Dukhan Bank (Q.P.S.C.) (DUBK)

Q3 2026 Financial Results & Valuation Review

Equity Research | Banks & Financial Services | Qatar Securities Co. (P.Q.S.C.) | October 2026

QAR 1.192bn 9M 2026 Profit Attributable to Equity Holders	**QAR 126.8bn** **Sep-2026 Total Assets**	QAR 14.11bn Sep-2026 Ordinary Shareholders' Equity
3.76% **Non-Performing Financing Ratio**	**QAR 2.970** **Market Price as of 12 October 2026**	**QAR 3.36** **Base Estimated Fair Value**

FAIR VALUE CONCLUSION | Range: QAR 3.02–3.70 | Base Fair Value: QAR 3.36
Current Price: QAR 2.97 | Fair Value 13.01% Above Market

FY2026 ESTIMATED FIGURES – Annualized 9M Income Statement / Sep-2026 Balance Sheet Carry-Forward

QAR 1.494bn **Est. Ordinary Shareholder Earnings After AT1**	**QAR 126.8bn** **Est. Total Assets**	**QAR 0.286** **Est. Ordinary EPS**
10.87% **Est. Ordinary ROAE**	**1.27%** **Est. ROAA**	**19.1%** **Current CAR / FY2026E Carry-Forward**

FY2026E income-statement figures annualize 9M 2026 where representative. Balance-sheet figures carry forward the 30 September 2026 position. The valuation applies a residual income method at 60%, a three-year historical P/B anchor at 20% and a three-year historical P/E anchor at 20%.

Source: Dukhan Bank reviewed 9M 2026 and 9M 2025 interim financial statements; audited consolidated financial statements FY2021-FY2025; Dukhan Bank Investor Presentation, September 2026; market data to 12 October 2026.

Dukhan Bank (Q.P.S.C.) (DUBK) | Q3 2026 Results & Valuation Review

TABLE OF CONTENTS

1. Executive Summary **3**
1.1 Key Financial and Valuation Metrics 3
1.2 Executive Highlights 3

2. Company Background and Strategic Positioning **4**
2.1 Corporate Overview, Merger and Listing 4
2.2 External Ratings and Market Position 4
2.3 Shareholding, Governance and ESG 5
2.4 Islamic Business Model and Operating Segments 5
2.5 Subsidiaries and Off-Balance-Sheet Assets Under Management 6
2.6 Geographic and Related-Party Exposure 6

3. Financial Performance and Profitability **7**
3.1 9M 2026 Results and Year-on-Year Analysis 7
3.2 Operating Income Composition 8
3.3 Islamic Profit Attribution and Quasi-Equity 8
3.4 Margin, Yield and Operating Efficiency 9
3.5 Segment Revenue and Profitability 11
3.6 Quarterly Performance and FY2026E Outlook 12
3.7 Annual Profitability Trends 13
3.8 Dividends and Shareholder Returns 13

4. Financial Position, Funding and Cash Flow **15**
4.1 Balance Sheet Development 15
4.2 Annual Asset Composition 15
4.3 Funding Structure and Participatory Investment Accounts 16
4.4 Annual Funding Composition 16
4.5 Financing Portfolio and Investment Securities 17
4.6 Cash Flow Analysis 18

5. Asset Quality, Capital and Liquidity **19**
5.1 NPF, Stage Distribution and Coverage 19
5.2 ECL, Credit Quality and Risk-Weighted Assets 20
5.3 Capital Adequacy and Liquidity 21
5.4 Off-Balance-Sheet Exposure 21

6. Macro and Sector Environment **22**
6.1 Qatar Banking Environment 22
6.2 Islamic Banking Considerations 23

7. SWOT Analysis **23**
7.1 SWOT Matrix 23
7.2 Overall Assessment 24
7.3 Investment Risk Assessment 24

8. Valuation Methodology and Fair Value Conclusion **25**
8.1 Valuation Framework and Method Weights 25
8.2 Key Valuation Inputs 25
8.3 Residual Income Method 26
8.4 Fair Value Conclusion and Sensitivities 26
8.5 Share Data, Market Multiples and Trading Context 28

9. Sources and Disclaimer **29**
9.1 Source Register 29
9.2 Disclaimer 29

1. EXECUTIVE SUMMARY

1.1 Key Financial and Valuation Metrics

Metric	9M 2025	9M 2026	YoY	FY2026E	FY2025
Total income, net of finance cost (QAR bn)	4.08	4.15	+1.8%	5.53	5.42
Net banking income after quasi-equity attribution (QAR bn)	2.13	2.26	+6.0%	3.01	2.83
Profit attributable to equity holders (QAR bn)	1.192	1.192	+0.1%	1.590	1.258
Ordinary EPS after AT1 (QAR/share)	0.215	0.215	+0.1%	0.286	0.227
Total assets (QAR bn)	118.09	126.77	+7.4%	126.77	123.78
Net financing assets (QAR bn)	85.68	94.05	+9.8%	94.05	90.01
Customer funding – PIAs and current accounts (QAR bn)	86.33	89.96	+4.2%	89.96	87.79
Ordinary ROAE	11.37%	10.87%	-50bps	10.87%	9.01%
ROAA	1.35%	1.27%	-8bps	1.27%	1.04%

1.2 Executive Highlights

- Profit remained effectively flat while the balance sheet expanded. Profit attributable to equity holders was QAR 1,192.4m, up 0.1% year-on-year, on total assets up 7.4% to QAR 126.8bn and net financing assets up 9.8% to QAR 94.0bn. Annualized ordinary ROAE was 10.87% and ROAA 1.27%.
- Total income rose 1.8% to QAR 4.15bn. Financing income fell 7.0% as the annualized gross financing yield declined from 5.32% to 4.81%, but investing income increased 12.8%, finance cost fell 23.2%, and net fee and commission income rose 6.3%. Income after the quasi-equity attribution increased approximately 6.0% to QAR 2.26bn.
- Credit cost remained the principal earnings drag. Total net impairment charges rose 38.6% to QAR 363.0m; the model annualized cost of risk increased to 0.52% from 0.42% in 9M 2025. This absorbed most of the benefit from lower funding costs and stronger non-financing income.
- Asset quality improved materially through Q3. The NPF ratio fell to 3.76% from 4.22% at December 2025 and Stage 3 coverage increased to 78.52%. The Moody's-equivalent credit-rating distribution of financing assets also improved, with investment-grade exposures rated Aaa to Baa3 recovering to 79.44% from 61.36% at June 2026 and 77.57% at December 2025.
- Participating Investment Account support remains part of the Bank's broader funding and pricing strategy. Support amounted to QAR 1,815.1m against QAR 1,585.6m of gross Mudarib entitlement, equivalent to 114.5%, improving from 117.8% in 9M 2025. Despite support remaining above 100%, net margin on average earning assets was broadly stable at 2.00% versus 2.03% a year earlier, indicating no material margin pressure from the current PIA pricing approach. The support functions economically as a market-matching mechanism for customer funding, allowing PIA returns to remain competitive with conventional and Islamic deposit alternatives.
- Earnings remain concentrated in Treasury. Treasury Investment Group generated 43.9% of segment pre-impairment profit, while Wholesale Banking pre-impairment profit declined 19.3% year-on-year to QAR 329.1m despite already reflecting the allocation of quasi-equity/PIA funding costs. This suggests that the weakness in Wholesale Banking reflects underlying segment profitability rather than simply the treatment of PIA costs, while overall earnings remain increasingly supported by Treasury performance. This concentration is relevant to the repeatability of sustainable ROE since a larger share of earnings is being generated by Treasury, of which returns are more sensitive to market conditions, rates and investment positioning, while profitability in the core Wholesale Banking activities weakened.
- Capital strengthened. Total CAR rose to 19.1%, 4.47 percentage points above the 14.63% minimum including buffers. The September investor presentation reports a 21.0% liquid-asset ratio and 99.0% regulatory financing-to-deposits ratio; the latest numeric LCR and NSFR remain 175.1% and 106.5%, respectively.
- Tax remains a key forward variable. FY2025 included QAR 153.4m of Pillar Two domestic minimum top-up tax, while the 9M 2026 charge was only QAR 0.743m and Note 23 states management assessed no Pillar Two impact for 2026. The base annualizes the reported 2026 tax charge, while the normalized ROE deliberately retains a 50% FY2025 weight as a conservative hedge against tax-regime recurrence.
- The blended base fair value is QAR 3.36 per share, within a driver-based range of QAR 3.02 to QAR 3.70, against the QAR 2.970 closing price on 12 October 2026 – 13.01% above market. The residual income method carries a 60% weight, with historical P/B and P/E anchors at 20% each.

Source: Dukhan Bank reviewed 9M 2026 and 9M 2025 interim financial statements; audited consolidated financial statements FY2021-FY2025; Investor Presentation, September 2026; market data to 12 October 2026.

2. COMPANY BACKGROUND AND STRATEGIC POSITIONING

2.1 Corporate Overview, Merger and Listing

Dukhan Bank was incorporated as a Qatari shareholding company under Commercial Registration No. 38012 dated 28 January 2008 and commenced activities on 1 February 2009 under Qatar Central Bank Licence No. RM/19/2007. The Group is engaged in financing, investing and advisory activities in accordance with Islamic Shari'ah rules as determined by the Shari'ah Committee of the Bank. On 21 April 2019 the Bank and International Bank of Qatar merged, effective upon Qatar Central Bank confirmation, and the Bank rebranded from Barwa Bank to Dukhan Bank during October 2020.

The Bank was converted from a Qatari private shareholding company to a public shareholding company by Ministerial Resolution No. 2 of 2023 on 22 January 2023. The Qatar Financial Markets Authority approved the listing on 1 February 2023 and trading commenced on 21 February 2023 under DUBK. Following listing the Bank was included in the MSCI, FTSE and QSE indices. Because the listing is recent, the historical multiple anchors used in Section 8 remain confined to FY2023-FY2025. The Bank operates through its Lusail Marina head office and 8 branches, supported by 68 ATMs, six digital channels and more than 150,000 customers.

Strategic factor	Current position	Valuation relevance
Domestic scale	QAR 126.8bn assets; 5th-largest Qatari bank and 3rd-largest Islamic bank	Scale supports franchise economics and funding access.
Government and GRE franchise	Government and GRE financing approximately 36% of gross financing; Government and GRE deposits 42% of total	Supports credit quality and liquidity access but compresses asset yield and concentrates the funding base.
Capitalization	19.1% total CAR against a 14.63% minimum including buffers and ICAAP	Provides 4.47pp of loss-absorption headroom. Capital is adequate rather than surplus, so the valuation does not model a capital release.
Capital efficiency	10.87% annualized ordinary ROAE; 9.94% normalized sustainable ROE against 9.23% cost of equity	Normalized ROE exceeds the cost of equity, so residual income remains positive, albeit with a narrower spread than at H1.
State-linked investment book	State-linked securities represented 80% of the investment portfolio at September 2026; investment securities amounted to QAR 24.85bn, equivalent to 19.6% of total assets.	Supports liquidity and repo capacity while linking earnings to sovereign spreads and reinvestment risk.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements; Dukhan Bank Investor Presentation, September 2026.

2.2 External Ratings and Market Position

Agency	Long-term	Outlook / watch	Latest position
Fitch Ratings	A	Negative	The Negative Outlook is sovereign-linked rather than issuer-specific, reflecting Fitch's outlook on Qatar and residual geopolitical/LNG-export risks.
Moody's Ratings	A2	Stable	September 2026 investor presentation reports A2 / Stable; the 29 June 2026 Moody's action remains the latest action used in this review.

- Dukhan Bank remained the fifth-largest Qatari bank by total assets and the third-largest Islamic bank in the latest peer positioning disclosed by the Bank. At 30 June 2026 it represented approximately 5% of listed-bank assets, 6% of loans and 6% of deposits; the September 2026 presentation retained that positioning.

Source: Fitch Ratings action dated 10 September 2026; Moody's Ratings action dated 11 June 2026; Dukhan Bank Investor Presentation, September 2026.

2.3 Shareholding, Governance and ESG

Shareholder	Ownership	Comment
General Retirement and Social Insurance Authority – Pension Fund	24.48%	State pension fund
Military Pension Fund (Qatar)	11.67%	State pension fund
Qatar Holding	6.77%	Qatar Investment Authority investment arm
Broog Trading Company	13.45%	Founding shareholder
Al Sanad Trading Company and related entities	10.00%	Founding shareholder
Founders and major shareholders	66.37%	Aggregate, including approximately 43.0% government-related
Other shareholders	33.63%	3,254 investors at 30th September 2026

Source: Major Shareholders' disclosure as of 15th Oct., 2026, Dukhan Bank Investor Presentation, September 2026, Ownership Structure.

Position	Name
Chairman of the Board	H.E. Sheikh Abdulla Bin Fahad Bin Jassim Al-Thani
Vice Chairman	Mr. Abdulaziz Mohammed Hamad Al Mana
Executive Board Member and Managing Director	H.E. Sheikh Mohammad Bin Hamad Bin Jassim Al Thani
Acting Group Chief Executive Officer	Mr. Ahmed Hashem
Chief Financial Officer	Mr. Osama Abu Baker
Chief Risk Officer	Mr. Nile Rabbani Awan
Chief Credit Officer	Mr. Farrukh Zaman
Treasurer and Chief Investment Officer	Mr. Bashar Jallad
Chief Compliance Officer	Mr. Thamer S. Abdalla

- The Board includes four independent directors representing Qatar Holding and the state pension funds. Shari'ah governance follows AAOIFI Governance Standards in full, comprising a Shari'ah supervisory board, a Shari'ah compliance function, and internal and external Shari'ah audit.
- The Bank's ESG strategy is built on three pillars – Motivate Impact, Secure Partnerships and Reliable Governance – informed by a double materiality assessment and aligned to Qatar Central Bank expectations. It received a Sustainability Award from the Ministry of Environment and Climate Change at the Qatar Sustainability Conference 2025. No third-party ESG rating is disclosed in the sources reviewed.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 1; Dukhan Bank Investor Presentation, September 2026, ownership, governance and ESG pages.

2.4 Islamic Business Model and Operating Segments

Segment	Principal activities
Wholesale Banking	Financing, deposits and other transactions and balances with wholesale customers, including corporate, government and institutional banking, trade finance and cash management.
Retail and Private Banking	Financing, deposits and other transactions with retail and private customers, including wealth management and advisory and part asset-management activities for private customers.
Treasury Investment Group	Funding and centralized risk management through borrowings and risk-management instruments, investment in liquid assets and sovereign and corporate debt securities, trading and corporate finance.
Subsidiaries	The First Investor (asset management and investment banking), First Finance Company (Islamic financing products) and First Leasing Company (leasing activities).
Unallocated	Central items not attributed to a reportable segment.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 5.

