

Jordanian Real Estate Company for Development
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated Interim Condensed Financial Statements
and Review Report
for the three months ended March 31, 2025

Jordanian Real Estate Company for Development
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

INDEX

	<u>PAGE</u>
Report on review of consolidated interim condensed financial information	-
Consolidated interim condensed statement of financial position as at March 31, 2025 – (reviewed and unaudited)	1
Consolidated interim condensed statement of comprehensive income for the three months ended March 31, 2025 – (reviewed and unaudited)	2
Consolidated interim condensed statement of changes in equity for the three months ended March 31, 2025 – (reviewed and unaudited)	3
Consolidated interim condensed statement of cash flows for the three months ended March 31, 2025 – (reviewed and unaudited)	4
Notes to the Consolidated interim condensed financial information for the three months ended March 31, 2025	5-8

Report on Review of Consolidated Interim Condensed Financial Information

To Messrs. Shareholders
Jordanian Real Estate Company for Development
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Introduction

We have reviewed the consolidated interim condensed statement of financial position of Jordanian Real Estate Company for Development (Public Shareholding Company), as at March 31, 2025 and the related consolidated interim condensed statements of comprehensive income, changes in equity and cash flows for the three months period then ended. Management is responsible for the preparation and fair presentation of this consolidated interim financial information in accordance with International Financial Reporting Standard no. (34) "consolidated interim Financial Reporting". Our responsibility is to express a conclusion about this consolidated interim financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagement no. (2410) "Review of consolidated interim financial information performed by the independent auditor of the entity". A review of consolidated interim condensed financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim condensed financial information is not prepared, in all material respects, in accordance with International Financial Reporting Standard no. (34) "consolidated interim Financial Reporting".

Emphasis paragraph

As stated in note No (5) Land available for sale, net some of these lands with a cost of JD 3,700,989 as at March 31, 2025 are not registered in the name of the company, but are registered in the name of the previous owners of those properties the company's ownership of real estate is proven through irrevocable agreements, contracts, mortgage bonds, and agencies signed with those parties.



Talal Abu-Ghazaleh & Co. International

Mohammad Al-Azraq

(License # 1000)

Amman April 20, 2025

MEMBER OF THE
FORUM OF FIRMS



Jordanian Real Estate Company for Development
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated interim condensed statement of financial position as at March 31, 2025 – (reviewed and unaudited)

		March 31, 2025	December 31, 2024
ASSETS	Notes	(reviewed and unaudited)	(audited)
Current Assets		JD	JD
Cash and cash equivalents	3	113,450	473,141
Deposits in banks	4	3,256,804	3,256,804
Accounts receivable		1,447,081	726,765
Due from related parties		16,814	24,288
Land available for sale, net	5	14,354,253	14,560,870
Other debit balances		351,298	312,084
Goods on assignment		1,518,607	1,518,607
Total Current Assets		21,058,307	20,872,559
Non-current Assets			
Financial assets at fair value through comprehensive income	6	11,418,157	11,184,222
Investments in associates		1	1
Investments property	7	4,436,128	4,457,423
Property and equipment		196,783	208,327
Total Non-Current Assets		16,051,069	15,849,973
Total Assets		37,109,376	36,722,532
LIABILITIES AND EQUITY			
Current Liabilities			
Trade payables		70,200	77,315
Due from related parties		364,468	6,466
Other credit balances		2,298,159	2,058,420
Total Liabilities		2,732,827	2,142,201
Equity			
Capital		34,500,000	34,500,000
Issuance premium		36,479	36,479
Statutory reserve		2,226,114	2,226,114
Financial assets fair value reserve		(3,126,089)	(2,851,058)
Retained earnings		740,045	668,796
Net equity		34,376,549	34,580,331
Total Liabilities and Equity		37,109,376	36,722,532

The accompanying notes form part of these Consolidated interim condensed financial statements

Jordanian Real Estate Company for Development
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated interim condensed statement of comprehensive income for the three months ended March 31, 2025
- (reviewed and unaudited)

