



International Financial Advisors Holding

AGENDA

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COMPANY OVERVIEW

02

SHAREHOLDING STRUCTURE

03

2025 FINANCIAL PERFORMANCE

04

KEY ASSETS

Company Overview





Company Overview

01

Established

in 1974 as a government owned investment company with a capital of KD 500k

02

Listed

on Kuwait Stock Exchange in 1987

03

Acquired

In May 2002, IFA was acquired by Al- Bahar Group; a Consortium of listed and non-listed companies covering a wide range of sectors

Positioning Today

Since its acquisition by the Al Bahar Consortium, IFA entered a phase of significant expansion. IFA today is a diversified investment holding company with a portfolio of strategic equity stakes in leading listed and non-listed companies across multiple sectors and markets

Strategy

Focused on building a high-quality portfolio of strategic investments that deliver both dividend income and long-term capital appreciation.

Strategy centered on scaling core holdings, unlocking value from existing investments, and investing into high-growth opportunities across key markets.

Key Investment Sectors



Real Estate
and
Hospitality



Financial
Services



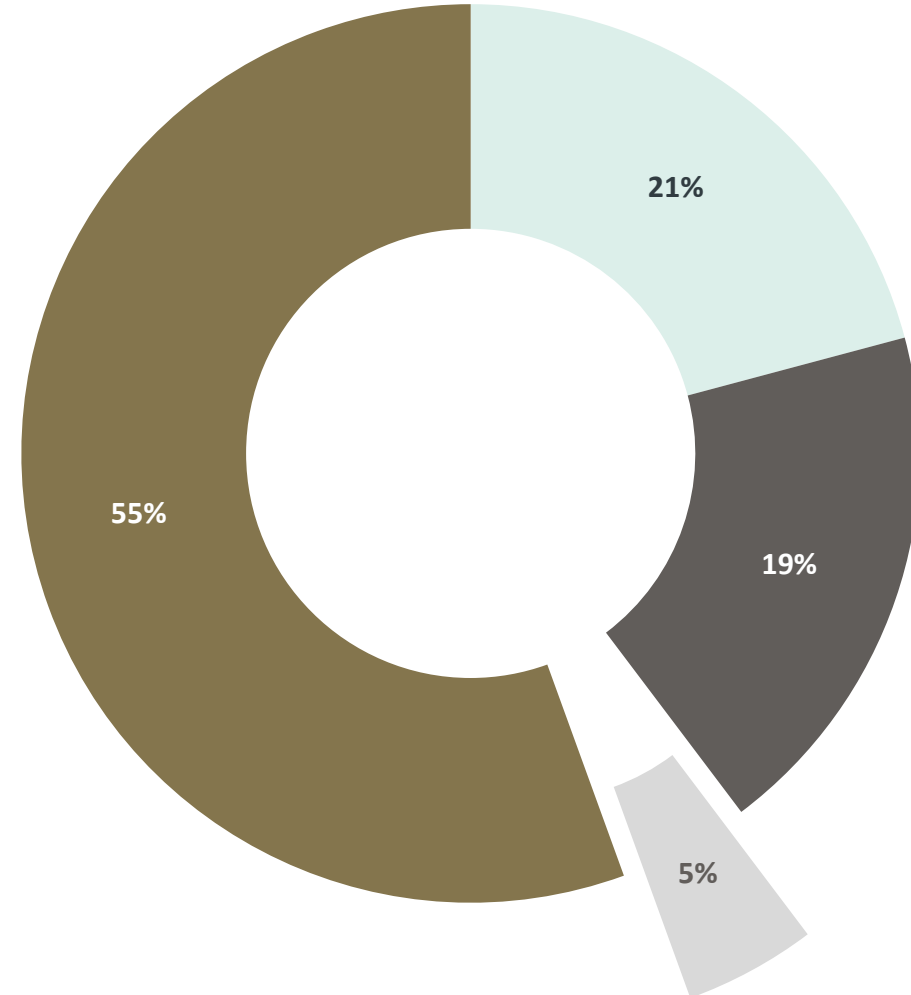
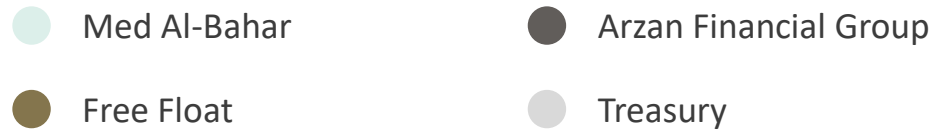
Government –led
Mega Industrial
Projects