2.5 Subsidiaries and Off-Balance-Sheet Assets Under Management

Entity	Country of incorporation	Tax residency	Year incorporated	Ownership	Principal activity
The First Investor P.Q.S.C.	Qatar	Qatar	1999	100%	Asset management and investment banking
First Finance Company P.Q.S.C.	Qatar	Qatar	1999	100%	Islamic financing products
First Leasing Company P.Q.S.C.	Qatar	Qatar	2008	100%	Leasing activities
BB Islamic Derivatives	Cayman Islands	Qatar	2018	100%	Islamic derivative transactions for the Bank; QFC branch established in Qatar during 2025

- Off-balance-sheet assets under management increased to QAR 6.06bn at 30 September 2026 from QAR 5.37bn at the start of the year, comprising QAR 1.09bn of discretionary portfolio management and QAR 4.96bn of other restricted Wakalas. These assets are held in a fiduciary capacity, are not consolidated, and support fee-based income rather than balance-sheet growth.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 1 and the statement of changes in off-balance-sheet assets under management.

2.6 Geographic and Related-Party Exposure

- Geographic concentration remains predominantly domestic. At 30 September 2026, 91% of the financing book was in Qatar, 5% in North America and 4% in Europe, versus 90%, 6% and 4%, respectively, at December 2025. The Bank's core banking operations remain Qatar-based.

Related-party balances (QAR mn)	Subsidiaries	Board of directors	Others
Customer financing – 30 September 2026	7.7	21,398.5	–
Customer financing – 31 December 2025	12.5	20,725.3	–
Current accounts and PIAs – 30 September 2026	482.4	2,092.9	3,893.3
Current accounts and PIAs – 31 December 2025	455.8	1,324.4	4,432.2
Contingent liabilities and commitments – 30 September 2026	10.4	384.8	–
Contingent liabilities and commitments – 31 December 2025	11.4	408.2	–

- Related-party financing concentration increased. Financing to Board-related parties rose 3.2% from December 2025 to QAR 21.40bn at September 2026, equivalent to 21.78% of total financing assets of QAR 98.3bn. Related current accounts and Participatory Investment Accounts (PIAs) from the Board increased to QAR 2.09bn. These balances are material and remain an important concentration monitor.
- Financing to key management personnel was QAR 29.3m at 30 September 2026 against QAR 28.4m at December 2025.
- Key management compensation for 9M 2026 was QAR 59.1m, broadly flat on QAR 59.3m in 9M 2025.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 18; Dukhan Bank Investor Presentation, September 2026.

3. FINANCIAL PERFORMANCE AND PROFITABILITY

3.1 9M 2026 Results and Year-on-Year Analysis

QAR million unless stated	9M 2025	9M 2026	YoY
Net income from financing activities	3,619.4	3,365.0	-7.0%
Net income from investing activities	768.8	867.3	+12.8%
Finance cost	(744.2)	(571.2)	-23.2%
Income from financing and investing activities, net	3,644.0	3,661.1	+0.5%
Net fee and commission income	250.1	265.9	+6.3%
Net foreign exchange gain	130.7	136.8	+4.7%
Share of results of associate	(0.2)	0.0	-85.0%
Other income	52.8	85.2	+61.3%
Total income	4,077.5	4,149.1	+1.8%
Staff costs	(332.4)	(342.2)	+2.9%
Depreciation and amortization	(141.3)	(136.9)	-3.2%
Other expenses	(205.3)	(224.8)	+9.5%
Total operating expenses	(679.0)	(703.9)	+3.7%
Total net impairment charge	(261.9)	(363.0)	+38.6%
Profit before tax and return to quasi-equity	3,136.5	3,082.2	-1.7%
Net profit attributable to quasi-equity	(1,944.7)	(1,889.0)	-2.9%
Profit before tax	1,191.8	1,193.2	+0.1%
Tax expense	(0.2)	(0.7)	+273.4%
Profit attributable to equity holders	1,191.6	1,192.4	+0.1%
Ordinary EPS after AT1 (QAR)	0.215	0.215	+0.0%

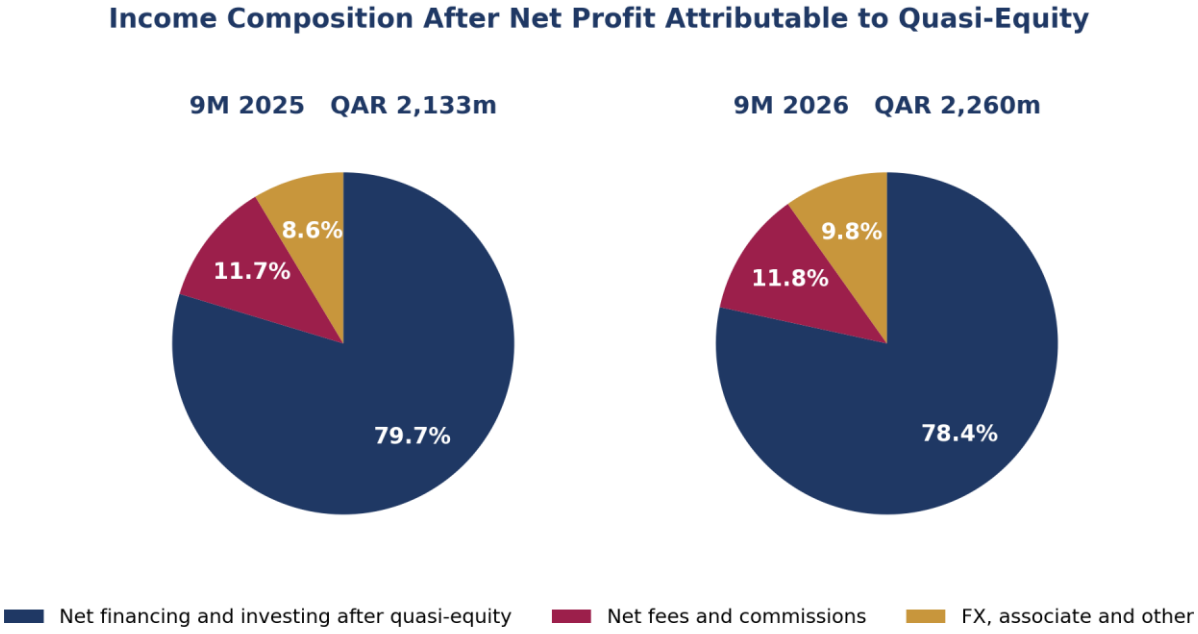
Rate, Volume and Attribution Analysis

QAR million unless stated	9M 2025	9M 2026	Change
Average financing assets + due from banks	90,690.8	93,221.6	+2.8%
Net income from financing activities	3,619.4	3,365.0	-254.4 / -7.0%
Indicative annualized gross financing yield	5.32%	4.81%	-51 bps
Finance cost	(744.2)	(571.2)	+173.0 / -23.2%
Net profit attributable to quasi-equity	(1,944.7)	(1,889.0)	+55.7 / -2.9%
Net financing income after finance cost and quasi-equity attribution	930.4	904.7	-25.7 / -2.8%
Indicative annualized net financing margin	1.37%	1.29%	-7 bps
Average investment securities	21,180.2	24,932.5	+17.7%
Net income from investing activities	768.8	867.3	+98.5 / +12.8%
Indicative annualized investment yield	4.84%	4.64%	-20 bps
Average financing assets + due from banks + investment securities	111,871.0	118,154.0	+5.6%
Net financing and investment income after finance cost and quasi-equity attribution	1,699.3	1,772.0	+72.8 / +4.3%
Indicative annualized overall net yield	2.03%	2.00%	-3 bps
Average participatory investment accounts	67,603.1	69,651.4	+3.0%
Indicative annualized PIA attribution rate	3.84%	3.62%	-22 bps

- Financing profitability weakened primarily through asset-yield compression, although lower funding costs absorbed most of the pressure. Average financing assets including due from banks increased 2.8%, while financing income declined 7.0%, reducing the indicative annualized gross financing yield by approximately 51bps to 4.81%. Finance cost declined 23.2% and quasi-equity attribution fell 2.9%; consequently, net financing income after these funding costs declined only 2.8%. The resulting analytical net financing margin declined by approximately 7bps to 1.29% from 1.37%.
- Investment income provided an important earnings offset, although investment yields also softened. Average investment securities increased 17.7% to QAR 24.93bn, while investment income increased 12.8% to QAR 867.3m. The indicative annualized investment yield therefore declined by approximately 20bps to 4.64% from 4.84%. Investment volume growth nevertheless contributed QAR 98.5m of additional income. A separate net investment margin cannot be calculated reliably because the Bank does not disclose an allocation of finance cost or quasi-equity attribution specifically to the investment portfolio.
- On the combined financing and investment book, overall profitability remained broadly stable. Average financing assets, due from banks and investment securities increased 5.6%, while net financing and investment income after finance cost and quasi-equity attribution increased 4.3% to QAR 1,772.0m. The resulting indicative annualized overall net yield declined only around 3bps to 2.00% from 2.03%. This broader measure should be distinguished from the financing margin: the 1.29% measure relates specifically to financing activities on the analytical basis, while the 2.00% measure captures both financing and investment activities.
- Below the operating line, impairment remained the main drag. Total net impairment charges rose QAR 101.1m, or 38.6%, so profit before tax increased only 0.1% despite the improvement in combined net financing and investment income after funding attribution. With tax remaining nominal in both 9M periods, net profit was essentially flat.

Source: Dukhan Bank reviewed interim financial statements for the nine months ended 30 September 2025 and 30 September 2026, and audited consolidated financial statements for FY2024 and FY2025. Analytical yields and margins are calculated from reported income and simple averages of opening and closing balance-sheet balances and are annualized for the nine-month periods. The analytical net financing margin is calculated using financing income less reported finance cost and quasi-equity attribution over average net financing assets plus due from banks; investment income is excluded. The overall net yield combines financing and investment income after finance cost and quasi-equity attribution over average financing assets, due from banks and investment securities. These analytical measures are not separately disclosed by the Bank.

3.2 Operating Income Composition



- Income after the quasi-equity attribution increased approximately 6.0% to QAR 2,260m. The combined financing and investing component after attribution remained dominant at 78.4% of the total, versus 79.7% in 9M 2025, while net fees represented 11.8%.
- Net fee and commission income increased 6.3% to QAR 265.9m. Foreign exchange gains rose 4.7%, while other income increased materially to QAR 85.3m. These lines provide diversification from the rate-sensitive financing book, though financing and investing remain the principal earnings base.

Source: Dukhan Bank reviewed 9M 2026 interim condensed consolidated financial statements.

3.3 Islamic Profit Attribution and Quasi-Equity

QAR million	9M 2025	9M 2026	Movement
Profit pool before attribution	3,136.3	3,081.5	-1.7%
Less: income not attributable to quasi-equity	(1,473.9)	(1,421.9)	-3.5%
Add: expenses not attributable to quasi-equity	–	–	n/a
Profit attributable to quasi-equity before Mudaraba income	1,662.4	1,659.5	-0.2%
Less: Mudarib's share	(1,589.1)	(1,585.6)	-0.2%
Add: support provided by the Bank	1,871.4	1,815.1	-3.0%
Net profit attributable to quasi-equity	1,944.7	1,889.0	-2.9%
Net Mudarib income retained by the Bank	(282.3)	(229.5)	-18.7%
Support as % of gross Mudarib entitlement	117.8%	114.5%	-329bps
Annualized attribution rate on average PIAs	3.84%	3.62%	-22bps

- The Bank continued to provide substantial support to PIA holders. In 9M 2026, the Bank's reported Mudarib's share was QAR 1,585.6m, while support provided to quasi-equity holders amounted to QAR 1,815.1m. Support therefore exceeded the Mudarib's share by QAR 229.5m, compared with QAR 282.3m in 9M 2025.
- The position improved year-on-year. Support represented 114.5% of the Mudarib's share in 9M 2026, down from 117.8% in 9M 2025, while the amount of support in excess of the Mudarib's share declined 18.7%. The lower level of support reduced the amount of income transferred to PIA holders relative to the prior period and was therefore supportive of the Bank's retained profitability.
- Economically, the support functions as a market-matching and funding-retention mechanism. It allows the Bank to offer PIA holders returns that remain competitive with conventional and Islamic deposit products competing for the same customer funding base. The distinction from conventional deposits is principally the contractual and Sharia structure: rather than paying a predetermined interest rate, returns are allocated under the Mudaraba structure and may be supplemented by the Bank through support. Accordingly, the level of support is influenced by prevailing market deposit returns and competitive funding conditions.

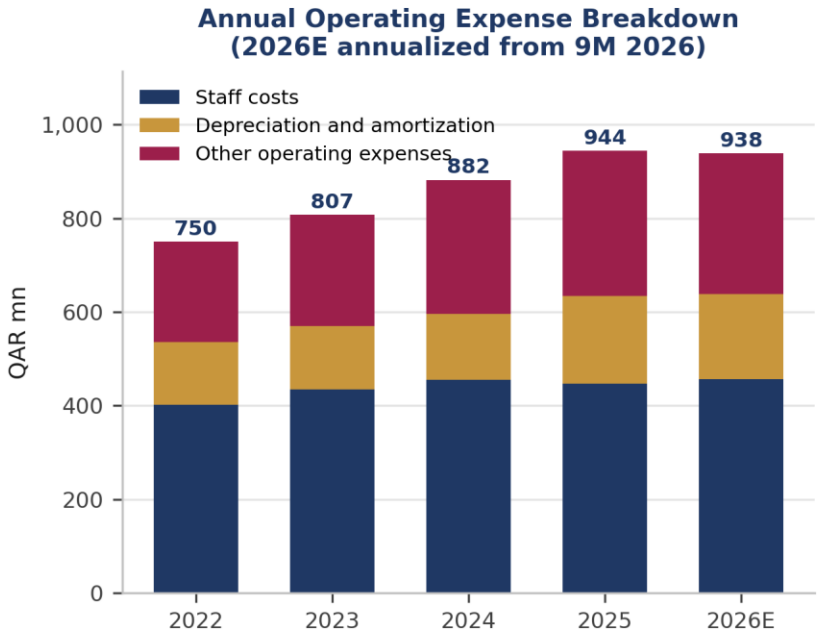
Source: Dukhan Bank reviewed 9M 2026 and 9M 2025 interim statements of income and attribution related to quasi-equity; FY2023-FY2025 audited attribution statements.

