The Commercial Bank (P.S.Q.C.)

Financial Results

For the six months ended 30 June 2026

البنك التجاري
COMMERCIAL
BANK

Forward Looking Statements

This presentation and subsequent discussion may contain certain forward-looking statements with respect to certain plans and current goals and expectations of Commercial Bank and its associated companies relating to their future financial condition and performance. These forward-looking statements do not relate only to historical or current facts but also represent Commercial Bank's expectations and beliefs concerning future events. By their nature forward-looking statements involve known and unknown risks and uncertainty because they relate to future events and circumstances including a number of factors which are beyond Commercial Bank's control. As a result, Commercial Bank's actual future results or performance may differ materially from the plans, goals and expectations expressed or implied in such statements.

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Table of Contents

2026 -2030 Strategy Recap: Turning our strong foundations into sustainable growth

VISION

To be Qatar's banking partner of choice, creating long term value for our customers, our people and our shareholders

AMBITION

Build a stronger, sustainably profitable bank through continuous innovation and disciplined risk, compliance, capital and cost management

STRATEGIC PRIORITIES

RETAIL	WHOLESALE
Accelerate growth in Qatari customer segments	Focus lending growth on higher-return customer segments and high growth sectors
Maintain leadership in expat segment	Continue to invest in transaction banking proposition
Protect the strength of core retail businesses, including cards, employee banking and remittances	Rebalance revenue mix toward capital-light, fee-based income
Deepen retail and wealth relationships	Workout legacy exposures

- Improve capital efficiency through deployment of capital into higher return business and management of our property portfolio
- Diversify funding mix supported by a strong low-cost deposit base and disciplined liquidity management
- Maintain strict cost discipline with positive jaws from 2027
- Target a normalized, sustainable net Cost of Risk from 2028 onwards, and good trajectory for stage 2 ratio reduction
- Continue to invest in our digital capabilities, AI, innovation and our people

The slides are as presented in CB's initial strategy update presentation done in January 2026

The Next Phase of Growth will be Built on Three Key Strategic Enablers

01

TECHNOLOGY & INNOVATION

02

DIGITAL

03

TALENT, TEAMWORK & CULTURE

- **Modernize our core banking platforms** to support speed, efficiency, scale, and innovation
- **Further strengthen data and infrastructure foundations** to accelerate automation and advanced analytics

- **Further enhance digital onboarding, servicing, and engagement** across Retail, Wealth, and Wholesale
- **Maintain leadership in digital adoption** by continuously investing in our mobile and online channels

- **Simplify the organization** to enhance speed and accountability
- **Invest in future-critical skills** including data science and AI
- Build a **collaborative, empowered and performance-driven culture**

The slides are as presented in CB's initial strategy update presentation done in January 2026

Further examples of AI enable delivery…

WHAT WE HAVE DELIVERED SO FAR

Proprietary Agentic AI: Credit Proposal Platform

Agentic Orchestration:
AI end-to-end credit request workflow, from document collection and data preparation through analysis, review, and approval - with full human oversight.

Conversational Intelligence:
Enables teams to interact with credit documents through conversational AI - significantly reducing manual drafting and revision time.

Secure Proprietary Deployment:
Hosted entirely within the Bank's secure environment on the Bank's own GPU infrastructure, ensuring confidentiality and regulatory compliance.

Contact Center AI: Agent Assistant

Instant Knowledge Access:
Provides agents with immediate access to products, services, scripts, and SOPs in a single place, replacing switching between multiple systems.

Consistent Customer Interactions:
Standardized knowledge supports more reliable, accurate handling of customer queries, including complex questions.

Faster Resolution Times:
Reduces handling time and accelerates query resolution, supporting a more connected Contact Centre and smoother customer interactions.

Machine Learning (ML): Point of Sale Backed Lending

New Product Enablement:
ML on SME POS turnover enabled the launch of a new tailored POS lending product - a tailored data-driven offering built on transaction-level business performance.

Targeted Market Activation:
Identifies SME customers with the highest propensity for the offering, equipping Relationship Managers with data-driven leads for proactive, personalized engagement.

Live in Digital Banking:
The POS lending product is now available through Digital Banking, providing SME customers with convenient, direct access to financing.

Together these AI initiatives help us to unlock income opportunities, reduce our cost and strengthen our risk management

From 2026 - 2030, we will in the Next Phase of Our Strategy...

Position us to capture growth among Qataris, SMEs, and affluent clients	Reshape CB to a more capital-efficient, fee-driven and deposit-anchored business model	Build on what we have done in AI thus far - enhancing customer service and the efficient operation of the bank	Draw a line under our legacy book	Deliver shareholder returns through disciplined execution and a sustainable dividend

Deliver Safe, Sustainable Profitability

The slides are as presented in CB's initial strategy update presentation done in January 2026

Consolidated Targets

		FY 2025 Actual	H1 2026 Actual	FY 2026 Target	End 2030 Target
Profitability	Return on Equity (ROE)[1]	9.2%[3]	8.2%[3] 8.8% (Before Pillar Two)	>8.2%[3] >9.2% (Before Pillar Two)	**>11.0%[3] >12.0% (Before Pillar Two)**
	Cost to Income (Consol)	29.5%	31.6%	<30.0%	**<27.0% Positive Jaws from 2027**
	Cost of Risk (Net)	75 bps	106 bps	90-100 bps	**70-90 bps**
	Dividends [2]	QAR 0.30 per share	Sustainable Dividends	Sustainable Dividends	**Sustainable Dividends**
Asset Quality	Coverage Ratio (Stage 3)	60.4%	61.5%	>62.0%	**>70.0%**
	NPL	6.1%	6.0%	<6.0%	**<5.0%**
Capital	CET1	12.2%	12.8%	12.0% - 13.0%	**12.5% - 14.0%**
	CAR	17.6%	18.9%	17.5% - 18.5%	**18.0% - 19.5%**