Insurance

Shareholding Structure

As of Dec 2025



Financial Performance



Financial Snapshot

Total Income

KD 16.5M

+63%

Net Profit

KD 11.5M

+44%

EPS

Fils 22.29

+44%

TOTAL ASSETS

KD 161M

+19%

Total equity attributable to parent
company's shareholders

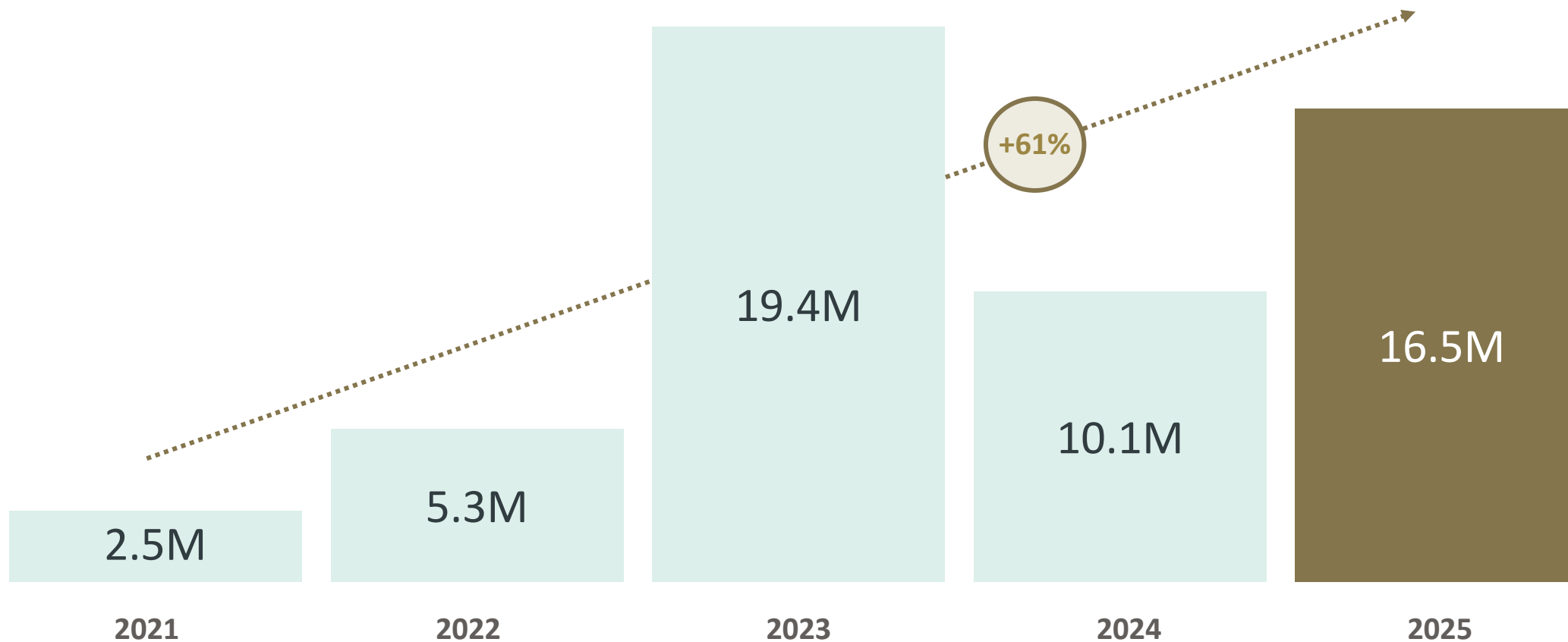
KD 128M

+21%



Income Statement

Revenue

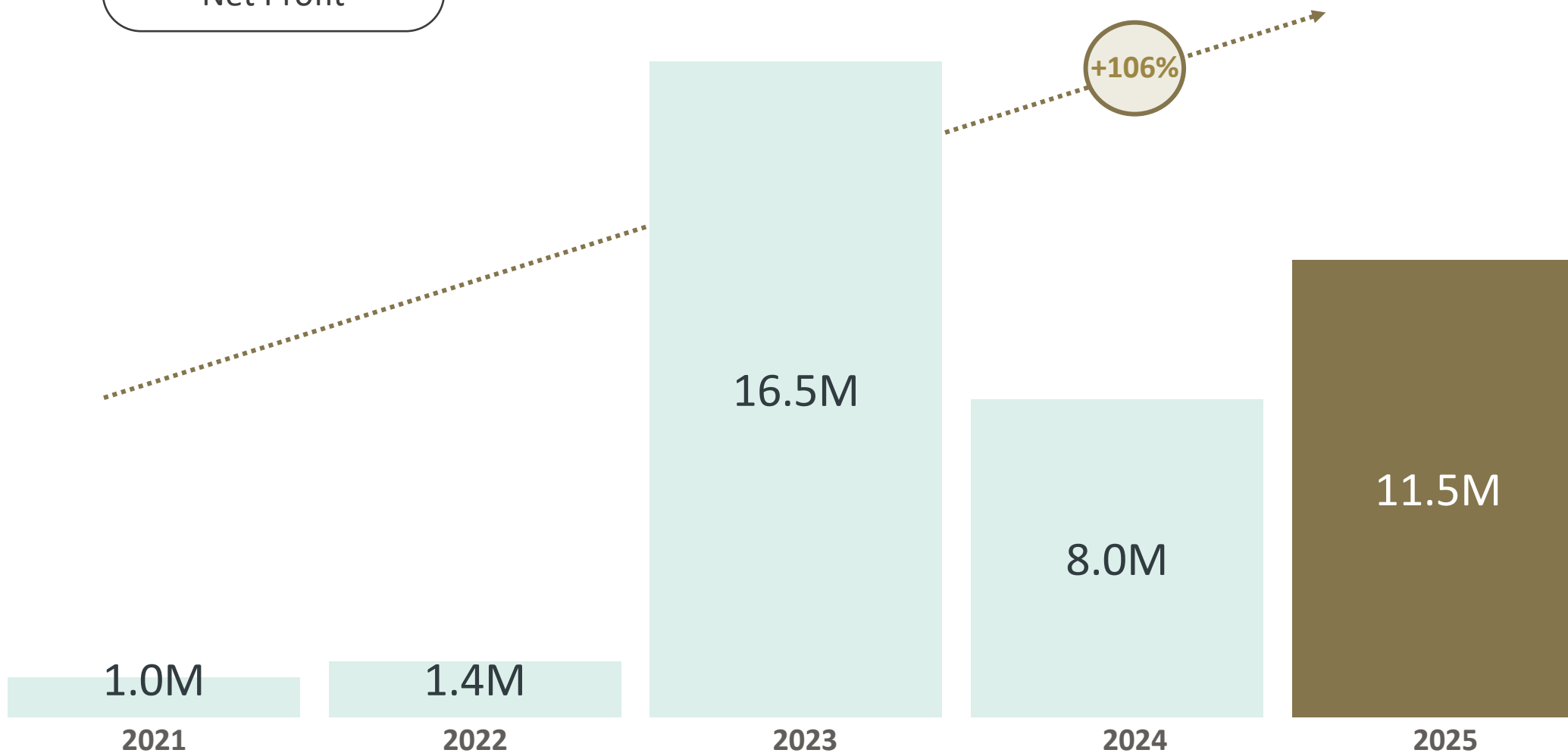


Note: The calculated CAGR is for 2021 – 2025.



