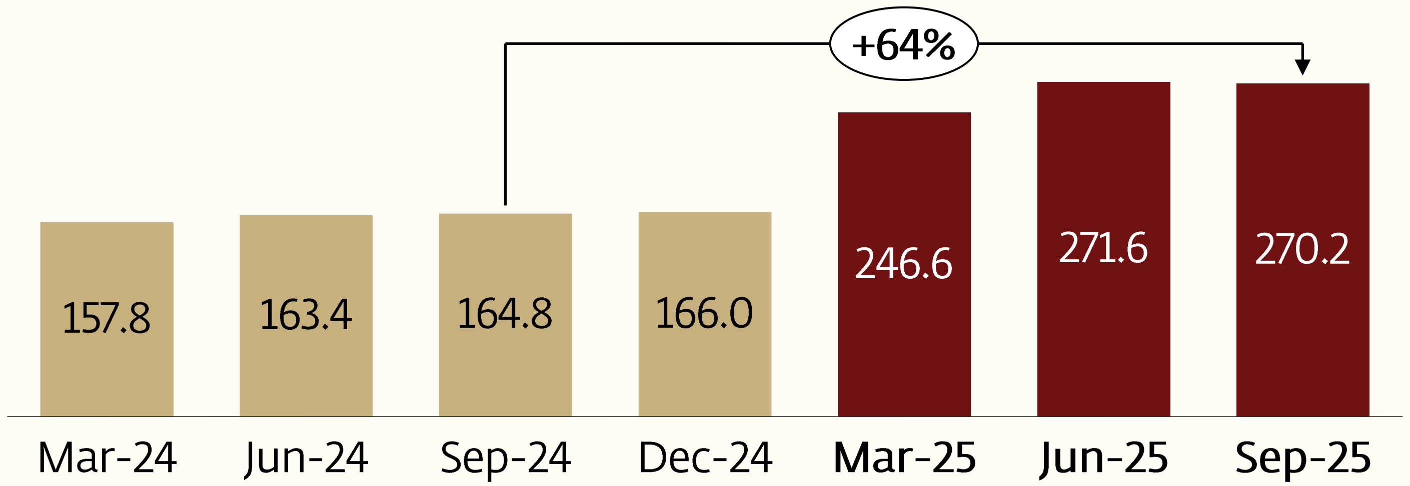
- ROAA & ROAE
  - Returns on average assets reached 9% & returns on average equity reached 16%, despite the growth in total assets size during the period
- CR & D/E Ratios
  - Both current & debt equity ratios of the Group remained steady as of 30th September 2025, with its newly consolidated position

Key Quarterly Trend

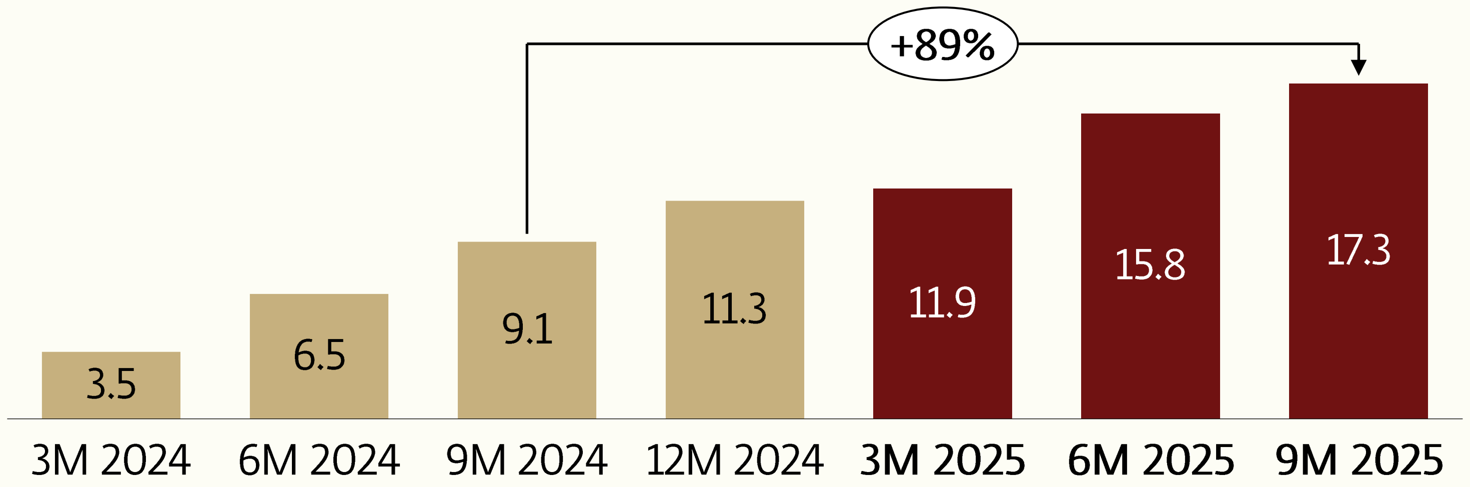
Total Income (KD million)



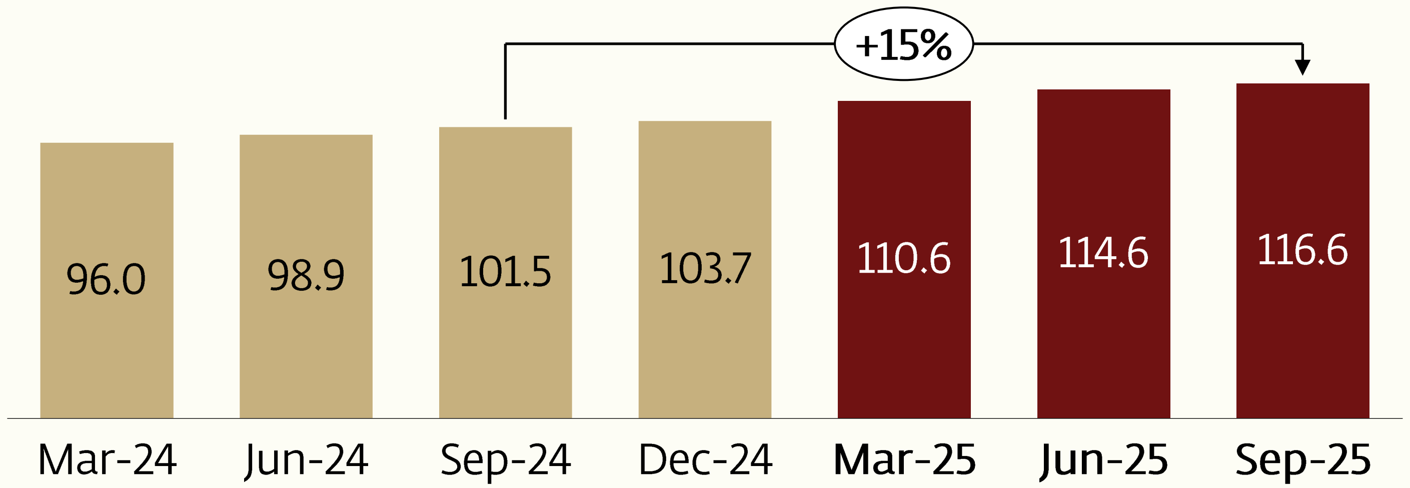
Total Assets* (KD million)



Profit attributable to Equity holders of A'ayan (KD million)



Equity attributable to Equity holders of A'ayan* (KD million)



* *At the end of period*

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Q&A Session

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Thank you

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Email Address: investorrelations@aayan.com
Telephone: 1804488 Ext. 459