(1) Excluding Additional Tier 1 (AT1) Notes, post deducting AT1 coupon
(2) The Dividends are subject to regulatory approval
(3) Adjusted for BEPs Pillar Two Tax impact

Table of Contents

H1 2026 Financial Summary

Profitability

- Net Profit after Pillar Two Tax of QAR 1,013.7 million
- Net Profit before impact of Pillar Two Taxes of QAR 1,083.0 million
- Net interest margin (NIM) at 2.2%
- Net provisions of QAR 717.5 million, higher than in H1 2025, reflecting a more balanced approach to provisioning across all quarters, compared with the previous practice of larger charge in the fourth quarter.

Balance Sheet

- Loans and Advances, excluding Acceptances, increased by 3.6% to QAR 98.0 billion compared with 30 June 2025
- Investment Securities increased by 15.4% to reach QAR 41.3 billion, with the Group investing in high-quality market securities
- Customer Deposits of QAR 85.1 billion, up by 1.8% from 30 June 2025

Capital and Funding

- Strong Capital Ratios: CET1 and Capital Adequacy Ratio at 12.8% and 18.9% respectively
- Commercial Bank's successful re-issuance of USD 500 million Additional Tier 1 Capital Securities on 03 March 2026
- Alternatif Bank's successful re-issuance of USD 200 million Additional Tier 1 Capital Securities on 04 February 2026

Profitability (Reported), QAR million	H1 2026	H1 2025	%
Operating Income	2,459	2,248	9%
Operating Expense	(777)	(689)	(13%)
Operating Profit	**1,683**	**1,559**	**8%**
Net Provisions	(718)	(295)	(143%)
Share of Associates' results	210	196	7%
Net Monetary Loss due to Hyperinflation	(57)	(72)	21%
Income Tax Expense	(35)	(14)	(160%)
Net Profit Before BEPS Pillar Two Tax	**1,083**	**1,374**	**(21%)**
BEPS Pillar Two Tax	(69)	(113)	39%
Net Profit after Tax	**1,014**	**1,261**	**(20%)**

Balance Sheet, QAR million	30 Jun 2026	30 Jun 2025	%
Total Assets	184,510	181,944	1%
Loans and Advances *(Excluding Acceptances)*	98,037	94,656	4%
Loans and Advances	102,686	103,788	(1%)
Investment Securities	41,305	35,805	15%
Customer Deposits	85,060	83,539	2%
Total Equity	26,614	26,197	2%

Key Financial Metrics	H1 2026	H1 2025
Net Interest Margin (NIM)	2.2%	2.2%
Return on Assets (ROA) (2)	1.1%	1.5%
Return on Equity (ROE) (1/2)	8.2%	11.0%
CET 1 Ratio (Basel III) as at 30 June	12.8%	12.5%
Total Capital Ratio (Basel III) as at 30 June	18.9%	17.2%

(1) *Excluding Additional Tier 1 (AT1) Notes, post deducting AT1 coupon*
(2) *ROE and ROA is calculated after Pillar Two Tax impact. Both ROA and ROE are annualized*

Key Financial Highlights

QAR million	Reported			Excluding LTIS [1]		
	H1 2026	H1 2025	Variance H1 2026 v H1 2025 (%)	H1 2026	H1 2025	Variance H1 2026 v H1 2025 (%)
Net Operating Income	2,459	2,248	9%	2,484	2,276	9%
Operating Expenses	(777)	(689)	(13%)	(777)	(681)	(14%)
Operating Profit	1,683	1,559	8%	1,707	1,595	7%
Net Provisions	(718)	(295)	(143%)	(718)	(295)	(143%)
Share of Associates' Results	210	196	7%	210	196	7%
Net Monetary Loss due to Hyperinflation	(57)	(72)	21%	(57)	(72)	21%
Current Income Tax	(35)	(14)	(160%)	(35)	(14)	(160%)
Net Profit Before BEPS Pillar Two Tax	**1,083**	**1,374**	**(21%)**	**1,108**	**1,410**	**(21%)**
BEPS Pillar Two Tax	(69)	(113)	39%	(69)	(113)	39%
Net Profit	**1,014**	**1,261**	**(20%)**	**1,039**	**1,297**	**(20%)**
Loans and Advances *(Excluding Acceptances)* [2]	98,037	94,656	4%	98,037	94,656	4%
Loans and Advances [2]	102,686	103,788	(1%)	102,686	103,788	(1%)
Customer Deposits [3]	85,060	83,539	2%	85,060	83,539	2%
Net Interest Margin (NIM)	2.2%	2.2%	-	2.2%	2.2%	-
Cost/Income Ratio (Consolidated)	31.6%	30.6%	(1.0%)	31.3%	29.9%	(1.4%)
Cost/Income (Domestic)	26.9%	25.6%	(1.3%)	26.6%	25.3%	(1.3%)
Cost of Risk - COR (bps) – gross	142	77	(65)	142	77	(65)
Cost of Risk - COR (bps) – net	106	50	(56)	106	50	(56)
Non-Performing Loan (NPL) Ratio	6.0%	5.5%	(0.5%)	6.0%	5.5%	(0.5%)
Loan Coverage Ratio – Stage 3	61.5%	57.4%	4.1%	61.5%	57.4%	4.1%
Common Equity Tier 1 (CET 1) Ratio	12.8%	12.5%	0.3%	12.8%	12.5%	0.3%
Capital Adequacy Ratio (CAR)	18.9%	17.2%	1.7%	18.9%	17.2%	1.7%