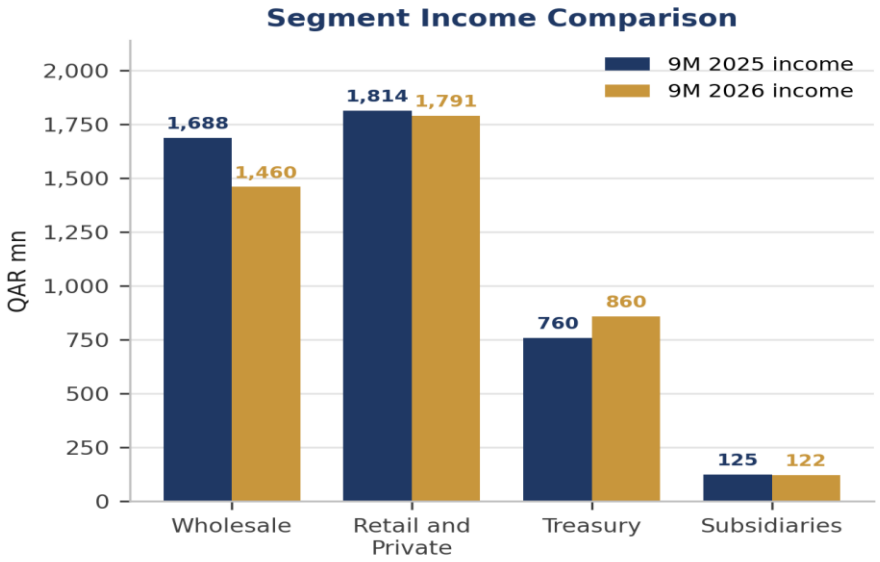
3.4 Margin, Yield and Operating Efficiency

Ratio / metric	9M 2025	9M 2026	Definition and interpretation
Gross financing yield - analytical	5.32%	4.81%	Financing income over average net financing assets plus due from banks, annualized.
Net financing margin - analytical	1.37%	1.29%	Financing income less finance cost and quasi-equity attribution, over average net financing assets plus due from banks, annualized; investment income excluded.
Investment securities yield - analytical	4.84%	4.64%	Investment income over average investment securities, annualized.
Overall net yield - financing and investments	2.03%	2.00%	Financing and investing income less finance cost and quasi-equity attribution, over average net financing assets, due from banks and investment securities, annualized.
Bank-reported net profit margin	2.1%	2.0%	Bank presentation metric; methodology differs from the analytical measures above.
Quasi-equity attribution rate - analytical	3.84%	3.62%	Profit attributed to Participatory Investment Account [PIA] holders over average PIAs, annualized.
Cost-to-income after quasi-equity attribution	31.84%	31.15%	Operating expenses including depreciation and amortization [D&A] over income after quasi-equity attribution.
Cost-to-income before quasi-equity attribution	16.65%	16.97%	Operating expenses over total income before quasi-equity attribution.
Annualized cost of risk	0.42%	0.52%	Net financing impairment over average net financing assets; analytical model basis.

- Financing profitability weakened, but the decline in net margin was substantially smaller than the decline in gross yield. The gross financing yield fell 51 basis points [bps] to 4.81%, while lower finance cost and quasi-equity attribution limited the decline in the analytical net financing margin to approximately 7bps, from 1.37% to 1.29%.
- Investment securities generated a higher absolute level of income on a larger portfolio, although their annualized yield eased approximately 20bps to 4.64%. On the combined financing and investment asset base, the overall net yield remained comparatively stable at 2.00% versus 2.03%.
- Efficiency improved modestly on the owner-income basis. Cost-to-income after quasi-equity attribution fell to 31.15% from 31.84%. Operating expenses rose 3.7%, with staff costs up 2.9%, other operating expenses up 9.5%, and depreciation and amortization down 3.2%.

Source: Dukhan Bank reviewed interim financial statements for the nine months ended 30 September 2025 and 30 September 2026; audited consolidated financial statements for FY2024 and FY2025; and Investor Presentation, September 2026. Analytical yields and margins are calculated from reported income and simple averages of opening and closing balance-sheet balances and are annualized for the nine-month periods. These analytical measures are not separately disclosed by the Bank.



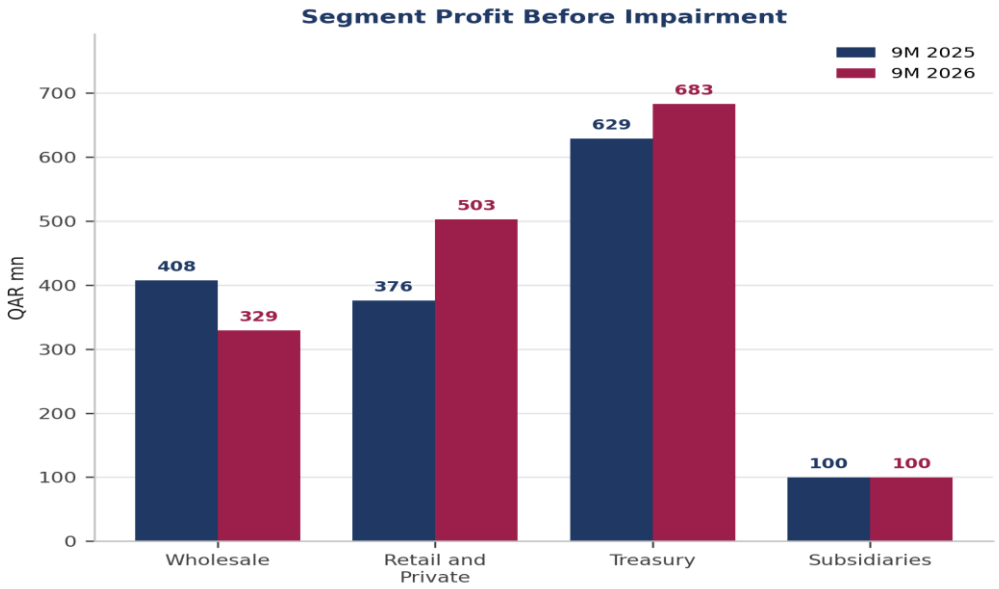


Source: Dukhan Bank audited consolidated financial statements FY2022-FY2025; reviewed 9M 2026 interim financial statements; Investor Presentation, September 2026.

3.5 Segment Revenue and Profitability

Segment	9M25 income	9M26 income	YoY	9M25 profit	9M26 profit	YoY
Wholesale Banking	1,688.5	1,460.2	-13.5%	407.7	329.1	-19.3%
Retail and Private Banking	1,814.5	1,790.8	-1.3%	376.2	502.8	+33.7%
Treasury Investment Group	760.0	859.5	+13.1%	628.9	682.9	+8.6%
Subsidiaries	125.3	121.8	-2.8%	99.5	99.5	0.0%
Unallocated	–	–	n/a	(58.9)	(58.9)	0.0%
Total	**4,388.2**	**4,232.3**	**-3.6%**	**1,453.5**	**1,555.4**	**+7.0%**

Segment Asset Allocation & Growth	Sep-2025	Sep-2026	Growth	Sep-26 share
Wholesale Banking	38,396.5	46,224.9	+20.4%	36.5%
Retail and Private Banking	46,424.5	47,671.0	+2.7%	37.6%
Treasury Investment Group	29,506.6	28,498.3	-3.4%	22.5%
Subsidiaries	2,082.9	2,128.1	+2.2%	1.7%
Unallocated	1,682.7	2,252.3	+33.8%	1.8%
Total reportable segment assets	**118,093.3**	**126,774.6**	**+7.4%**	**100.0%**



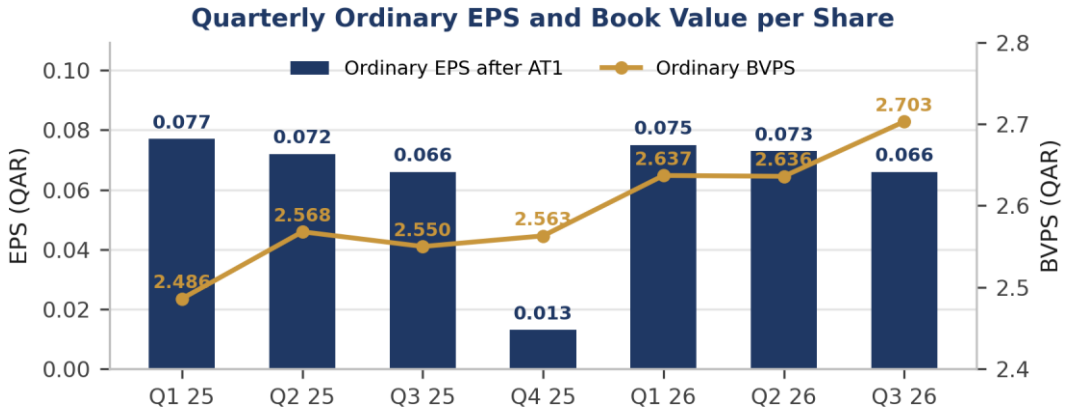
- Treasury Investment Group remained the largest contributor to pre-impairment profit, generating QAR 682.9m, or 43.9% of the segment total, despite representing only 22.5% of segment assets. Treasury income increased 13.1% year-on-year to QAR 859.5m. The disproportionate profit contribution highlights the Bank's continued reliance on Treasury earnings.
- Wholesale Banking remained under pressure from asset-side repricing. Wholesale Banking Segment income fell 13.5% to QAR 1.46bn and pre-impairment profit fell 19.3%, even as segment assets increased 20.4% to QAR 46.2bn. This mostly reflects the yield pressure in the government- and GRE-weighted book.
- Retail and Private Banking improved materially. Pre-impairment profit rose 33.7% to QAR 502.8m on broadly flat Segment income, making it the second-largest profit contributor. This partly offsets weakness in wholesale banking and supports a more balanced earnings mix.
- Concentration remains relevant to the valuation. Treasury still contributes materially more to profit than to assets, so part of the normalized return depends on securities positioning and sovereign-spread conditions rather than purely on customer-franchise earnings.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 5.

3.6 Quarterly Performance and FY2026E Outlook

Metric	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026
Total income	1,373.7	1,306.1	1,397.7	1,343.0	1,295.1	1,419.9	1,434.1
Operating expenses	(216.1)	(230.0)	(232.9)	(264.4)	(221.3)	(230.5)	(252.1)
Net impairment charge	(35.2)	(64.9)	(161.8)	(212.3)	(36.0)	(156.6)	(170.5)
Quasi-equity attribution	(685.3)	(636.9)	(622.5)	(645.7)	(608.4)	(649.1)	(631.6)
Tax expense	(0.0)	(0.1)	(0.1)	(154.1)	(0.0)	(0.5)	(0.2)
Profit attributable to equity holders	437.1	374.2	380.3	66.5	429.5	383.2	379.7
Ordinary EPS after AT1 (QAR)	0.077	0.072	0.066	0.013	0.075	0.073	0.066
Ordinary BVPS (QAR)	2.486	2.568	2.550	2.563	2.637	2.636	2.703
Total CAR	n/d	n/d	18.9%	18.2%	19.1%	18.6%	19.1%

Q1 2025, Q3 2025 and Q1-Q3 2026 are reported three-month figures; Q2 2025 is the H1 three-month comparative and Q4 2025 is derived as FY2025 less 9M 2025. The AT1 distribution is paid semi-annually and falls in Q1 and Q3. FY2026E annualizes the nine-month 2026 run-rate.

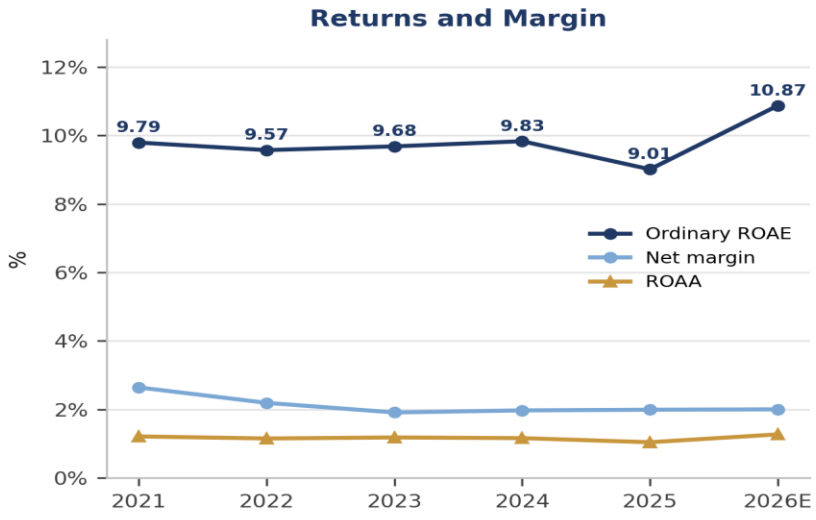


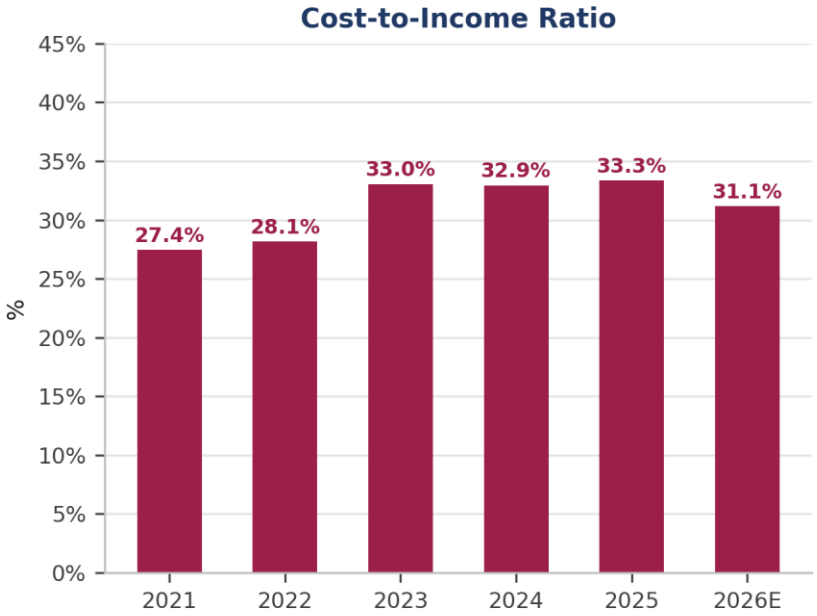
- Q4 2025 remains the tax reset quarter: a QAR 154.1m tax charge, including the FY2025 Pillar Two domestic minimum top-up tax, reduced attributable profit to QAR 66.5m and ordinary EPS to QAR 0.013.
- Earnings normalized in 2026 and then stabilized. Attributable profit was QAR 429.5m in Q1, QAR 383.2m in Q2 and QAR 379.7m in Q3, while tax remained nominal, consistent with the Note 23 conclusion that the Group is not subject to Pillar Two for 2026.
- Q3 2026 total income rose 2.6% year-on-year to QAR 1,434.1m, but operating expenses increased 8.2% and impairment 5.3%, leaving net profit 0.2% lower year-on-year. Capital adequacy improved to 19.1% from 18.6% at June 2026.
- FY2026E annualizes the 9M 2026 tax position and ordinary earnings. The sustainable ROE used for valuation is more conservative than that annualized run-rate because it blends FY2025 and FY2026E equally, thereby retaining partial exposure to the FY2025 tax burden and avoiding extrapolation of a single interim period.