Income Statement

Net Profit

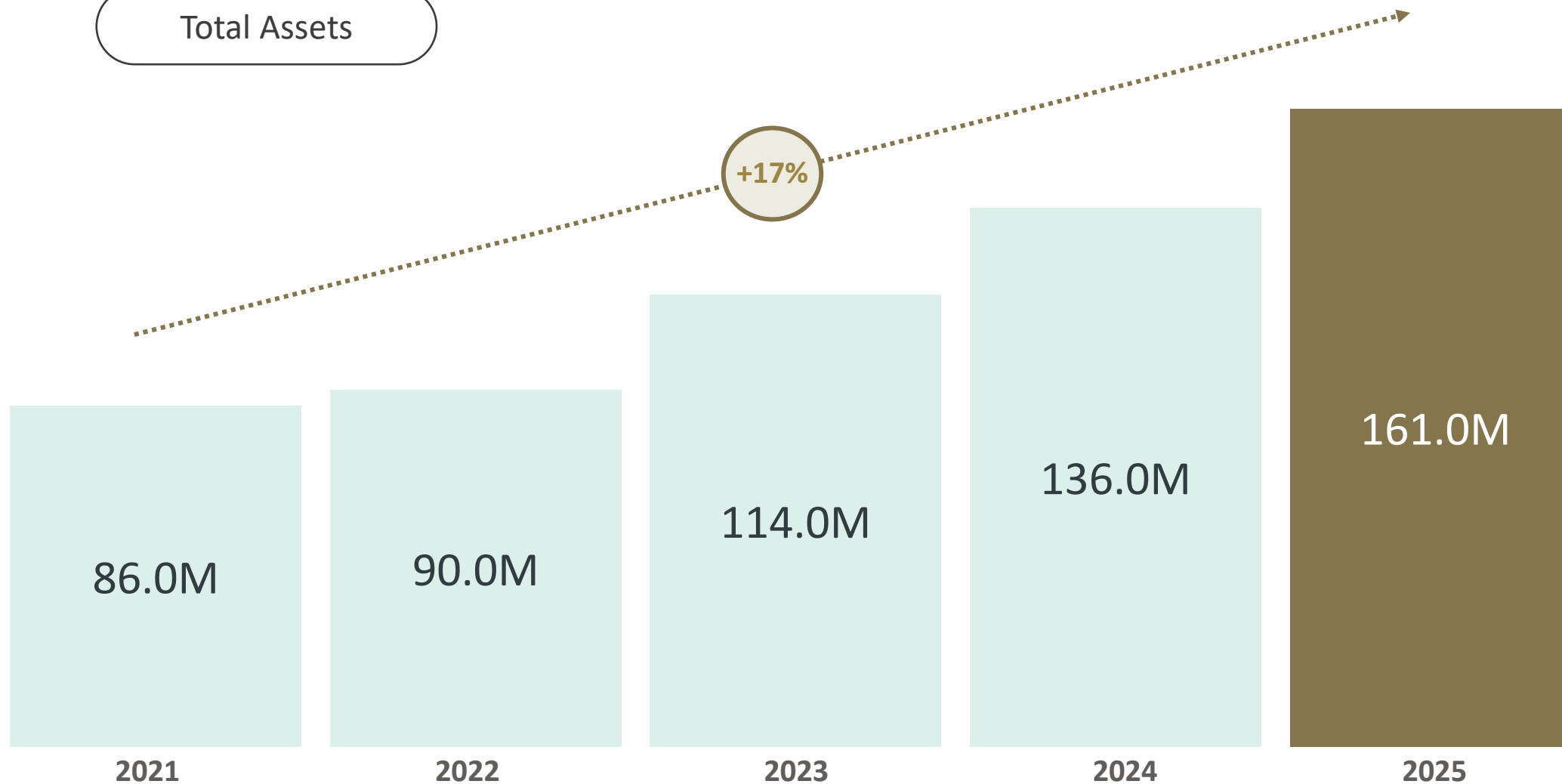


Note: The calculated CAGR is for 2021 – 2025.