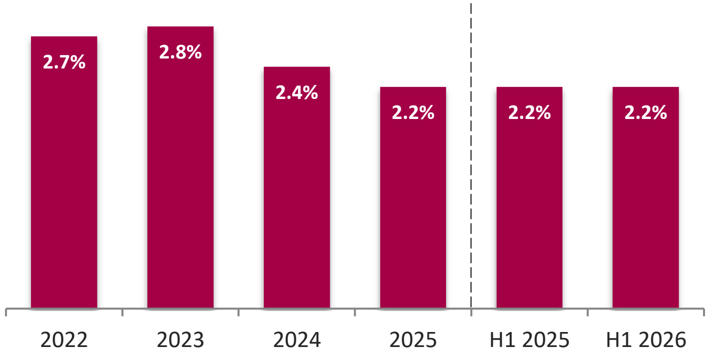
(1) *Excluding Long-Term Incentive Scheme (LTIS) table shows the figure after removing the impact of share option scheme, to show actual underlying business trend.*
(2) *Represents net loans and advances to customers, after deducting impairment allowances.*
(3) *Customer Deposits include current and call deposits, saving deposits, time deposits and accrued interest.*

Earnings Performance: For The Six Months Ended 30 June 2026

Profitability

- **Net interest income** for H1 2026 was QAR 1,841.6 million, up by 14.4% YoY.
  - Net interest margin (NIM) is at 2.2% for the six month ended 30 June 2026, stable year on year.
  - NIM is stable YoY despite pressure from:
    - Stiff competition for domestic deposits.
    - Repricing lag between assets and liabilities due to downwards rate revision towards the end of 2025.
    - Refinancing of some of our medium-term debt issuances which were previously at a lower rate.
- **Non-interest income** for H1 2026 was lower by 3.1% YoY.
  - The Group’s net fee and commission-based income increased by 3.5% to QAR 509.3 million which included one-off Wholesale Banking fees.
  - The overall decrease in non-interest income was mainly due to lower dividend income and lower income from investment securities including the impact of fair value movements.
- **Cost to income ratio** at consolidated level increased to 31.6% for the six months ended 30 June 2026, compared to 30.6% in the same period last year.
  - At domestic level, Cost to income ratio increased to 26.9% for the six months ended 30 June 2026, compared to 25.6% in the same period last year.

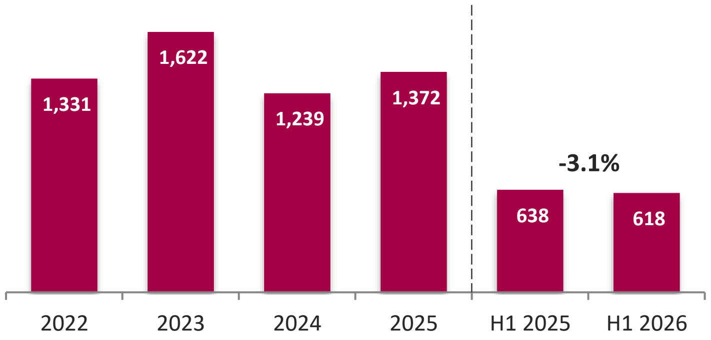
Net Interest Margin (NIM)



Net interest income as a % of average interest earning assets, including (i) Loans and advances to customers (ii) bonds and (iii) loans to other credit institutions (iv) other interest earning assets

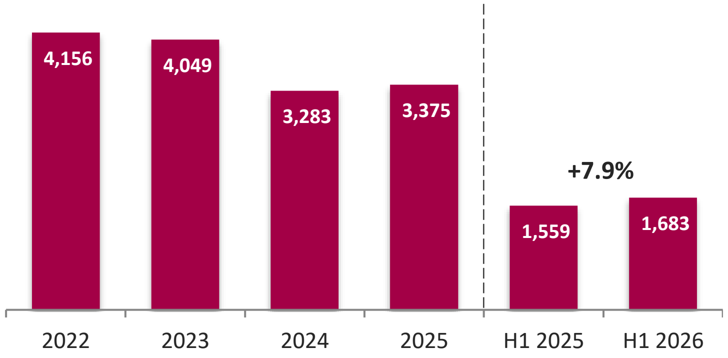
Non-Interest Income

(QAR million)

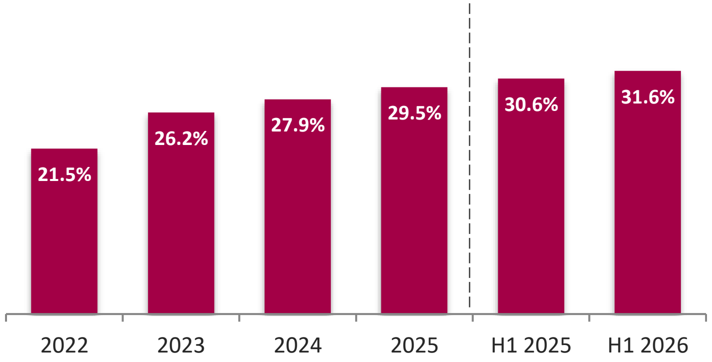


Operating Profit

(QAR million)



Cost to Income Ratio - Consolidated



Loans and Advances

QAR million	30 Jun 2026	30 Jun 2025	Movement 30 Jun 26 vs 30 Jun 25	Movement 30 Jun 26 vs 30 Jun 25 (%)
Corporate & International (Note 1)	78,292	76,765	1,527	2.0%
Retail	12,579	12,292	287	2.3%
Alternatif Bank	7,166	5,600	1,566	28.0%
Net Loans and Advances excluding Acceptances	**98,037**	**94,657**	**3,380**	**3.6%**
Acceptances (Consolidated Group)	4,649	9,131	(4,482)	(49.1%)
Net Loans and Advances including Acceptances	**102,686**	**103,788**	**(1,102)**	**(1.1%)**