Source: Dukhan Bank reviewed Q1 2026, H1 2026, 9M 2026 and 9M 2025 interim financial statements; FY2025 audited consolidated financial statements.

3.7 Annual Profitability Trends

Year	Net margin	ROAA	Ordinary ROAE	Cost / income	Ordinary EPS (QAR)
2021	2.64%	1.21%	9.79%	27.44%	0.223
2022	2.19%	1.15%	9.57%	28.15%	0.227
2023	1.91%	1.18%	9.68%	33.03%	0.237
2024	1.97%	1.16%	9.83%	32.92%	0.244
2025	1.99%	1.04%	9.01%	33.34%	0.227
2026E	2.00%	1.27%	10.87%	31.15%	0.286



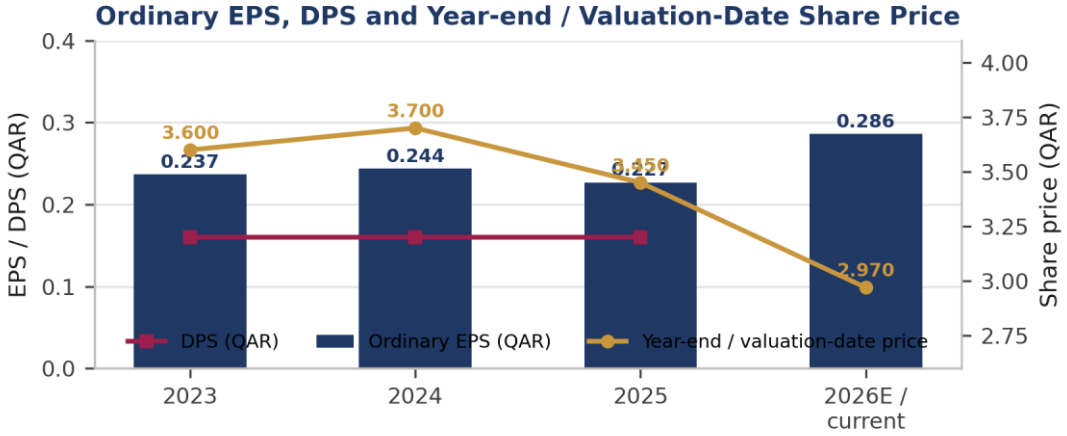


- The overall net yield on financing and investment assets declined from 2.64% in 2021 to 1.91% in 2023 and has since stabilized around 2.0%. The annualized 9M 2026 yield was 2.00%, broadly unchanged from 1.99% in FY2025.
- Ordinary ROAE remained in a narrow 9.0%-9.8% band across 2021-2025 before rising to 10.87% on the FY2026E annualized run-rate. The valuation does not capitalize that full step-up: sustainable ROE is set at 9.94%, the 50/50 blend of FY2025 and FY2026E, only modestly above the five-year historical average of approximately 9.58%.
- Cost-to-income after quasi-equity attribution rose from 27.4% in 2021 to 33.3% in 2025 before improving to 31.15% on the FY2026E run-rate. The improvement reflects lower profit attribution to quasi-equity holders and stronger income retained by the Bank, despite 3.7% growth in 9M operating expenses.

Source: Dukhan Bank audited consolidated financial statements FY2021-FY2025; reviewed 9M 2026 interim financial statements.

3.8 Dividends and Shareholder Returns

Year	DPS (QAR)	Ordinary EPS (QAR)	Cash payout	Total distribution payout	Year-end / current price
2021	0.140	0.223	62.8%	62.8%	not listed
2022	0.160	0.227	70.4%	70.4%	not listed
2023	0.160	0.237	67.6%	70.2%	3.600
2024	0.160	0.244	65.6%	68.3%	3.700
2025	0.160	0.227	70.4%	73.1%	3.450
FY2026E / current	not declared	0.286	n/a	n/a	2.970



- Dukhan Bank has paid a cash dividend in every year under review. The FY2025 distribution totalled 16% of paid-up capital, or QAR 0.16 per share and QAR 835.2m, comprising an interim QAR 0.08 paid in 2025 and an additional QAR 0.08 approved at the annual general meeting on 12 April 2026. The total distribution payout ratio, which adds the mandatory 2.5% social and sports fund appropriation, averaged 70.5% over FY2023 to FY2025 and is the target payout used in the valuation.
- No interim dividend for 2026 is disclosed in the 9M reviewed statements, against QAR 0.08 per share paid for H1 2025. This remains a watch item for the payout assumption rather than a change in stated policy; the valuation retains the three-year average total distribution payout of 70.52%.
- Year-end price data begins with FY2023 because the shares were admitted to trading only in February 2023. The FY2025 dividend of QAR 0.16 per share on the 12 October 2026 closing price of QAR 2.970 represents a 5.39% yield.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 14(f); FY2021-FY2025 audited consolidated financial statements; market data to 12 October 2026.

4. FINANCIAL POSITION, FUNDING AND CASH FLOW

4.1 Balance Sheet Development

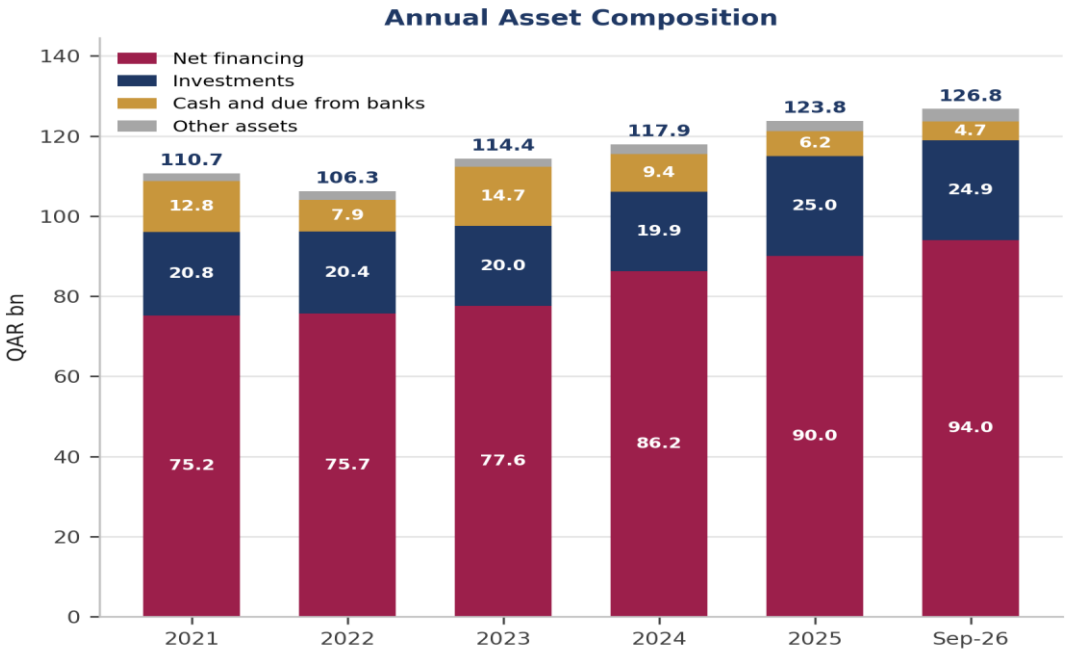
QAR bn	Sep-2025	Dec-2025	Sep-2026	Change vs Dec-25
Cash and balances with Qatar Central Bank	3.71	5.12	3.45	-32.7%
Due from banks	3.67	1.09	1.29	+17.6%
Net financing assets	85.68	90.01	94.05	+4.5%
Investment securities	22.48	25.02	24.85	-0.7%
Other assets	2.54	2.53	3.14	+24.1%
Total assets	118.09	123.78	126.77	+2.4%
Due to banks	9.35	11.22	9.70	-13.6%
Customer current accounts	18.89	18.69	19.76	+5.7%
Sukuk financing	2.97	2.94	3.71	+26.3%
Other liabilities	4.31	6.63	7.48	+12.9%
Total liabilities	35.52	39.48	40.65	+3.0%
Participatory investment accounts (quasi-equity)	67.44	69.10	70.20	+1.6%
Ordinary shareholders' equity	13.31	13.38	14.11	+5.4%
AT1 sukuk and non-controlling interests	1.82	1.82	1.82	0.0%
Total equity	15.13	15.20	15.93	+4.8%

- Total assets reached QAR 126.8bn at September 2026, up 2.4% from December 2025 and 7.4% year-on-year. Net financing assets grew 4.5% year-to-date to QAR 94.0bn, representing 74.2% of total assets, while investment securities were QAR 24.8bn or 19.6% of assets.
- Customer funding continued to expand, though more slowly than financing. PIAs rose 1.6% year-to-date to QAR 70.2bn and current accounts 5.7% to QAR 19.8bn. Due to banks declined 13.6% from December to QAR 9.7bn, while senior sukuk financing increased to QAR 3.71bn.
- Other liabilities increased 12.9% from December to QAR 7.48bn, although the balance is below the QAR 9.86bn H1 peak. The reviewed statements still provide limited decomposition, so the line remains a monitoring item rather than a valuation adjustment.
- The funding changes modestly tightened balance-sheet liquidity. The Bank's regulatory net financing assets-to-deposits ratio increased to 99.0% at September 2026 from 94.5% at September 2025 and 98.1% at December 2025, reflecting faster growth in financing assets than deposits. The analytical net financing-to-customer-funding ratio similarly increased to 104.5% from 99.3% at September 2025.

Source: Dukhan Bank reviewed 9M 2026 interim condensed consolidated financial statements.

4.2 Annual Asset Composition

Period	Net financing	Investments	Cash and due from banks	Other	Total assets
2021	75.22	20.80	12.80	1.90	110.72
2022	75.68	20.43	7.93	2.24	106.28
2023	77.59	19.97	14.72	2.14	114.42
2024	86.21	19.88	9.45	2.40	117.94
2025	90.01	25.02	6.22	2.53	123.78
Sep-26	94.05	24.85	4.74	3.14	126.77



- Net financing assets represented 74.2% of total assets at September 2026, up from 72.7% at December 2025, while cash, due from banks and investments together were 23.3%. Cash and bank placements fell to QAR 4.74bn, reflecting continued redeployment into financing assets and securities.

Source: Dukhan Bank audited consolidated financial statements FY2021-FY2025; reviewed 9M 2026 interim financial statements.

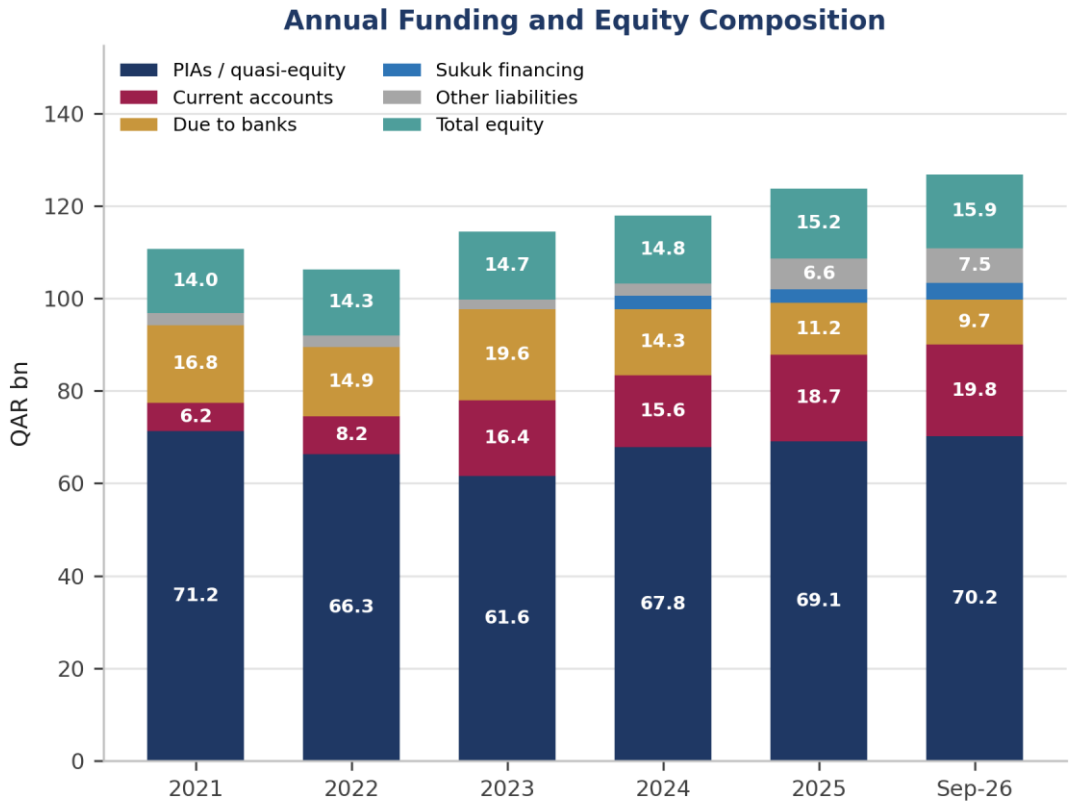
4.3 Funding Structure and Participatory Investment Accounts

Funding item	Dec-2025	Sep-2026	Growth	Sep-26 mix
Term accounts	59,529.8	58,269.7	-2.1%	83.7%
Saving accounts	6,459.7	6,725.0	+4.1%	9.7%
Call accounts	1,970.0	4,599.8	+133.5%	6.6%
PIA principal before share of profit	67,959.6	69,594.5	+2.4%	100.0%
Profit payable and share in fair value reserve	1,145.1	603.7	-47.3%	–
Total participatory investment accounts	69,104.7	70,198.2	+1.6%	–
Customers' current accounts	18,688.0	19,762.5	+5.7%	–
Analytical customer funding	87,792.7	89,960.7	+2.5%	–

- PIAs remain the principal customer-funding source. Term accounts were 83.7% of PIA principal at September 2026; call accounts more than doubled to QAR 4.60bn, while saving accounts rose 4.1% to QAR 6.73bn. The mix shift toward call balances lowers the average cost of the pool but shortens contractual duration.
- Government and GRE deposits represented 42% of total deposits in the September presentation. The regulatory financing-to-deposits ratio was 99.0%, while the indicative annualized profit attribution to PIA holders declined to 3.62% from 3.84% in 9M 2025.
- Wholesale funding remains diversified between bank funding and capital markets. Senior sukuk financing outstanding increased to QAR 3.71bn at September 2026, while due to banks was QAR 9.70bn. The established sukuk issuance record remains supportive of refinancing capacity.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 13; Dukhan Bank Investor Presentation, September 2026.

