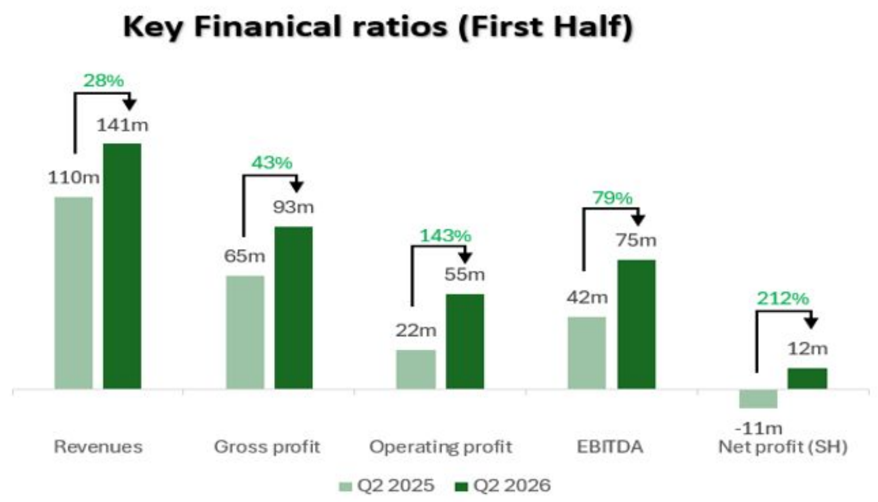
ALANDALUS PROPERTY ANNOUNCES ITS FINANCIAL RESULTS for Q2 2026

Riyadh, Saudi Arabia August 05, 2026: Alandalus Property ("the Company") (listed on the Saudi Stock Exchange "Tadawul" with code number 4320), the leading Saudi company in income-generating real estate investment, development, and operation, today announced its results for the fiscal year ending June 30, 2026.



The Company delivered a decisive return to profitability in H1 2026, swinging from a net loss in the prior-year period to a net profit attributable to shareholders of **SAR 12.3 million**, with the net profit margin rising to 11.8% from negative (13.4%) in H1 2025. The turnaround reflects a step-change in operating performance across the portfolio, stronger contribution from resilient retail, office occupancy and hospitality led by the Alandalus Mall Hotel (DoubleTree by Hilton), and a marked turnaround in the results of associate companies. Top-line growth of 27.6% year-on-year, paired with disciplined cost management, drove margin expansion at every level of the income statement.

Gross profit climbed 43.0% year-on-year to SAR 93.4 million, with the gross margin widening to 66.3% from 59.2%. Revenue growth significantly outpaced the rise in cost of revenues, supporting strong gross-margin expansion. Segment performance was led by Retail (+23%, anchored by Alandalus Mall), Offices (+35%, driven by Qbic Plaza), and Hospitality (+47.5% as the Alandalus Mall Hotel rebounded).

Operating profit advanced 143% year-on-year to SAR 54.6 million, lifting the operating margin to 39% from 20%. The expansion was driven by gross-profit gains and a sharp turnaround in associate results, which swung to a profit of SAR 1.0 million from a SAR (13) million loss a year earlier. Within associates, WJ Hospital losses narrowed materially as the hospital approached operational break-even, while Hayat and Al-Aswaq remained steady contributors, together translating top-line momentum into operating earnings.

EBITDA grew 79% year-on-year to SAR 74.6 million, with the EBITDA margin strengthening to 53.0% from 37.8%, underscoring the cash-generative nature of the portfolio. Below the operating line, finance and lease costs eased 6.7% year-on-year to SAR 31.1 million, and net profit before zakat reached SAR 23.6 million versus a SAR (6.9) million loss in H1 2025. Net profit attributable to shareholders rose to SAR 12.3 million, compared with a SAR (11) million loss a year earlier, equivalent to earnings per share of SAR 0.13.

In the second quarter alone, the Company delivered SAR 10.5 million of net profit on revenue of SAR 69.1 million (up 29% year-on-year), reversing a SAR (10.1) million loss in Q2 2025. The result marks a clear inflection point and positions the Company build on its profitability throughout the remainder of the year.

Commenting on the financial results for the second quarter of 2026, Eng. Faisal bin Abdulrahman Al Nasser, Chief Executive Officer of Alandalus Property Co., stated:

“The results of The second quarter 2026 reflect the continued strength of Alandalus Property Co. financial performance and its ability to deliver balanced and sustainable growth, supported by operational efficiency and the diversification of its investment portfolio. The Company also maintained high occupancy levels across its key assets, alongside the strong performance of the hospitality segment and the contribution from its projects and associate companies.

Alnasser added: “The first-half results reflect the Company’s continued progress in delivering the objectives of its 2026–2030 strategy, which is focused on diversifying its real estate portfolio, expanding into promising sectors, and strengthening sustainable income streams. The Company continued to expand its presence in the educational facilities development sector through the signing of an agreement with an education operator and the acquisition of land designated for an educational facility in Al Naseem District, Riyadh City. This further reinforces the Company’s direction toward building a diversified portfolio of income-generating assets supported by long-term contracts.

Alnasser emphasized that the Company continues to move forward with confidence in executing its strategy, underpinned by its strong financial position, operational efficiency, the unwavering support of the Board of Directors, a clear strategic vision, and its commitment to delivering sustainable growth and maximizing shareholder value, in alignment with the Company’s strategy and the objectives of Saudi Vision 2030.”

About Alandalus Property:

Established in 2006, Alandalus Property (TADAWUL: 4320), is a Saudi Arabian real estate company involved in the investment, development, and operation of income-generating commercial properties across the Kingdom of Saudi Arabia.

In late 2015, Alandalus became the first mall investor, developer, and operator in Saudi Arabia to be listed on Tadawul and today the Company's business portfolio spans shopping malls, property management, hospitality, healthcare, and other complementary mixed-use developments. The company's property portfolio extends across major Saudi Arabian cities, covering a significant amount of commercial space generating high occupancy rates.

Alandalus looks to develop diversified, high-quality properties that foster loyalty, visit frequency and long-term economic value, whilst establishing the company as the preferred third place destination, after home and work.

For more details on Alandalus Property, please visit
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