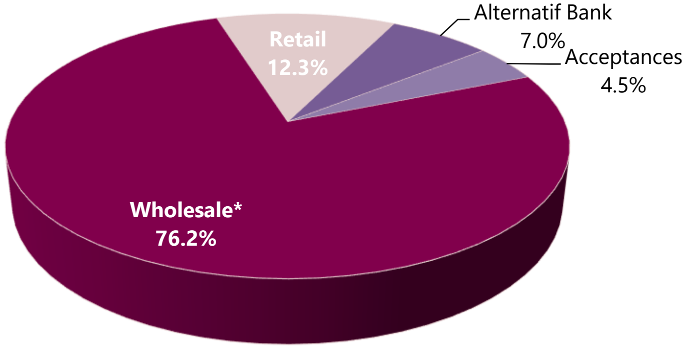
Note 1: Domestic Corporate lending growth was driven mainly from the Government and Public Sector lending.

Group Loan Book Analysis

Summary

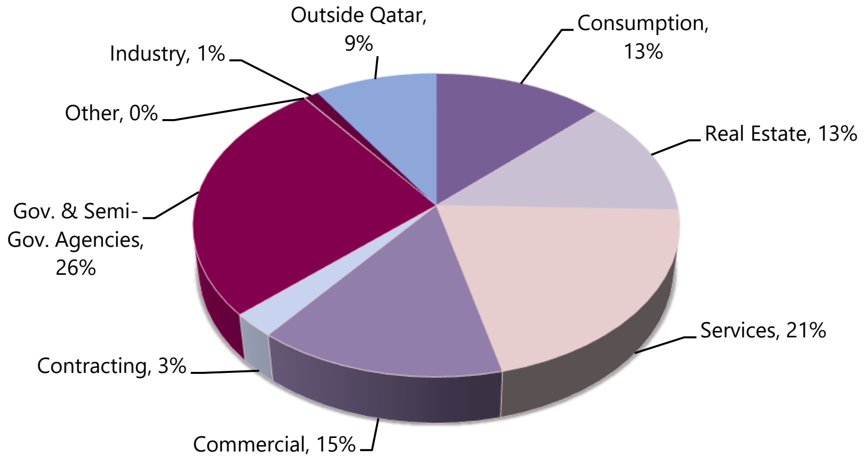
- Loans and Advances to Customers excluding Acceptances of QAR 98.0 billion, up by 3.6% from 30 June 2025.
- Loans and Advances to Customers of QAR 102.7 billion, down by 1.1% from 30 June 2025. This includes acceptances of QAR 4.7 billion.
  (refer to page 13 for details)
- Continuing to reshape the profile of the lending book with diversification of risk across a range of sectors and reducing the exposure to higher risk sectors.

CB Loan Book Split – 30 June 2026



**Wholesale includes corporate, SME and international loans as well as government and public sector loans including MoF overdraft*

Qatari Banks Credit Facilities Breakdown by Sector – May 2026



Source: QCB

CB Loan Book Breakdown by Sector – June 2026

Sector	Jun-26	Jun-25
Govt and Public Sector	23.1%	16.1%
Industry	3.0%	6.3%
Commercial	16.9%	19.1%
Services	25.1%	25.0%
Contracting	1.8%	2.2%
Real Estate	18.9%	19.3%
Consumption	10.0%	10.1%
Others	1.2%	1.9%
	100.0%	100.0%

Retail Portfolio and Performance on the Rise, Delivering Strong Growth

Summary

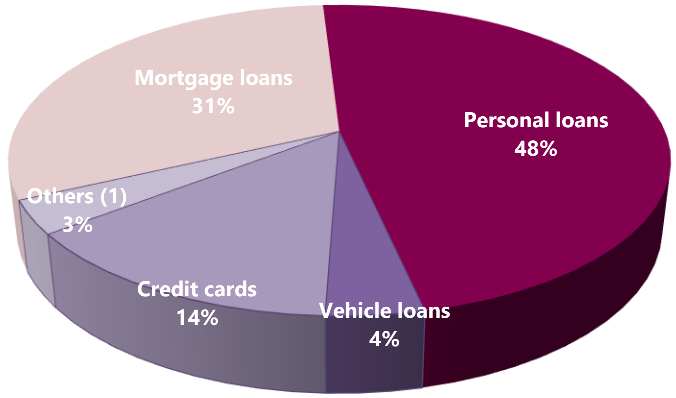
Portfolio

- The Retail portfolio[(2)] grew by 2.3% to QAR 12.6 billion, as compared to 30 June 2025.
- The Retail loan book represents 12.2% of overall bank's loan book.
- The increase is mainly from growth in personal loans and credit cards.

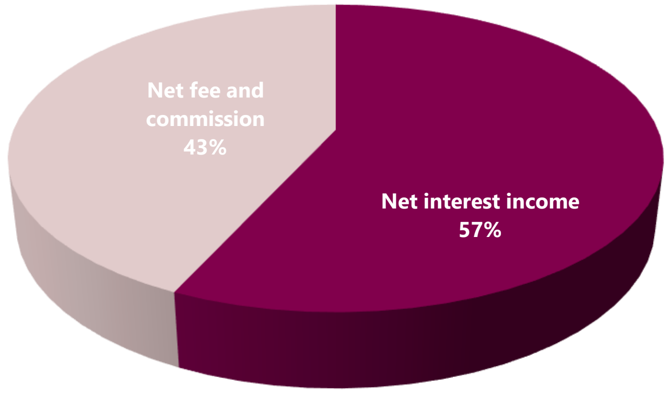
Performance

- Retail Banking's net operating income in Qatar for the six months ended 30 June 2026 represents 35% of CB domestic operating income.
- Retail wealth management, advisory solutions and diversified product offerings have resulted in Asset Under Management to double since 2022.