4.4 Annual Funding Composition

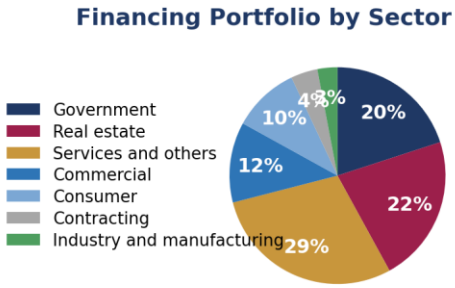


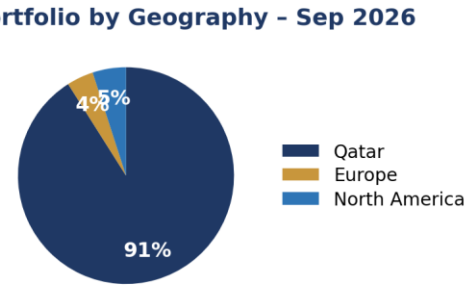
Participatory investment accounts are presented as quasi-equity in the statement of financial position, between liabilities and equity. They are shown within the funding stack because they perform the principal customer-funding role economically. There is no double counting: PIAs, current accounts, due to banks, sukuk financing, other liabilities and total equity together foot to total assets.

- PIAs remained the largest funding component at 55.4% of total assets at September 2026. Combined with current accounts, customer funding represented 71.0% of the balance sheet. Due to banks at QAR 9.70bn remained materially below the 2023 peak, while senior sukuk financing rose to QAR 3.71bn.
- Total equity increased to QAR 15.93bn, of which QAR 1.82bn is the AT1 sukuk classified as equity. Ordinary shareholders' equity of QAR 14.11bn is the basis for the book value per share used in Section 8.

Source: Dukhan Bank audited consolidated financial statements FY2021-FY2025; reviewed 9M 2026 interim financial statements.

4.5 Financing Portfolio and Investment Securities





- Government financing was approximately 20% of the gross financing book at September 2026 and GRE exposures a further 15%, with combined Government and GRE exposure disclosed at approximately 36%. Real estate represented 22% and services and others 29% of the gross book, while the portfolio remained 91% Qatar-based.
- Investment securities totalled QAR 24.85bn and approximately 80% were state-linked according to the September presentation. The concentration supports liquidity and repo capacity while linking Treasury earnings to sovereign spreads and reinvestment conditions.

Source: Dukhan Bank Investor Presentation, September 2026, financing-portfolio and investment-securities pages; reviewed 9M 2026 interim financial statements, Notes 9 and 10.

4.6 Cash Flow Analysis

QAR million	9M 2025	9M 2026	Comment
Net cash from / (used in) operating activities	2,678.6	(2,670.1)	Financing growth and a reduction in due-to-bank funding drove the year-on-year swing.
Net cash from / (used in) investing activities	(2,649.2)	167.9	Net securities disposals more than offset fixed-asset investment.
Net cash from / (used in) financing activities	(1,279.5)	1,257.8	PIA growth and senior sukuk funding supported financing cash flow.
Net decrease in cash and cash equivalents	(1,250.1)	(1,244.4)	The cash reduction was broadly unchanged year-on-year.
Cash and cash equivalents at period end	3,811.9	865.1	Distinct from balance-sheet cash plus due from banks.

- Operating cash flow swung from a QAR 2.68bn inflow in 9M 2025 to a QAR 2.67bn outflow in 9M 2026. The main drivers were financing-asset growth and lower bank funding, partly offset by current-account growth and higher other liabilities.
- Investing cash flow turned positive at QAR 167.9m as securities disposals/redemptions exceeded acquisitions, while financing cash flow swung to a QAR 1.26bn inflow, supported by PIA growth and the net movement in senior sukuk financing.
- The negative operating cash flow is primarily a balance-sheet-growth and funding-mix signal rather than an earnings-quality indicator, but it increases the importance of deposit stability, wholesale funding access and liquid-asset management.

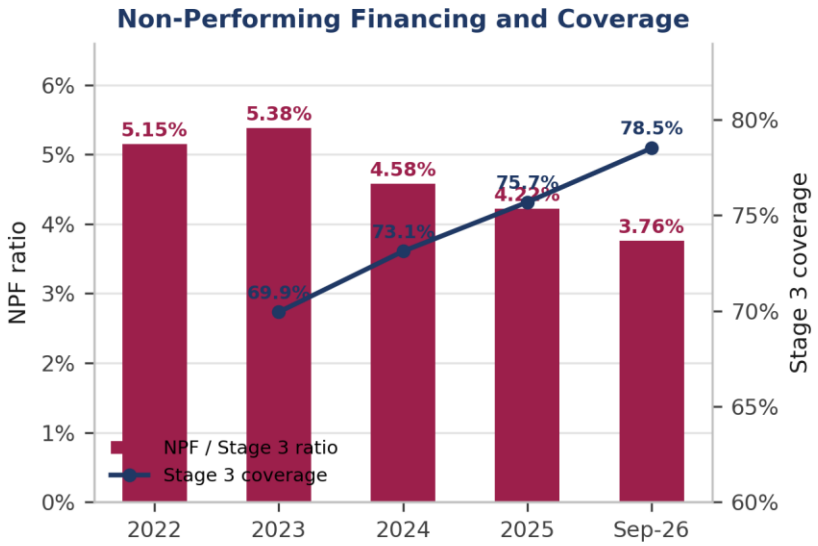
Source: Dukhan Bank reviewed 9M 2026 interim consolidated statement of cash flows.

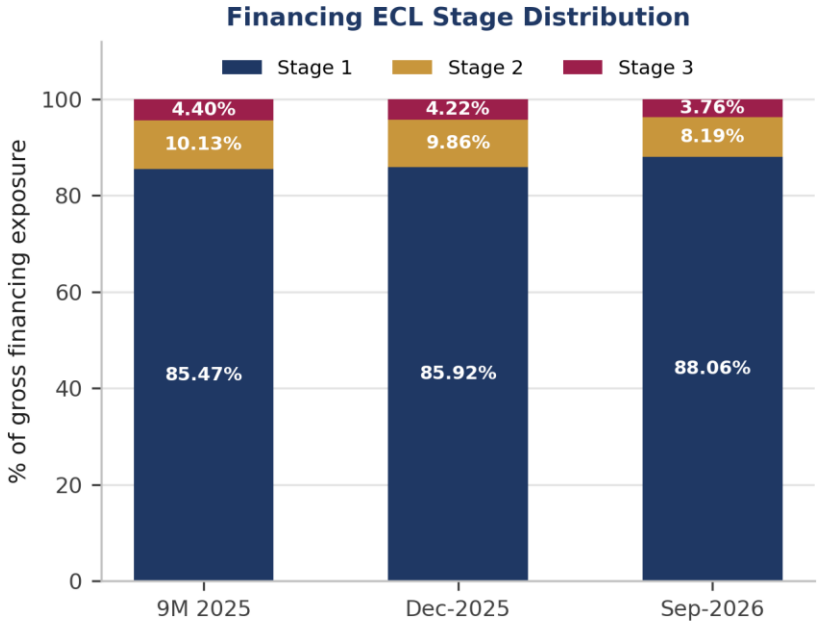
5. ASSET QUALITY, CAPITAL AND LIQUIDITY

5.1 NPF, Stage Distribution and Coverage

Metric	Dec-2025	Sep-2026	Movement
NPF / Stage 3 ratio	4.22%	3.76%	-46bps
Stage 2 exposure share	9.86%	8.19%	-167bps
Stage 3 provision coverage	75.69%	78.52%	+283bps
Total financing allowance / gross exposure	4.18%	4.29%	+11bps
Annualized cost of risk	0.57%	0.52%	-5bps

December 2025 staging is taken from the FY2025 audited financing-assets disclosure and September 2026 staging from the reviewed 9M 2026 Note 4(a), ensuring directly comparable Stage 1, Stage 2 and Stage 3 exposure definitions.



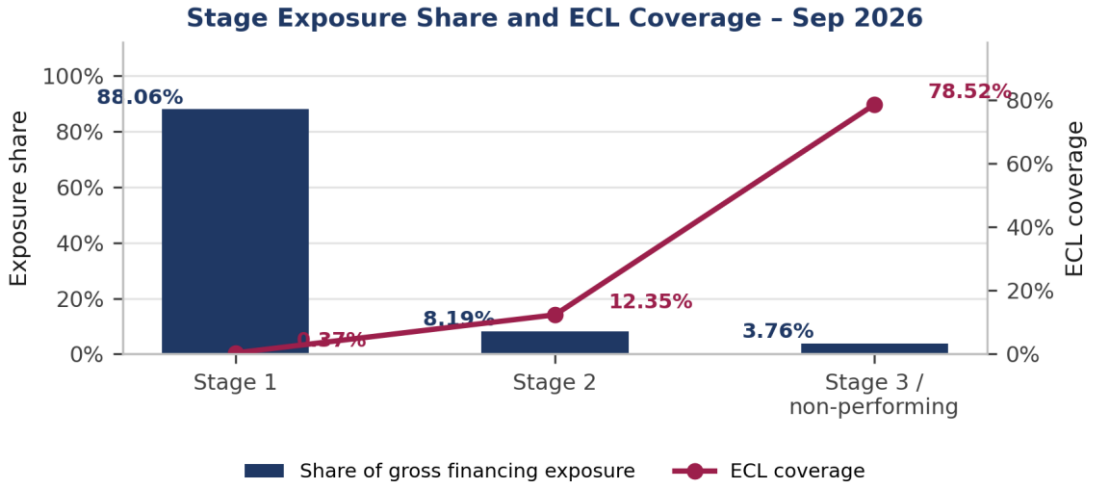


- The NPF ratio improved to 3.76% at September 2026 from 4.22% at December 2025 and 4.40% at September 2025. Stage 3 coverage increased to 78.52%, or 101% after tangible collateral haircuts according to the September investor presentation.
- The Stage 2 share was 8.19%, below 9.86% at December though slightly above 8.04% at June. Stage 2 coverage increased to 12.35%. The combined movement indicates a smaller watch-list pool but a more conservative allowance against the exposures that remain.

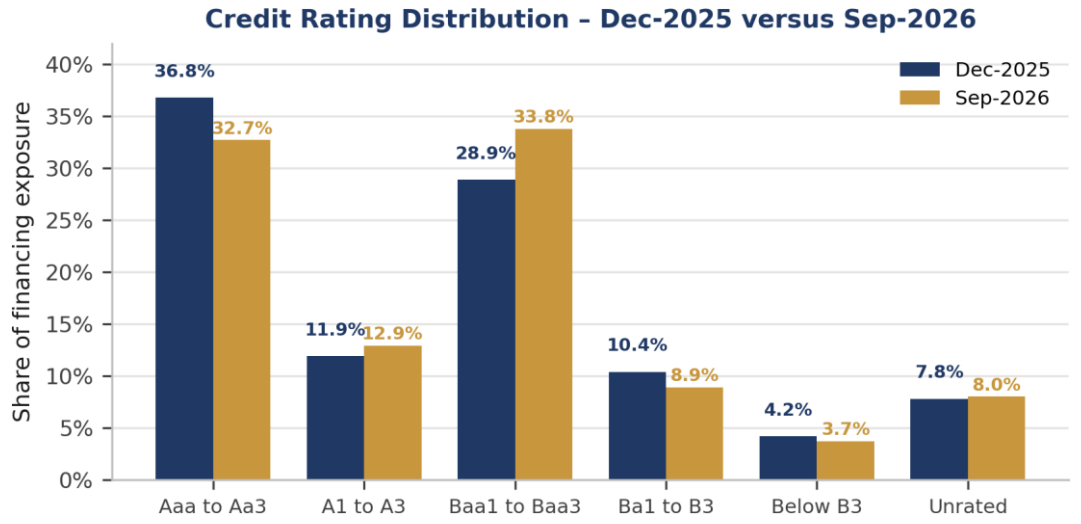
Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Notes 4(a) and 9; Investor Presentation, September 2026, asset-quality pages.