Balance Sheet

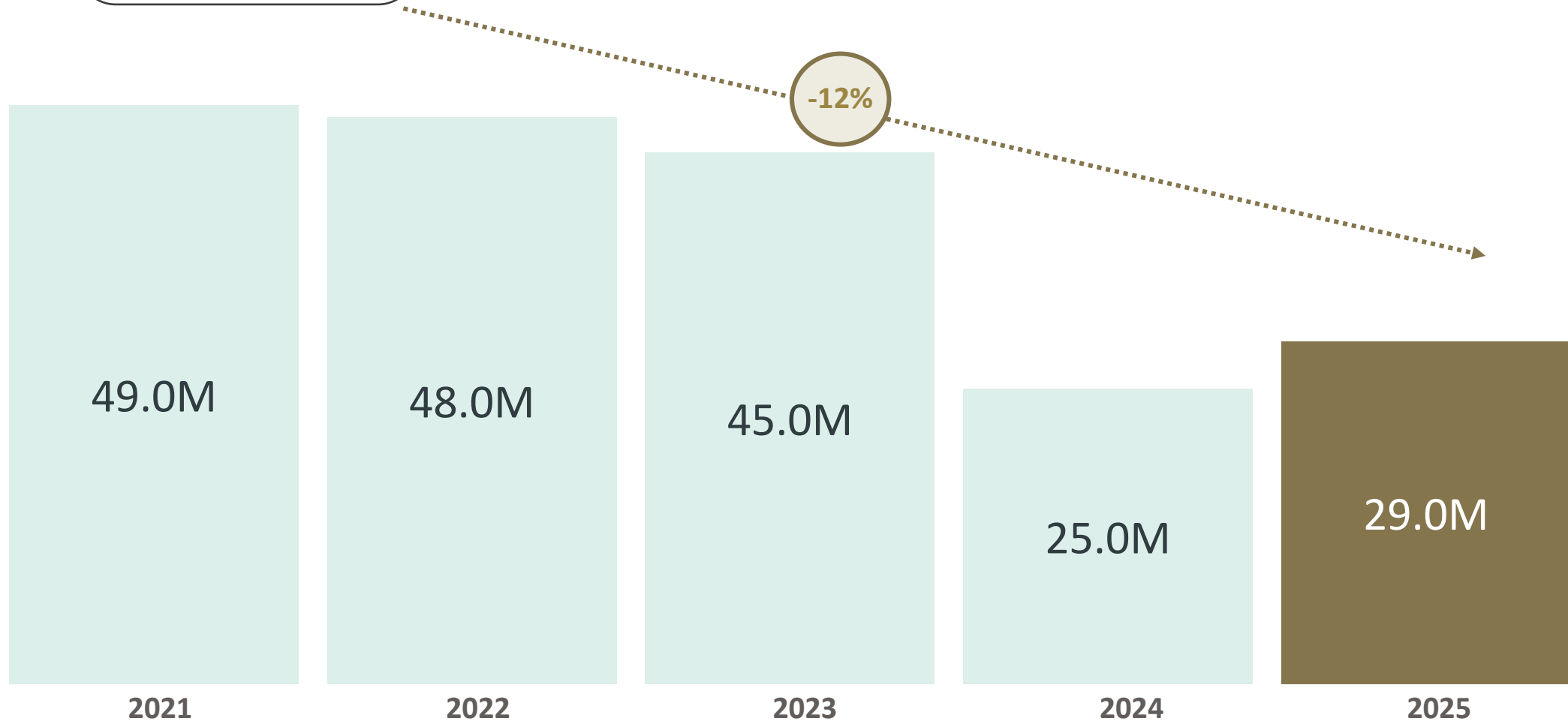
Total Assets



Note: The calculated CAGR is for 2021 – 2025.