Retail Book Breakdown by Division – June 2026



Key Retail Income Drivers – June 2026



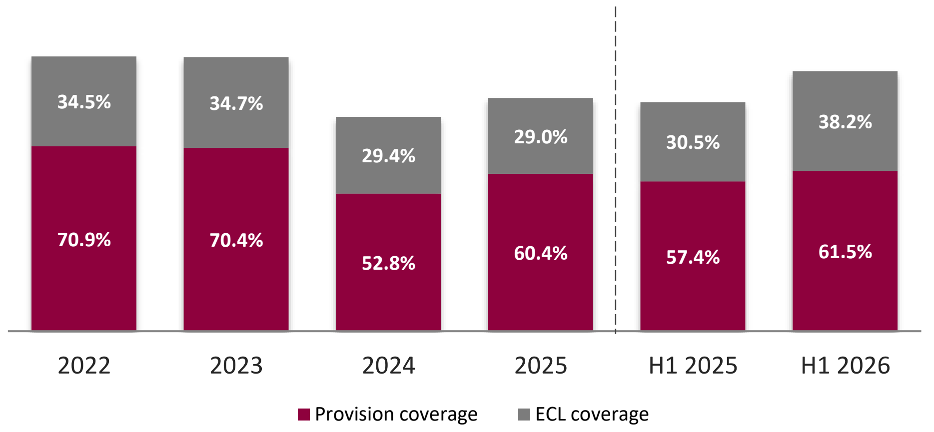
Notes:
(1) Others include overdrafts, term, trade and margin related loans
(2) Retail loans above excludes Enterprise and Securities related lending

Asset Quality: 30 June 2026

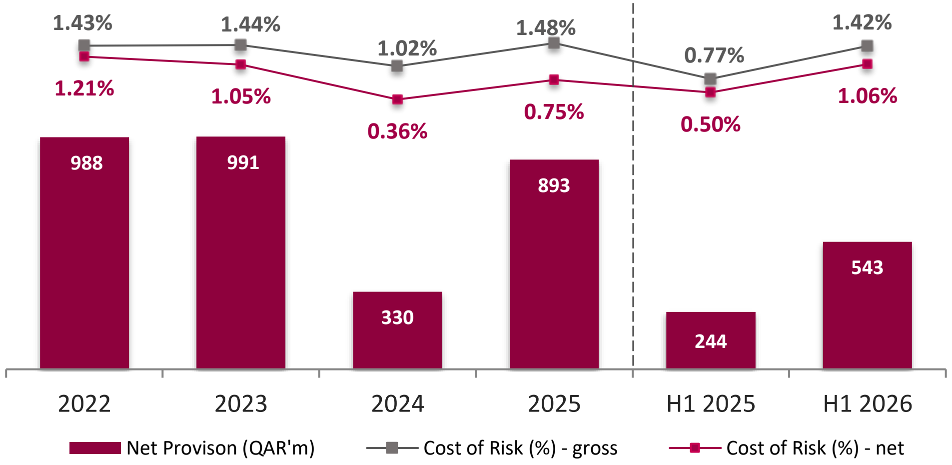
Summary

- Net impairment charge for loans increased to QAR 542.8 million vs QAR 244.1 million in H1 2025, primarily reflecting a more balanced approach to provisioning across all quarters and continued actions to address the legacy loan book.
- The net impairment charge of QAR 542.8 million for H1 2026 is made up of:
  - Corporate charge of QAR 461.7 million
  - Retail charge of QAR 62.7 million
  - Alternatif Bank charge of QAR 18.4 million
- NPL ratio stood at 6.0% as at 30 June 2026.
- Net cost of risk increased to 106 bps for the six months ended 30 June 2026. Further, net CoR includes additional ECL charges booked on account of higher weightage from downside economic scenarios.
- Loan coverage ratio for Stage 3 stood at 61.5% as at 30 June 2026. Loan coverage including ECL stood at 99.7%.

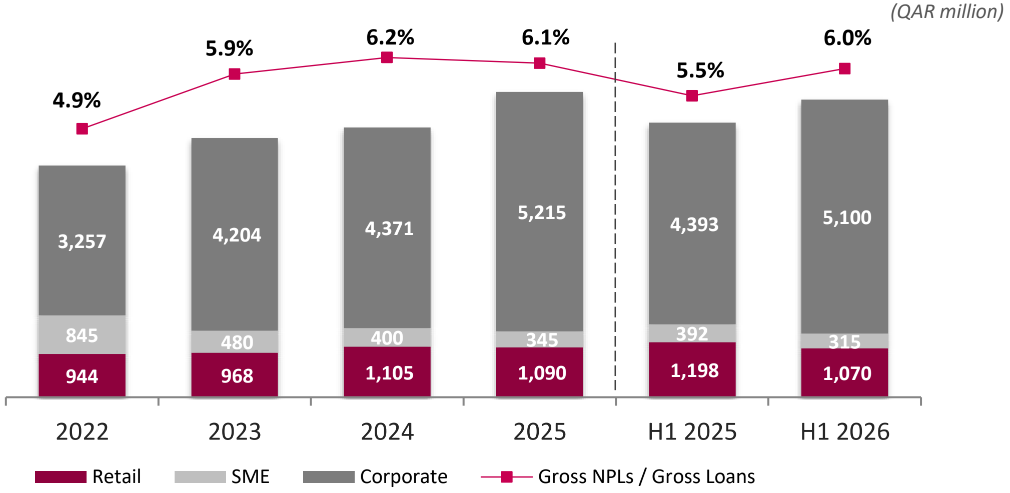
Loan Coverage Ratio



Net Provision Charge for Loans and NPLs (QAR million)