5.2 ECL, Credit Quality and Risk-Weighted Assets

Stage	Exposure QAR mn	Exposure share	ECL allowance QAR mn	Coverage
Stage 1	86,524.8	88.06%	318.4	0.37%
Stage 2	8,043.8	8.19%	993.6	12.35%
Stage 3 / non-performing	3,692.6	3.76%	2,899.5	78.52%
Total financing	98,261.1	100.00%	4,211.5	4.29%

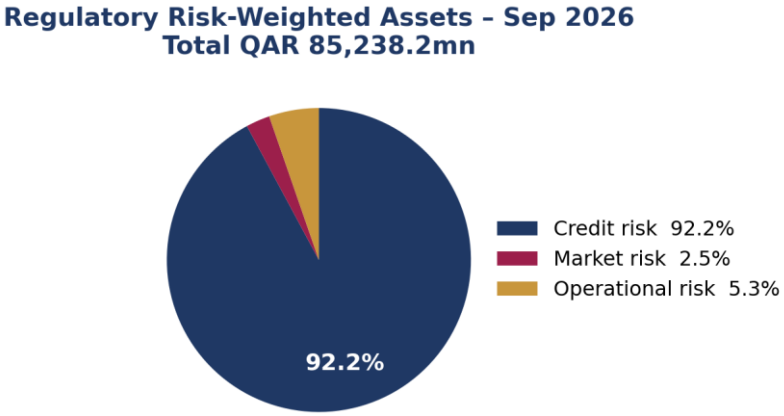


Rating grade	Dec-2025 QAR mn	Share	Sep-2026 QAR mn	Share	Change
Aaa to Aa3	34,539.0	36.8%	32,173.9	32.7%	-6.8%
A1 to A3	11,163.7	11.9%	12,671.8	12.9%	+13.5%
Baa1 to Baa3	27,164.0	28.9%	33,213.1	33.8%	+22.3%
Ba1 to B3	9,746.0	10.4%	8,784.2	8.9%	-9.9%
Below B3	3,965.1	4.2%	3,601.9	3.7%	-9.2%
Unrated	7,360.8	7.8%	7,816.2	8.0%	+6.2%
Total financing exposure	93,938.7	100.0%	98,261.1	100.0%	+4.6%



- The H1 rating-mix deterioration reversed materially by September 2026. Investment-grade financing exposure recovered to 79.44% of the book from 61.36% at June and 77.57% at December 2025, led by a rebound in the Baa1-Baa3 bucket. Ba1-B3 exposure declined to 8.94% of the book from 27.04% at June.
- Gross financing exposure increased 4.6% from December 2025 to QAR 98.26bn. The improved rating mix therefore occurred alongside book growth rather than through simple portfolio contraction. The reviewed statements continue to recognize higher allowances where warranted by sector and counterparty risk.
- The credit signals are now more consistent than at H1: NPF and Stage 2 ratios remain below year-end levels, Stage 3 coverage improved, and the investment-grade share recovered above the December level. The remaining caution is the 38.6% year-on-year increase in total impairment charges and the higher Stage 2 coverage requirement.

Regulatory risk-weighted assets	Sep-2026 QAR mn	% of total RWA
Credit risk	78,547.9	92.2%
Market risk	2,171.6	2.5%
Operational risk	4,518.7	5.3%
Total risk-weighted assets	85,238.2	100.0%

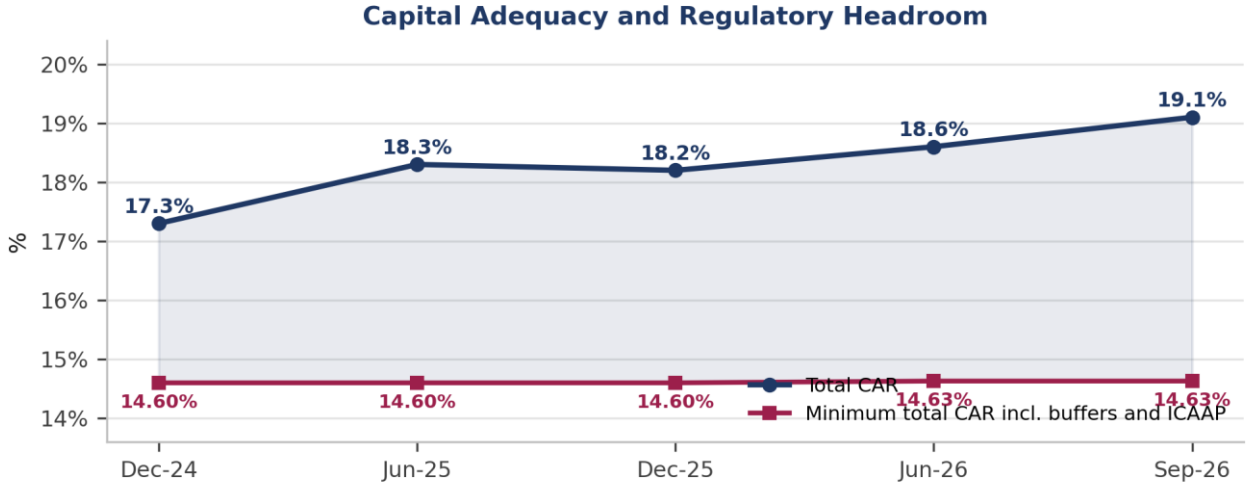


- Credit risk dominates regulatory risk-weighted assets at 92.2% of the QAR 85.24bn total. Total RWA increased 3.3% from December 2025 while total regulatory capital increased 8.4%, supporting the improvement in total CAR to 19.1%.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Notes 4(a), 4(b) and 21.

5.3 Capital Adequacy and Liquidity

Metric	Dec-2024	Jun-2025	Dec-2025	Jun-2026	Sep-2026
CET1 ratio	14.2%	15.1%	14.9%	15.3%	15.8%
Tier 1 ratio	16.4%	17.3%	17.1%	17.4%	18.0%
Total CAR	17.3%	18.3%	18.2%	18.6%	19.1%
Minimum total CAR incl. buffers and ICAAP	14.6%	14.6%	14.6%	14.63%	14.63%
Headroom to minimum	2.7pp	3.7pp	3.6pp	4.0pp	4.47pp
Risk-weighted assets (QAR mn)	82,942.4	81,501.1	82,530.1	85,678.3	85,238.2



- Total capital adequacy of 19.1% at September 2026 sits 4.47pp above the 14.63% minimum including buffers and the ICAAP Pillar II charge. CET1 improved to 15.8% and Tier 1 to 18.0%, while total regulatory capital reached QAR 16.30bn.
- The improvement from 18.6% at June reflects both capital accretion and a modest decline in total RWA to QAR 85.24bn from QAR 85.68bn. The capital stack includes QAR 1.82bn of eligible AT1 instruments and QAR 0.99bn of Tier 2 capital.

Liquidity metric	Dec-2023	Dec-2024	Jun-2025	Dec-2025	Sep-2026
Liquidity coverage ratio	99.7%	167.3%	127.4%	175.1%	not disclosed
Net stable funding ratio	98.1%	107.0%	106.5%	not disclosed	not disclosed
Net financing assets to total deposits (regulatory)	n/d	n/d	n/d	98.1%	99.0%
Liquid asset ratio	n/d	n/d	n/d	25.4%	21.0%

- A disclosure limitation remains for liquidity. The latest numeric LCR is 175.1% at FY2025 and the latest numeric NSFR is 106.5% at June 2025; no September 2026 numeric ratios are included in the supplied pack. The September presentation nevertheless states liquidity remained robust.
- The September presentation reports a 21.0% liquid-asset ratio and a 99.0% regulatory financing-to-deposits ratio. Both remain above minimum regulatory requirements, but the decline in cash and bank placements increases the importance of the investment-securities liquidity buffer.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Note 21; Pillar III disclosures; Dukhan Bank Investor Presentation, September 2026.

5.4 Off-Balance-Sheet Exposure

QAR mn	Dec-2025	Sep-2026	Change
Unused credit facilities	20,630.2	22,540.2	+9.3%
Guarantees	22,648.3	24,380.0	+7.6%
Letters of credit	1,340.5	2,895.1	+116.0%
Total contingent liabilities	44,619.0	49,815.3	+11.6%
Commitments – swaps, options and Wa'ad	38,721.7	34,029.6	-12.1%
Total off-balance-sheet exposure	83,340.8	83,844.9	+0.6%
ECL allowance on off-balance-sheet exposure	326.3	335.6	+2.8%

- Off-balance-sheet exposure totalled QAR 83.84bn, equal to 66.1% of total assets. Contingent liabilities increased to QAR 49.82bn, including QAR 24.38bn of guarantees and QAR 22.54bn of unused credit facilities, and carry expected-credit-loss allowances within the broader credit-risk analysis.
- Commitments declined 12.1% from December to QAR 34.03bn, partly offsetting the increase in contingent credit exposures. The overall off-balance-sheet total was broadly stable year-to-date, but the mix shifted toward guarantees, letters of credit and unused facilities.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Notes 4(a) and 15.

6. MACRO AND SECTOR ENVIRONMENT

6.1 Qatar Banking Environment

Sector indicator	Position	Dukhan Bank / valuation relevance
Banking-system structure	18 banks: 4 local Islamic, 6 local conventional, 7 foreign and 1 development bank	A distinct Islamic segment in which conventional banks cannot compete for Shari'ah-compliant financing.
Listed-bank total assets	Peer positioning latest disclosed at 30 June 2026	Large and highly concentrated system with strong domestic public-sector linkage.
Dukhan Bank market position	5th-largest Qatari bank; 3rd-largest Islamic bank; approximately 5% of listed-bank assets and 6% of loans and deposits	Scale supports franchise economics and funding access without conferring pricing leadership.
Islamic banking share	Islamic banks account for roughly one-quarter of listed-bank assets in the latest disclosed peer set	The Islamic segment remains strategically important to Qatar banking profitability and funding.
Regulatory framework	Qatar Central Bank Basel III framework covering capital, liquidity and large-exposure requirements	Constrains balance-sheet risk. The 14.63% minimum including buffers and ICAAP is the binding capital constraint.

Source: Dukhan Bank Investor Presentation, September 2026, peer positioning based on published financial statements for the six months ended 30 June 2026.

Current Macro and Sector Drivers

Factor	Current context	Relevance to the valuation
2026 macro shock	QatarEnergy ceased LNG production on 2 March 2026 following military attacks, declared force majeure on 4 March, and later reported damage reducing LNG export capacity by approximately 17%.	Near-term growth, fiscal visibility, liquidity flows and project execution are materially less certain than in pre-conflict forecasts.
Growth outlook	The IMF July 2026 update projects a sharp contraction for Qatar in 2026 followed by a double-digit expansion in 2027, reflecting disruption to energy output and transportation and assumed normalization of regional transport.	Supports a cautious near-term credit and margin view while preserving the medium-term normalization and recovery opportunity
Sovereign and banking ratings	Fitch affirmed Qatar at AA with a Negative Outlook on 4 September 2026, removing the sovereign from Rating Watch Negative. On 10 September, Fitch affirmed Dukhan Bank at A and likewise replaced Rating Watch Negative with a Negative Outlook. Moody's rates Dukhan A2 / Stable, with the latest disclosed action dated 29 June 2026	Increases wholesale-funding cost sensitivity and required equity returns. Discussed qualitatively; not carried into the cost of equity as an additional country-risk premium, since the Qatar total equity risk premium already incorporates country risk.
Monetary conditions	Qatari riyal monetary conditions remain closely linked to US dollar rates under the fixed exchange-rate framework.	The rate environment is an important contributor to repricing dynamics: in 9M 2026 the analytical gross financing yield declined approximately 51bps year-on-year, while the indicative annualized PIA attribution rate declined approximately 22bps
Structural buffers	Qatar retains substantial sovereign financial assets, strategic LNG resources and a large long-term project pipeline.	Provides capacity to absorb part of the shock but does not remove near-term operating and concentration risk.
Key sensitivities	Domestic concentration, government and GRE activity, hydrocarbon-linked fiscal and deposit flows, and external funding conditions.	Support conservative sustainable-ROE assumptions and sensitivity analysis notwithstanding Qatar's structural strength. Sovereign/geopolitical risk is reflected through the Qatar total equity risk premium and is not added again as a separate country-risk or company-specific cost-of-equity overlay.

Valuation implication. Dukhan Bank's domestic franchise, government-linked shareholder base and stronger capital position provide structural support to value, while macroeconomic, concentration, funding and rating uncertainty support the prudent sustainable-return and discount-rate assumptions in Section 8. The valuation does not add a separate ad hoc sovereign or company premium where those risks are already captured in the ERP, normalized ROE and explicit sensitivities.

Source: QatarEnergy statements dated March 2026; IMF World Economic Outlook Update, July 2026; Fitch sovereign and banking-sector actions; Qatar Central Bank monetary-policy disclosures; Dukhan Bank reviewed 9M 2026 interim financial statements.

6.2 Islamic Banking Considerations

- Quasi-equity funding economics. Participatory investment accounts represented QAR 70.2bn, or 55.4% of total assets, at 30 September 2026. Unlike conventional interest-bearing deposits, returns to PIA holders derive from the profits generated by the underlying financing and investment pool and are allocated under a Mudaraba profit-sharing structure. Economically, the accounts perform a customer-funding role, while the attribution mechanism helps determine how much income is ultimately retained for shareholders.
- Profit-sharing and margin transmission. In 9M 2026, the analytical gross financing yield fell about 51bps year-on-year, while the indicative annualized PIA attribution rate fell about 22bps. Together with lower finance cost, this absorbed most, but not all, of the asset-yield compression: the analytical net financing margin declined by only about 7bps to 1.29%, while the overall net yield on financing and investment assets declined about 3bps to 2.00%.
- Support to PIA holders remains an important analytical consideration. Dukhan Bank provided QAR 1,815.1m of support in 9M 2026 against a reported Mudarib's share of QAR 1,585.6m, equivalent to 114.5%. Economically, such support functions as a market-matching mechanism, allowing the Bank to offer PIA holders returns competitive with those available from conventional banks and other Islamic banks for the same funding base. The distinction is principally one of contractual and Sharia structure rather than economic purpose. Because this support affects the amount of income ultimately retained by the Bank, the valuation addresses the issue through normalized sustainable ROE and ROE sensitivity rather than through an additional cost-of-equity overlay.
- Presentation basis. The Group adopted FAS 45 Quasi-Equity and FAS 46 Off-Balance Sheet Assets Under Management from 1 January 2026, which together supersede FAS 27 Investment Accounts. Participatory investment accounts are presented as quasi-equity between liabilities and equity, and the financial statements include a separate statement of income and attribution related to quasi-equity. Adoption did not change previously reported net profit or equity.

Source: Dukhan Bank reviewed 9M 2026 interim financial statements, Notes 3, 5 and 13, and the interim statement of income and attribution related to quasi-equity.