Balance Sheet

Total Liabilities

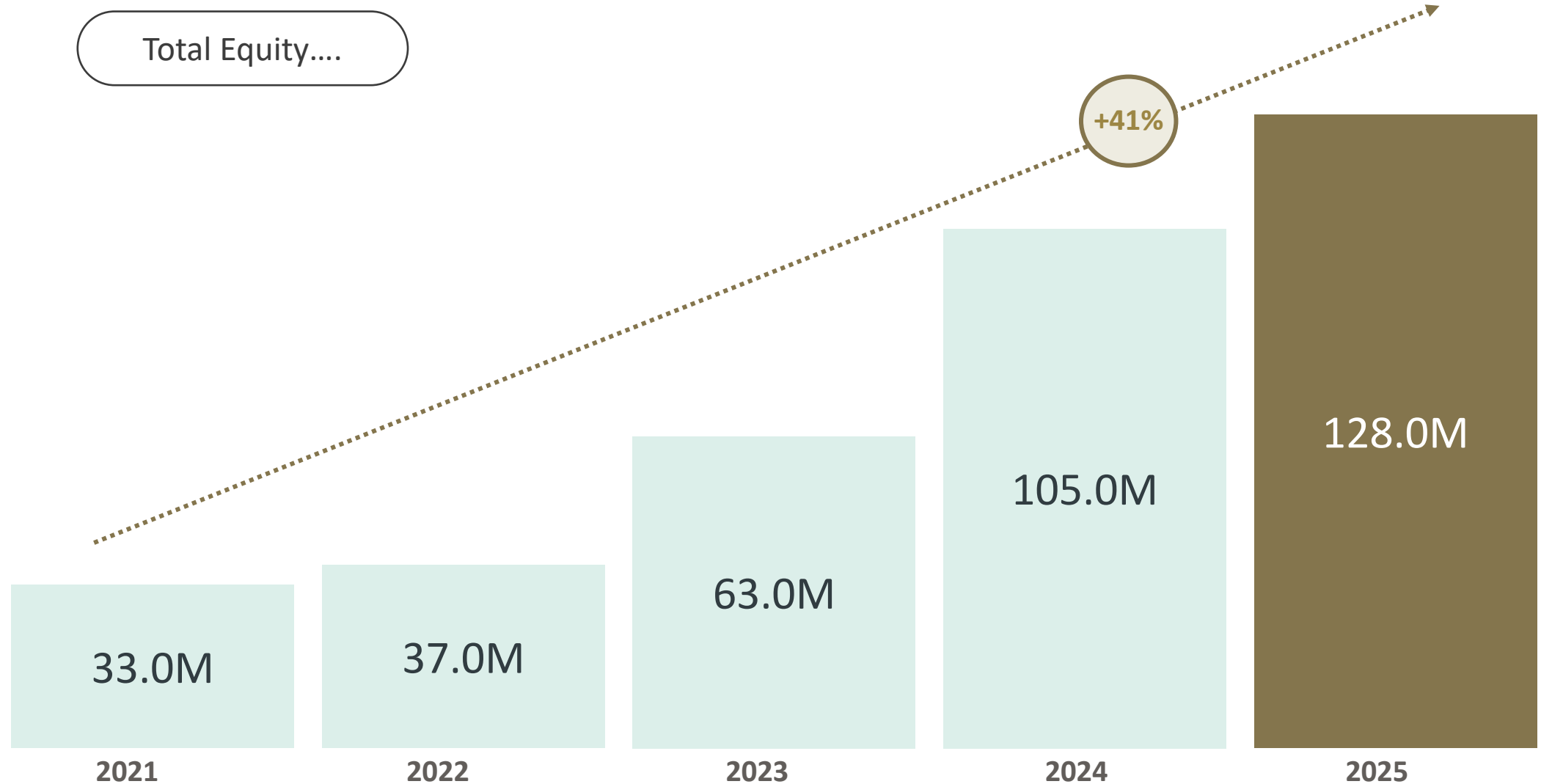


Note: The calculated CAGR is for 2021 – 2025.



Balance Sheet

Total Equity....



Note: The calculated CAGR is for 2021 – 2025.

Key Assets



KEY ASSETS



43.24%

IFA HOTELS AND RESORTS



12.61%

ARZAN FINANCIAL GROUP



20%

Umm Al Hayman Wastewater Project
(PPP)



53.45%

FIRST TAKAFUL INSURANCE
COMPANY

IFA Hotels & Resorts



IFA Hotels & Resorts (IFA HR) is a premier developer and operator of luxury mixed-use destinations, specializing in branded residences, hospitality, and integrated lifestyle communities. With a portfolio spanning the Middle East, Africa, and Europe, IFA HR collaborates with iconic global brands to deliver long-term value and exceptional customer experiences.



+4,900

Keys



+7,735

Residential units



+50

F&B
Outlets



+44

Hotels



+14

Countries



+3,000

Employees



Arzan Financial Group



Group Overview

Arzan Financial Group (AFG) is one of Kuwait's most established and diversified financial-services institutions. Established in 1980 as a financing company and later transformed through the merger of three entities, AFG evolved into a **one-stop global financial platform**.

Global Reach

-  GCC
-  UK & EUROPE
-  UNITED STATES

Strategic Pillars

-  Integrated Multi-platform
-  Scalable Investment Engines
-  Disciplined Growth



Umm Al Hayman Wastewater Project



1

World's Largest Sewage Wastewater Treatment Plant Located in Kuwait

IFA and WTE Wassertechnik GmbH (WTE) are JV partners in Umm Al Hayman holding company which owns 40% of the project company. WTE is owned by EVN AG, leading international listed energy and environmental services provider from Austria. Shareholders of the project - IFA (20%), WTE (20%), KIA (10%) and KAPP (50%).

2

Plant capacity 500,000 -700,000 m3

The plant will also produce electricity from waste which will be used exclusively by the plant for its operations. The project Dry commissioning of the project started in December 2024.

This investment is particularly extraordinarily promising, especially considering its forthcoming listing on Boursa Kuwait this year. Proposals have already been obtained from consultants, and one will be selected by the end of April 2026 to support the listing process. This move holds the potential to have substantial impact on IFA's net equity.

3

Minimum guaranteed IRR 13.5%

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Similar mega project entity traded at 3 times on Boursa Kuwait upon its listing despite generating losses from operations; whereas Umm Alhayman project has guaranteed full capacity volume and sales revenues from the government.





First Takaful Insurance Company



- First Takaful Insurance Company – KPSC a Kuwait-based Islamic insurance (takaful) provider established in 2000 and listed on the Kuwait Stock Exchange in 2004. It is the first licensed takaful company in Kuwait, an Islamic alternative to conventional insurance.
- The company has license for life and non-life insurance. It is a pioneer takaful provider offering a broad spectrum of Sharia-compliant insurance solutions to individual, corporate, and industrial clients with strong focus on customer service and innovation.
- The paid-up capital is KD 10.76m.
- Group strategic asset held for long term with consistent profitability and stable asset base.

Q&A

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