Non-Performing Loans ('NPL') ratio

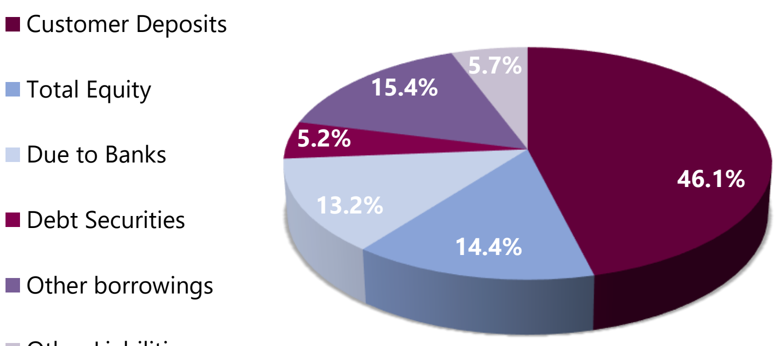


Sources of Funding

Summary

- Customer deposits at QAR 85.1 billion, up by 1.8% vs 30 June 2025 representing 46.1% of the total funding.
- Customer deposits remain the Bank's core funding source, while wholesale funding provides flexibility to manage liquidity and tenor ahead of the right EMTN issuance window.
- Bilateral loans increased by 21.8% to QAR 18.1 billion, reflecting proactive funding diversification and duration management amid more volatile market conditions.
- The QAR 727 million subordinated notes balance represents Alternatif Bank's USD 200 million AT1 refinancing, which was fully placed with external investors and supported the Group's capital position.
- Strong ratings from all three major rating agencies continue to support diversified funding access and balance-sheet flexibility.

Total Funding Mix – 30 June 2026



Debt Issued and Other Borrowed Funds

Issuance Type (QAR million)exc	Jun-26	Jun-25
Bilateral loans	18,097	14,859
Syndicated loans	8,220	8,072
EMTN	8,001	9,770
Subordinated notes	727	-
Certificate of Deposits	660	1,475
Other loans (1)	2,273	1,711
Total	**37,977**	**35,887**

CB Credit Ratings

Rating Agency	Credit Ratings		Bank Strength	Outlook	Date
	LT	ST			
Fitch	A	F1	bb+	RWN(2)	May 26
Moody's	A3	P-2	ba1	Stable	Jun 26
S&P	A-	A-2	bbb-	Stable	Nov 25

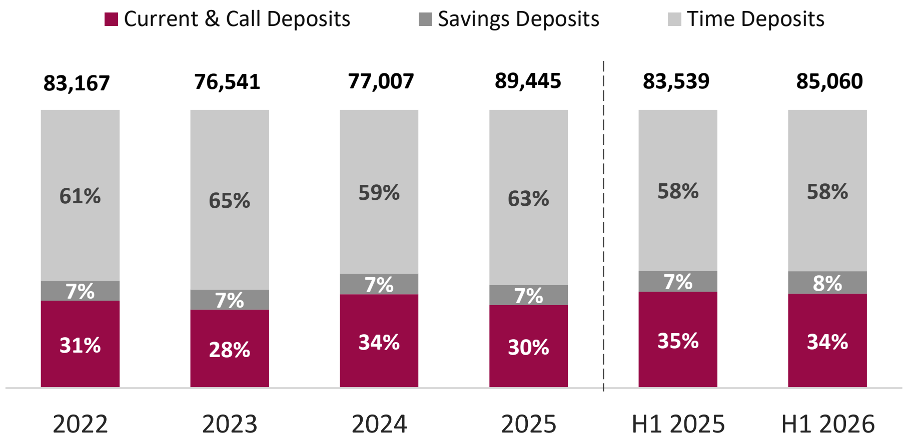
(1) Other loans includes senior notes, other related loans and also accrued interest
(2) RWN = Rating Watch Negative

Deposit Portfolio

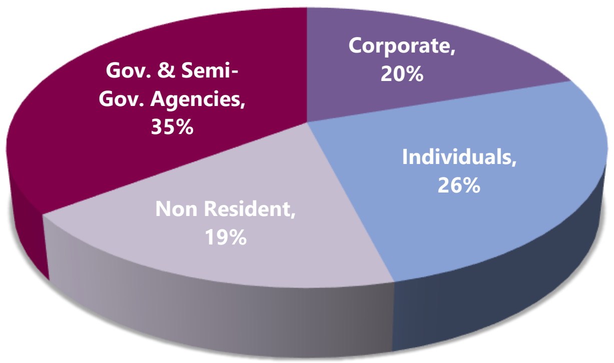
Summary

- Diversified deposit mix with Government and Semi-Government at 30%, corporate at 28% and individuals at 29%.
- Current and Savings accounts deposits increased by 1.6% to QAR 35.5 billion and represented 42.0% of the total customer deposit mix.
- The mix of Qatar non-resident deposit is 13%.