7. SWOT ANALYSIS

7.1 SWOT Matrix

STRENGTHS	WEAKNESSES
• Total CAR of 19.1% with 4.47pp headroom over the 14.63% minimum. • Moody's-equivalent investment-grade financing exposure recovered to 79.4%. • Predominantly customer-funded Islamic franchise with QAR 90.0bn of analytical customer funding. • Government-linked ownership of approximately 43% and Government/GRE deposits of 42%. • NPF ratio of 3.76% with Stage 3 coverage of 78.52%. • Consistent FY2021–FY2025 cash-dividend record.	• Financing profitability remains under pressure: gross financing yield fell approximately 51bps year-on-year to 4.81%, while the analytical net financing margin declined about 7bps to 1.29%. • Total impairment charges rose 38.6% year-on-year to QAR 363.0m. • PIA funding currently entails material market-matching support, with support equivalent to 114.5% of the reported Mudarib's share in 9M 2026. • Treasury generated 43.9% of segment pre-impairment profit versus 22.5% of segment assets, indicating earnings concentration. • Board-related financing represents a material concentration, at QAR 21.40bn or 21.52% of total financing assets, reducing counterparty diversification and increasing exposure to related-party credit risk. • Net financing grew faster than customer funding, increasing the analytical net financing-to-customer-funding ratio to 104.5% from 99.3% at September 2025.
OPPORTUNITIES	**THREATS**
• Further normalization of credit costs and Stage 2 provisioning. • Lower market funding rates or easing deposit competition could reduce required PIA support and improve shareholder margin. • Retail and Private Banking pre-impairment profit grew 33.7%. • Call and saving PIA growth may lower average funding cost. • Absence of Pillar Two tax for 2026 supports post-tax returns if proven as sustained.	• Geopolitical and macro volatility affecting Qatar liquidity and investment sentiment. • Higher sovereign/risk-free yields and funding competition. • Re-emergence of Pillar Two taxation. • Renewed migration from investment grade into Stage 2/Stage 3. • Concentration in Government/GRE (with lower yields) and real-estate exposures. • Treasury-led earnings sensitivity to market conditions.

Source: Dukhan Bank reviewed 9M 2026 and 9M 2025 interim financial statements; audited consolidated financial statements FY2021-FY2025; Investor Presentation, September 2026; market data to 12 October 2026.

7.2 Overall Assessment

- Dukhan Bank combines stronger capital, improved asset-quality indicators and a government-linked franchise with a normalized sustainable ROE of 9.94% that remains above the 9.23% estimated cost of equity. The spread is positive but narrow, so the residual income valuation remains above book value without assuming a structural improvement in profitability.
- The principal tension remains the quality and repeatability of earnings rather than solvency. Treasury remains the largest profit contributor, PIA support still exceeds gross Mudarib entitlement competing for the liquidity in the market, and the 2026 tax position is materially lighter than FY2025. The normalization framework deliberately tempers these features rather than extrapolating the strongest interim outcome.
- Asset quality is materially more consistent than at H1. NPF, Stage 2 and coverage metrics remain favorable, while the investment-grade financing share recovered to 79.4%. The remaining counterweight is the higher impairment charge and elevated Stage 2 coverage, which argue against aggressive ROE expansion assumptions.
- Historical multiples remain useful market anchors but receive lower weights, at 20% each, because they represent a market-observed lens distinct from the intrinsic RIM. Their divergence from the RIM is information, not an inconsistency, and is intentionally retained in the weighted conclusion.

Source: Dukhan Bank reviewed 9M 2026 and 9M 2025 interim financial statements; audited consolidated financial statements FY2021-FY2025; Investor Presentation, September 2026; market data to 12 October 2026.

7.3 Investment Risk Assessment

Risk	Evidence at 9M 2026	Valuation relevance
Credit migration and ECL	Investment-grade share recovered to 79.4%, NPF fell to 3.76% and Stage 3 coverage rose to 78.52%, but total impairment charges increased 38.6% YoY.	A renewed deterioration would raise provisioning and reduce distributable earnings. The valuation captures the current earnings run-rate through the annualized 9M 2026 ROAE, but normalizes sustainable ROE at 9.94% using a 50/50 blend of FY2025 and FY2026E rather than applying an additional uplift for the Q3 credit-quality improvement.
Pillar Two taxation	FY2025 included QAR 153.4m Pillar Two tax; 9M 2026 tax was QAR 0.743m and Note 23 states no Pillar Two impact for 2026.	The base annualizes reported 2026 tax, while the 50/50 ROE normalization retains partial FY2025 exposure. Full FY2025 effective-tax recurrence lowers blended fair value to QAR 3.14.
Quasi-equity support dependency	Support of QAR 1,815.1m against QAR 1,585.6m gross Mudarib entitlement, or 114.5%.	Shareholder margin remains exposed to the level of support required to keep PIA returns competitive with prevailing market deposit returns. The effect is captured through normalized sustainable ROE and ROE sensitivities rather than through an additional cost-of-equity overlay.
Earnings concentration	Treasury delivered 43.9% of segment pre-impairment profit; Wholesale Banking income fell 13.5%.	Increases variability around the normalized ROE assumption and sensitivity to sovereign spreads and reinvestment conditions.
Portfolio and counterparty concentration	Government and GRE approximately 36% of financing; real estate 22%; approximately 80% of investments state-linked; Board-related financing QAR 21.40bn.	Supports average credit quality and liquidity while concentrating risk factors and limiting asset yield.
Sovereign and market conditions	Qatar and bank ratings remain subject to a negative sovereign-linked stance; risk-free yield is materially higher than in earlier periods.	Affects funding cost and required equity returns. Country risk is captured in Qatar ERP.
Balance-sheet and liquidity mix	Operating cash flow was negative QAR 2.67bn; cash plus due from banks fell to QAR 4.74bn; other liabilities were QAR 7.48bn.	Increases importance of deposit stability, liquid securities and wholesale market access.
Capital and funding	Total CAR improved to 19.1% with 4.47pp headroom; regulatory financing/deposits 99.0%; no 2026 interim dividend disclosed.	Capital remains adequate rather than excessive, so the valuation assumes no capital release and retains the historical payout as a long-run target rather than a 2026 commitment.

Source: Dukhan Bank reviewed 9M 2026 and 9M 2025 interim financial statements; audited consolidated financial statements FY2021-FY2025; Investor Presentation, September 2026; market and valuation inputs to 12 October 2026.

8. VALUATION METHODOLOGY AND FAIR VALUE CONCLUSION

8.1 Valuation Framework and Method Weights

Method	Weight	Role
Residual income method (RIM)	60%	Primary intrinsic method. Applies a sustainable return on equity to each year's opening ordinary book value per share over a five-year explicit period, with book value rolled forward through retained earnings and a terminal residual income value discounted at the cost of equity.
Historical P/B	20%	Applies the FY2023-FY2025 average P/B of 1.4284x to current ordinary BVPS as a market-trading cross-check. This method implies a higher profitability profile than the RIM sustainable return on equity and is therefore deliberately given a lower weight.
Historical P/E	20%	Applies the FY2023-FY2025 average P/E of 15.1886x to normalized ordinary EPS. Subject to the same qualification as the P/B anchor.

- The residual income method carries the largest weight because it is the only approach that models the Bank's own economics: the level of the sustainable return on equity relative to the cost of equity, the payout and retention mechanics, and the resulting compounding of book value. The historical anchors are retained as market-reference evidence but diluted proportionately.
- The FY2023 to FY2025 multiple window is dictated by the listing history. Trading in the Bank's shares commenced on 21 February 2023, so no market price series exists for earlier years and no earlier multiple can be constructed.
- A dividend discount output is retained only as an internal consistency check and is not independently weighted because it uses the same book value, sustainable ROE, payout, growth and cost-of-equity assumptions as the residual income method. It therefore does not constitute independent corroboration.

8.2 Key Valuation Inputs

Input	Value	Basis and comment
Current market price	QAR 2.970	Closing price at 12 October 2026; 52-week range QAR 2.880-QAR 3.645.
Ordinary BVPS	QAR 2.7026	Ordinary shareholders' equity of QAR 14,106.9m at 30 September 2026 over 5,219.81m ordinary shares; excludes AT1 and NCI.
Normalized ordinary EPS	QAR 0.2567	50% FY2025 and 50% FY2026E ordinary EPS after AT1.
Risk-free rate	5.410%	Latest verified 9 October 2026 secondary-market yield of 5.90% on the State of Qatar 5.375% bond due 28 September 2036 less the 0.49% adjusted default spread.
Qatar total equity risk premium	4.91%	Damodaran Qatar total ERP, inclusive of country risk. No separate Qatar CRP is added.
Raw beta / Blume-adjusted beta	0.67 / 0.7789	Internal 3-year weekly DUBK vs QSE regression gives 0.67. Base CAPM uses Blume-adjusted 0.7789 to reflect empirically documented mean reversion toward market beta 1.0.
Company-specific overlay	0.00%	Base-case overlay is zero. PIA support pressure, Treasury concentration and earnings sustainability are reflected through normalized ROE and explicit ROE/CoE sensitivities rather than an additional ad hoc premium.
Cost of equity	9.2344%	5.410% + 0.7789 x 4.91%; zero company-specific overlay.
Sustainable return on equity	9.9389%	50% FY2025 ordinary ROAE and 50% annualized FY2026E ordinary ROAE; held constant in Years 1-5 with no ROE expansion.
Target payout ratio	70.52%	Three-year average total distribution payout for FY2023-FY2025.
Terminal residual income growth	3.00%	Steady-state RI growth; effectively aligned with the 2.9298% growth generated by sustainable ROE x retention.
Target P/B and P/E multiples	1.4284x / 15.1886x	FY2023-FY2025 averages using year-end prices, ordinary equity and ordinary EPS after AT1.

Source: market price to 12 October 2026; Qatar 10-year sovereign yield at 9 October 2026; Damodaran 0.49% adjusted default spread and 4.91% Qatar ERP; internal DUBK beta; TradingView cross-check; reviewed 9M 2026 financial statements; FY2023-FY2025 audited statements; Blume (1971, 1975). The 65bps issuance spread is market pricing; the 49bps Damodaran spread is retained for consistency with the ERP dataset and gives the slightly more conservative CoE treatment.

8.3 Residual Income Method

QAR per share unless stated	Year 1	Year 2	Year 3	Year 4	Year 5
Beginning ordinary BVPS	2.7026	2.7817	2.8632	2.9471	3.0335
Forecast return on equity	9.94%	9.94%	9.94%	9.94%	9.94%
Ordinary EPS	0.2686	0.2765	0.2846	0.2929	0.3015
Dividend per share at 70.52% payout	(0.1894)	(0.1950)	(0.2007)	(0.2066)	(0.2126)
Ending ordinary BVPS	2.7817	2.8632	2.9471	3.0335	3.1224
Residual income per share	0.0190	0.0196	0.0202	0.0208	0.0214
Discount factor at 9.2344%	1.0923	1.1932	1.3034	1.4238	1.5552
Present value of residual income	0.0174	0.0164	0.0155	0.0146	0.0137

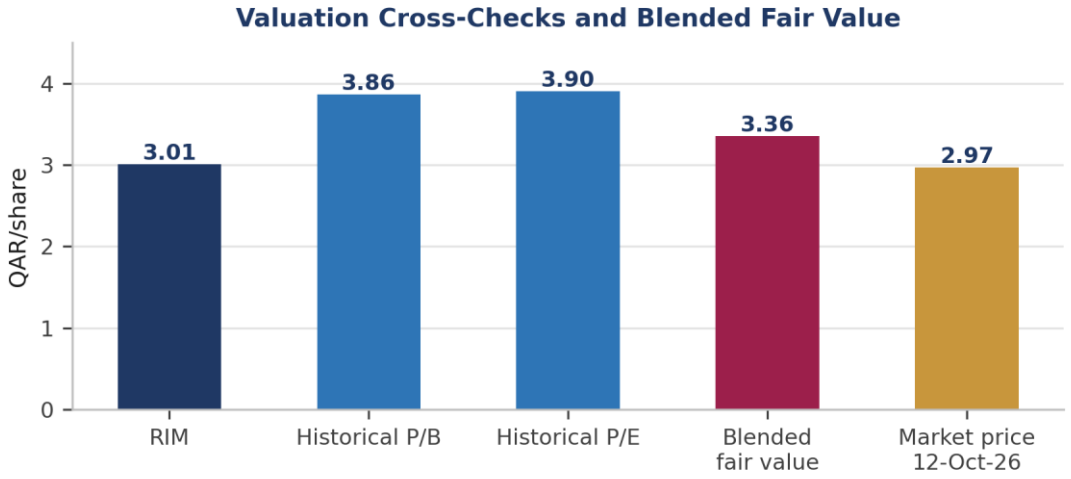
Residual income build-up	QAR per share
Opening ordinary book value per share at 30 September 2026	2.7026
Present value of explicit-period residual income, Years 1 to 5	0.0776
Present value of terminal residual income at 3.00% growth	0.2270
Residual income method fair value per share	3.0072

- The method applies the 9.9389% sustainable ROE to opening ordinary book value in each year, distributes 70.52% of earnings and retains 29.48%, so book value compounds at approximately 2.93% per year. Residual income is earnings less a charge for opening book value at the 9.2344% cost of equity, and the terminal value capitalizes Year 5 residual income at 3.00% growth.
- The spread is the driver. Sustainable ROE exceeds cost of equity by approximately 70bps. Because the spread is positive, residual income remains positive in every explicit year, but the margin is deliberately narrow and the RIM fair value of QAR 3.0072 is only modestly above current book value. This conservatism is partly diluted in the blended conclusion by the market-observed P/B and P/E anchors.

Source: calculated on the assumptions in Section 8.2 from Dukhan Bank 30 September 2026 ordinary equity and share count.

8.4 Fair Value Conclusion and Sensitivities

Method	Standalone fair value	Weight	Weighted contribution
Residual income method	QAR 3.0072	60%	QAR 1.8043
Historical P/B at 1.4284x	QAR 3.8604	20%	QAR 0.7721
Historical P/E at 15.1886x	QAR 3.8994	20%	QAR 0.7799
Blended base fair value	QAR 3.3563	100%	QAR 3.3563

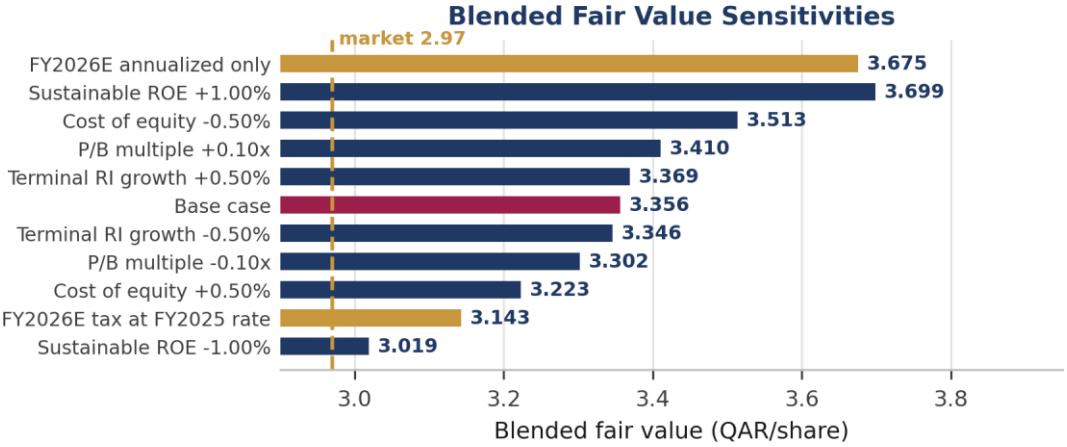


Source: model-calculated. Market price QAR 2.970 at 12 October 2026.