CB Customer Deposits (QAR million)

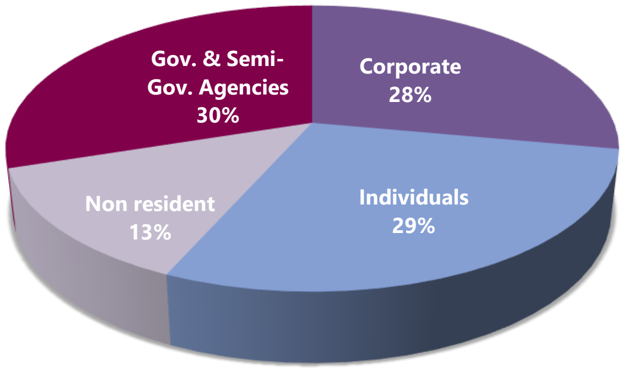


Qatari Banks Deposits Breakdown by Sector – May 2026



Source: QCB

CB Deposits by Customer Type – June 2026

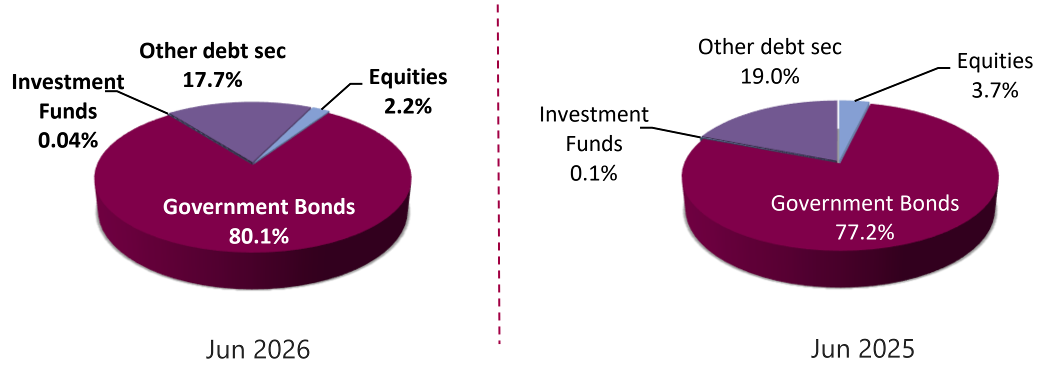


Investment Portfolio: High Asset Quality with 80.1% of the Portfolio Invested in HQLA Government Bonds

Summary

- Investment portfolio of QAR 41.3 billion as at 30 June 2026, compared to QAR 35.8 billion as at 30 June 2025.
- Approx. 80.1% investments in Government Bonds.
- Approx. 88.6% in AAA+ to A- rated securities.

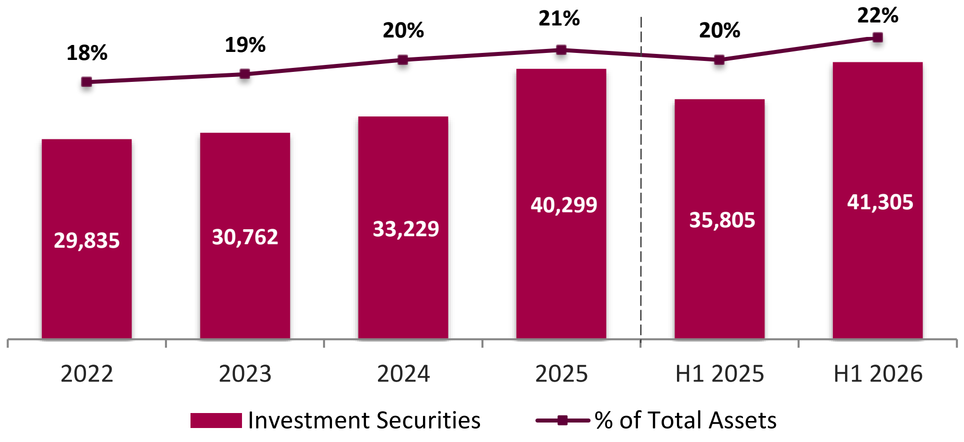
Investment Portfolio – 30 Jun 26 vs 30 Jun 25



Investment Portfolio by Credit Rating

Credit Rating	Portfolio Weight
AAA+ to A-	88.6%
BBB+ to BB-	4.2%
B+ to B-	0.4%
Unrated	6.7%

Investment Portfolio Evolution (QAR million)