Driver-Based Sensitivities

Scenario	Cost of equity	Sustainable ROE	RIM fair value	P/E fair value	Blended fair value	vs QAR 2.970
Base case	9.23%	9.94%	3.0072	3.8994	3.3563	+13.0%
Cost of equity +0.50%	9.73%	9.94%	2.7844	3.8994	3.2226	+8.5%
Cost of equity -0.50%	8.73%	9.94%	3.2689	3.8994	3.5133	+18.3%
Sustainable ROE +1.00%	9.23%	10.94%	3.4470	4.2917	3.6986	+24.5%
Sustainable ROE -1.00%	9.23%	8.94%	2.5760	3.5070	3.0191	+1.7%
Terminal RI growth +0.50%	9.23%	9.94%	3.0282	3.8994	3.3689	+13.4%
Terminal RI growth -0.50%	9.23%	9.94%	2.9893	3.8994	3.3456	+12.6%
Target P/B +0.10x	9.23%	9.94%	3.0072	3.8994	3.4103	+14.8%
Target P/B -0.10x	9.23%	9.94%	3.0072	3.8994	3.3022	+11.2%
FY2026E annualized only	9.23%	10.87%	3.4168	4.2649	3.6751	+23.7%
FY2026E tax at FY2025 effective rate	9.23%	9.31%	2.7351	3.6479	3.1427	+5.8%

Each sensitivity changes one valuation driver from the base case while holding other assumptions constant unless noted. Sustainable-ROE scenarios move the normalized earnings input consistently. The tax and FY2026E-only cases are reference scenarios and are excluded from the headline driver-based range.



Gold bars are reference normalization and tax scenarios. They are shown for completeness and are excluded from the headline driver-based range, which is derived from cost of equity, sustainable ROE, terminal RI growth and P/B sensitivities.

- The disclosed range is driver-based. The downside of QAR 3.0191 and upside of QAR 3.6986 are the lowest and highest blended outcomes across the cost-of-equity, sustainable-ROE, terminal-growth and P/B sensitivities, rather than a symmetric percentage band around the base.
- ROE remains the dominant valuation variable. A one-percentage-point move in sustainable ROE changes both the residual-income stream and the normalized P/E leg, producing blended values from QAR 3.0191 to QAR 3.6986 in the tested cases.
- The Pillar Two sensitivity remains relevant. Applying the FY2025 effective tax rate to FY2026E lowers sustainable ROE to about 9.31% and blended fair value to QAR 3.14. The base case is already partly conservative because sustainable ROE is based on a 50/50 blend of FY2025 and FY2026
- All tested driver cases remain above the QAR 2.970 market price; the sustainable-ROE downside is the closest at QAR 3.0191. This indicates modest valuation support rather than a wide margin of safety under adverse profitability assumptions.

Source: model-calculated on the assumptions in Section 8.2.

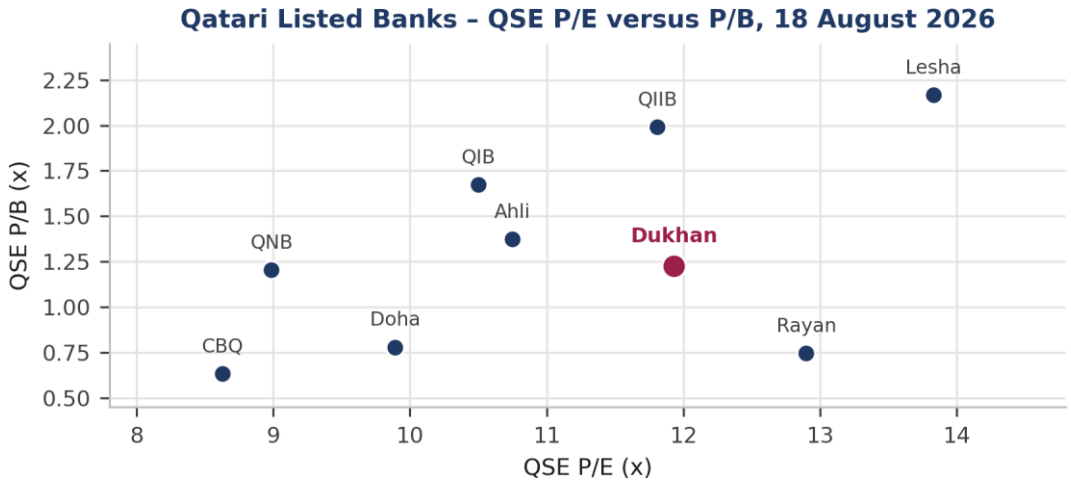
8.5 Share Data, Market Multiples and Trading Context

Metric	Value	Interpretation
Closing price	QAR 2.970	Market price as of 12 October 2026
52-week range	QAR 2.880 - 3.645	Market range at 12 October 2026; price remains close to the lower end
Shares outstanding	5,219.81mn	Issued shares of 5,234.10mn less 14.29mn treasury shares
Implied equity market capitalization	QAR 15.50bn	Closing price multiplied by model ordinary shares outstanding
Current P/B (model basis)	1.099x	Current price divided by ordinary BVPS of QAR 2.7026
Current P/E (FY2026E ordinary EPS basis)	10.38x	Current price divided by annualized ordinary EPS after AT1 of QAR 0.2862
Normalized ordinary EPS	QAR 0.2567	50% FY2025 / 50% FY2026E ordinary EPS used in the P/E valuation leg
FY2025 dividend yield	5.39%	FY2025 DPS QAR 0.16 on the QAR 2.970 closing price
Base fair value	QAR 3.3563	13.01% above the closing price

- At the 12 October 2026 closing price, model P/B is 1.099x on ordinary BVPS of QAR 2.7026. The current price is 10.38x FY2026E annualized ordinary EPS of QAR 0.2862 and approximately 11.57x the normalized ordinary EPS of QAR 0.2567 used in the historical P/E valuation leg.

QSE Official Peer Snapshot – 18 August 2026

Bank	Dividend yield	QSE P/B	QSE P/E	EPS (QAR)	Book value / share (QAR)	Price (QAR)
QNB	4.315%	1.205x	8.985x	1.870	13.94	16.80
Qatar Islamic Bank	4.146%	1.675x	10.50x	2.067	12.96	21.71
Commercial Bank of Qatar	7.193%	0.634x	8.625x	0.484	6.576	4.171
Doha Bank	5.293%	0.780x	9.892x	0.286	3.634	2.834
Ahli Bank	6.328%	1.374x	10.75x	0.367	2.876	3.951
Qatar International Islamic Bank	4.939%	1.991x	11.81x	0.909	5.389	10.73
Al Rayan Bank	5.679%	0.746x	12.90x	0.150	2.598	1.937
Lesha Bank (QFC)	2.013%	2.166x	13.83x	0.216	1.376	2.980
Dukhan Bank	**4.969%**	**1.225x**	**11.93x**	**0.270**	**2.629**	**3.220**



- The table below retains the synchronized Qatar Stock Exchange Financial Indicators peer snapshot at 18 August 2026 for cross-sectional context. The current Dukhan Bank market price at 12 October 2026 is shown separately above. The peer set does not enter the valuation weights or fair-value calculation.
- At the 18 August 2026 peer snapshot, Dukhan Bank traded around the median P/B of the nine-bank set. The snapshot is intentionally historical and synchronized; it is not updated piecemeal with the 12 October Dukhan price.
- The peer-implied return relationship remains contextual only. The valuation base is Dukhan-specific: a 9.94% sustainable ROE against a 9.23% cost of equity, with historical own-trading P/B and P/E anchors receiving 20% weights each.

Source: market price updated to 12 October 2026; Qatar Stock Exchange Financial Indicators peer snapshot at 18 August 2026.

9. SOURCES AND DISCLAIMER

9.1 Source Register

Category	Primary source	Reference
Interim financial statements	Dukhan Bank reviewed interim condensed consolidated financial statements for the nine months ended 30 September 2026 (PwC review dated 7 October 2026), together with the reviewed nine months ended 30 September 2025 comparatives.	Dukhan Bank official Financial Information page
Audited financial statements	Dukhan Bank audited consolidated financial statements FY2021, FY2022, FY2023, FY2024 and FY2025.	Dukhan Bank official Financial Information page
Investor presentation	Dukhan Bank Investor Presentation, September 2026.	Dukhan Bank official Investor Presentation and Earnings Calls page
Results / company disclosures	September 2026 investor presentation and official corporate disclosures used for current operating and market-position context.	Dukhan Bank official Media Center / Investor Relations
Regulatory capital and liquidity	9M 2026 capital adequacy Note 21; FY2025 audited LCR; June 2025 latest numeric Pillar III NSFR; September 2026 investor presentation.	Dukhan Bank official Regulatory Documents and financial statements
Corporate and governance	Dukhan Bank About Us, Board and Management pages; Note 1 of the reviewed interim financial statements.	Dukhan Bank official corporate pages
Ratings	Fitch action dated 11 June 2026 and Moody's action dated 29 June 2026, cross-checked to the September 2026 investor presentation ratings summary.	Fitch Ratings; Moody's Ratings; Dukhan Bank
Market data	DUBK close QAR 2.970 and 52-week range QAR 2.880-3.645 at 12 October 2026; synchronized QSE peer snapshot retained at 18 August 2026.	Qatar Stock Exchange market data / Financial Indicators
Valuation inputs	State of Qatar 5.375% sovereign bond due 28 Sep 2036: 5.90% secondary-market yield at 9 Oct 2026 less 0.49% Damodaran adjusted default spread; Qatar total ERP 4.91%; raw beta 0.67; Blume beta 0.7789; 0.00% overlay.	State of Qatar bond market data; NYU Stern Damodaran; TradingView; internal beta calculation; Blume (1971, 1975)
Macro and sector	QatarEnergy March 2026 statements; IMF July 2026 update; Qatar Central Bank disclosures; rating-agency sovereign/banking actions.	Official and public sources as listed

9.2 Disclaimer

This report has been prepared by Qatar Securities Company, a Qatari Public Shareholding Company, which is regulated by the Qatar Financial Markets Authority and is a member brokerage firm of the Qatar Stock Exchange. This report has been prepared for information purposes only and is not intended to provide personal investment advice, nor does it constitute a recommendation to buy or sell any securities or any type of investment product. It also does not constitute legal, tax, accounting, or financial advice. Qatar Securities Company accepts no responsibility for any direct or indirect consequences resulting from the use of, or reliance on, the information contained in this report. Investors should seek independent advice from qualified investment, legal, tax, accounting and financial professionals before making any investment decision or entering into any financial product or investment fund.

Although the information contained in this report has been obtained from sources deemed reliable by Qatar Securities Company, Qatar Securities Company does not guarantee its accuracy, completeness or timeliness. Accordingly, Qatar Securities Company makes no representation or warranty, whether express or implied, regarding the accuracy or completeness of any information, data, opinions, estimates or analysis contained in this report. With respect to the fundamental research and analysis included in this report, any opinions, estimates, fair-value conclusions or analytical views may differ from the technical analysis issued by Qatar Securities Company, which relies on historical technical data, including price and volume. Qatar Securities Company reserves the right to amend the information contained in this report at any time. The contents of this report may not be used, reproduced, distributed or modified, in whole or in part, without the prior written consent of Qatar Securities Company.

إخلاء المسؤولية:

تم إعداد هذا التقرير من قبل شركة قطر للأوراق المالية، وهي شركة مساهمة عامة قطرية خاضعة لرقابة هيئة قطر للأسواق المالية وعضو كشركة وساطة في بورصة قطر. وقد أُعد هذا التقرير لأغراض معلوماتية فقط، ولا يُقصد به تقديم مشورة استثمارية شخصية، كما لا يُعد توصية بشراء أو بيع أي أوراق مالية أو أي منتجات استثمارية. كما لا يُعد هذا التقرير مشورة قانونية أو ضريبية أو محاسبية أو مالية. ولا تتحمل شركة قطر للأوراق المالية أي مسؤولية عن أي نتائج مباشرة أو غير مباشرة قد تنشأ عن استخدام المعلومات الواردة في هذا التقرير أو الاعتماد عليها. وينبغي على المستثمرين الحصول على مشورة مستقلة من مستشارين مؤهلين في المجالات الاستثمارية والقانونية والضريبية والمحاسبية والمالية قبل اتخاذ أي قرار استثماري أو الدخول في أي منتج مالي أو صندوق استثماري.

ورغم أن المعلومات الواردة في هذا التقرير قد جُمعت من مصادر ترى شركة قطر للأوراق المالية أنها موثوقة، فإن شركة قطر للأوراق المالية لا تضمن دقتها أو اكتمالها أو حداثتها. وبناءً عليه، لا تقدم شركة قطر للأوراق المالية أي تعهد أو ضمان، صريحًا أو ضمنيًا، بشأن دقة أو اكتمال أي معلومات أو بيانات أو آراء أو تقديرات أو تحليلات واردة في هذا التقرير. وفيما يتعلق بالبحوث والتحليلات الأساسية الواردة في هذا التقرير، فقد تختلف الآراء أو التقديرات أو استنتاجات القيمة العادلة أو الرؤى التحليلية عن تقارير التحليل الفني الصادرة عن شركة قطر للأوراق المالية، والتي تستند إلى البيانات الفنية التاريخية، بما في ذلك الأسعار وأحجام التداول. وتحتفظ شركة قطر للأوراق المالية بحق تعديل المعلومات الواردة في هذا التقرير في أي وقت. ولا يجوز استخدام محتويات هذا التقرير أو إعادة إنتاجها أو توزيعها أو تعديلها، كليًا أو جزئيًا، دون موافقة كتابية مسبقة من شركة قطر للأوراق المالية.