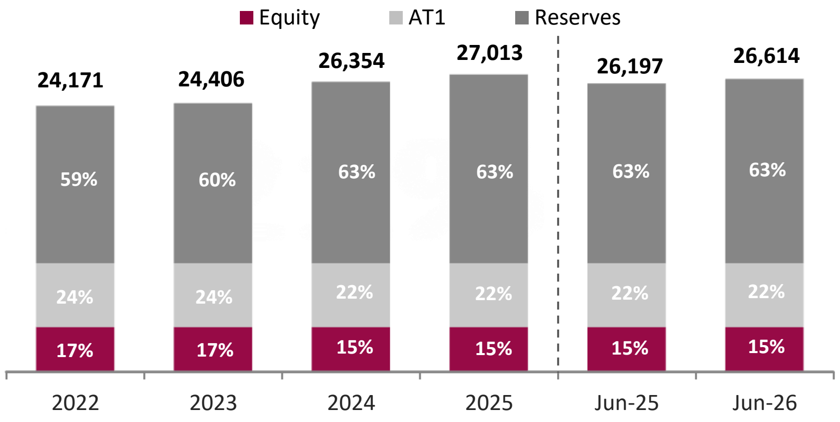


Capital Overview: 30 June 2026

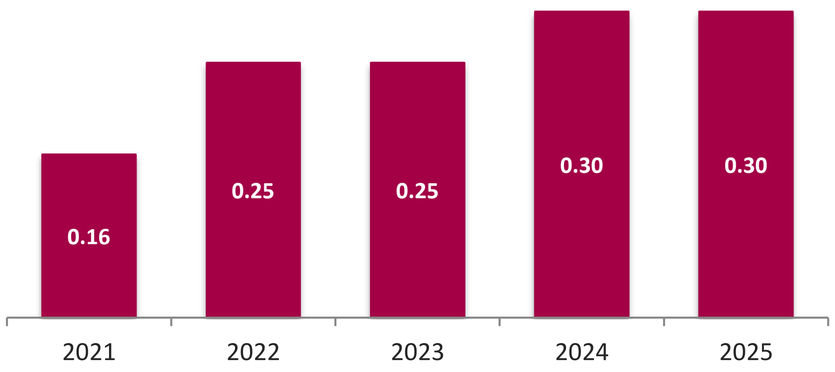
Summary

- Total equity at QAR 26.6 billion, up by 1.6% from 30 June 2025.
- Strong capital position, with Capital Adequacy Ratio at 18.9%, increased from 17.2% at 30 June 2025.

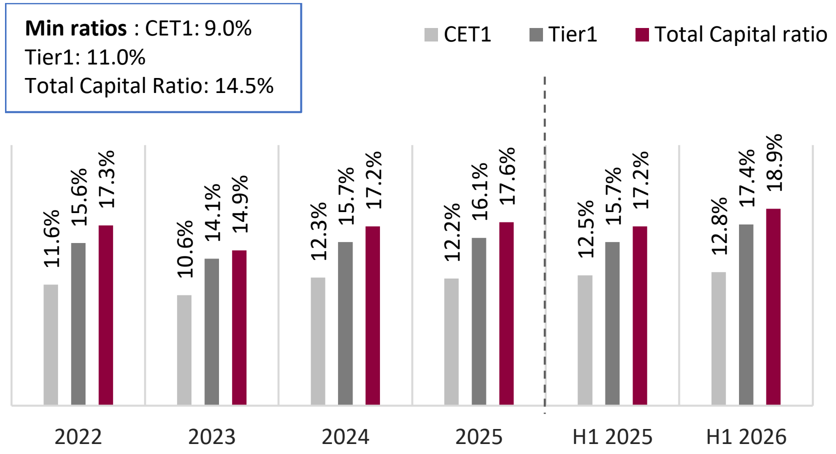
Total Equity (QAR million)



Dividend Distribution Per Share (QAR)



Capital Adequacy Ratio (Basel III)



Commercial Bank Financial Performance – For The Six Months Ended 30 June 2026 (CB Domestic)

Profitability

QAR million	Reported			Excluding LTIS		
	H1 2026	H1 2025	%	H1 2026	H1 2025	%
Net interest income	1,501	1,477	2%	1,501	1,477	2%
Non-interest income	674	662	2%	703	661	6%
Operating income	2,175	2,139	2%	2,204	2,138	3%
Total costs	(586)	(548)	(7%)	(586)	(540)	(8%)
Operating profit	1,589	1,591	(0%)	1,618	1,598	1%
Net provisions	(691)	(275)	(152%)	(691)	(275)	(152%)
Net profit	897	1,315	(32%)	926	1,322	(30%)

Balance Sheet

QAR million	Jun-26	Jun-25	Var %
Total assets	175,166	174,863	0.2%
Loans and advances *(excluding acceptances)*	90,870	89,042	2.1%
Loans and advances	95,114	97,937	(2.9%)
Investment securities	42,706	37,371	14.3%
Customer deposits	80,636	79,573	1.3%
Total equity	29,934	28,603	4.7%

Performance Ratios

	H1 2026	H1 2025
ROE (1/2)	7.6%	12.5%
NIM	1.9%	2.2%
Cost to income	26.9%	25.6%

Capital Ratios

	H1 2026	H1 2025
CET1 Ratio (Basel III)	13.3%	12.4%
Total Capital Ratio (Basel III)	19.4%	16.8%

(1) *Excluding Additional Tier 1 (AT1) Notes, post deducting AT1 coupon*
(2) *ROE is calculated after Pillar Two Tax impact. ROE is annualized*

Alternatif Bank Results – Half Year Ended 30 June 2026

Balance Sheet

TL million	Jun-26	Jun-25	%
Assets			
Cash and balances with central bank	17,461	15,891	10%
Due from banks	8,523	4,422	93%
Loans and advances to customers	97,062	63,758	52%
Investment securities	23,061	19,285	20%
Property and equipments	1,627	4,108	(60%)
Other assets	10,293	7,677	34%
Total assets	**158,027**	**115,141**	**37%**
Liabilities & equity			
Due to banks	12,721	14,111	(10%)
Customer deposits	56,710	43,312	31%
Other borrowed funds	62,543	39,521	58%
Other liabilities	15,207	6,764	125%
Shareholders equity	10,846	11,433	(5%)
Total liabilities and equity	**158,027**	**115,141**	**37%**

Profitability

TL million	H1 2026	H1 2025	%
Operating Income	3,429	1,416	142%
Operating Expense	(2,341)	(1,436)	(63%)
Provisions charge	(325)	(214)	(52%)
Profit / (Loss) Before Tax	763	(234)	426%
Income Tax Expense	(416)	(130)	(220%)
Net Monetary Loss	(680)	(745)	9%
Net Loss	**(333)**	**(1,109)**	70%

Alternatif Bank of Turkey

- Operating Income at TL 3,429 million for the six months ended 30 June 2026. Year on year Increase of 142%.
- Year on year Increase in Operating Expense by 63%.
- The Net Monetary Losses due to Hyperinflation is TL 680 million.
- Reported Net Loss of TL 333 million for the six months ended 30 June 2026.

everything is possible

كل شيء يمكن تحقيقه

Thank You