	March 31, 2025	March 31, 2024
	JD	JD
Revenues		
Net profits from sale of lands	191,385	88,715
Murabaha revenues	40,719	70,076
Apartments and offices rental income	91,865	96,431
Other revenue	2,685	2,200
Total Revenues	326,654	257,422
Expenses		
Land available for sale impairment	(100,000)	-
Administrative expenses	(156,519)	(147,835)
Total Expenses	(256,519)	(147,835)
Profit before tax and national contribution	70,135	109,587
Income tax	-	(13,360)
National contribution	-	(1,096)
Previous years income tax	(4,552)	-
Pofit	65,583	95,131
Add: other comprehensive income items		
Changes in fair value for financial assets through OCI	(275,031)	(745,465)
Gains from sale of financial assets through OCI	5,666	1,709
Comprehensive income	(203,782)	(648,625)
Basic and diluted share of profit for the period	JD _/002	JD _/003

The accompanying notes form part of these Consolidated interim condensed financial statements

Jordanian Real Estate Company for Development
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Amman - The Hashemite Kingdom of Jordan

Consolidated interim condensed statement of changes in equity for the three months ended March 31,
2025
- (reviewed and unaudited)

	Capital	Issuance premium	Statutory reserve	Financial assets fair value reserve	Retained earnings	Net
For the three months ended March 31, 2025	JD	JD	JD	JD	JD	JD
Balance as at January 1, 2025	34,500,000	36,479	2,226,114	(2,851,058)	668,796	34,580,331
Profit	-	-	-	-	65,583	65,583
Changes in fair value for financial assets through OCI	-	-	-	(275,031)	-	(275,031)
Gains from sale of financial assets through OCI	-	-	-	-	5,666	5,666
Balance as at March 31, 2025	<u>34,500,000</u>	<u>36,479</u>	<u>2,226,114</u>	<u>(3,126,089)</u>	<u>740,045</u>	<u>34,376,549</u>
For the three months ended March 31, 2024						
Balance as at January 1, 2024	34,500,000	36,479	2,220,625	(2,641,333)	1,098,630	35,211,401
Profit	-	-	-	-	95,131	95,131
Changes in fair value for financial assets through OCI	-	-	-	(745,465)	-	(745,465)
Gains from sale of financial assets through OCI	-	-	-	-	1,709	1,709
Balance as at March 31, 2024	<u>34,500,000</u>	<u>36,479</u>	<u>2,220,625</u>	<u>(3,389,798)</u>	<u>1,195,470</u>	<u>34,562,776</u>

The accompanying notes form part of these Consolidated interim condensed financial statements

Jordanian Real Estate Company for Development
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Consolidated interim condensed statement of cash flows for the three months ended March 31, 2025
- (reviewed and unaudited)

	March 31, 2025	March 31, 2024
	JD	JD
Cash flows from operating activities		
Profit before tax and national contribution	70,135	109,587
Adjustments for :		
Depreciation	40,060	35,337
Changes in operating assets and liabilities:		
Accounts receivable	(720,316)	104,232
Due from related parties	7,474	(11,593)
Land available for sale, net	206,617	113,199
Other credit balances	(39,214)	(72,224)
Trade payables	(7,115)	8,796
Other credit balances	235,187	(23,672)
Due from related parties	358,002	(294,286)
	150,830	(30,624)
Income tax paid	-	(25,203)
Net cash from operating activities	150,830	(55,827)
CASH FLOWS FROM INVESTING ACTIVITIES		
Deposits in banks	-	749,353
Financial assets at fair value through OCI	(503,300)	(441,666)
Purchase of property and equipment	(7,221)	(1,450)
Paid on investments property	-	(26,895)
Net cash from investing activities	(510,521)	279,342
Net change in cash and cash equivalents	(359,691)	223,515
Cash and cash equivalents- beginning of period	473,141	105,746
Cash and cash equivalents- end of period	113,450	329,261

The accompanying notes form part of these Consolidated interim condensed financial statements

Jordanian Real Estate Company for Development
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Notes to the consolidated interim condensed financial statements

1. General

- Jordanian Real Estate Company was established on April 4, 2005 and registered as a public shareholding company in the companies control department at the Ministry of Industry and Trade under the number (361).
- The main activities of the Company are:
 - Purchase and sale lands after development, organizing improvement, division, sorting it according to applicable laws.
 - Investments in other companies to achieve company's objectives.
 - Buying lands and building apartments on them and selling them without interests.
 - Investment company's funds in stocks and bonds for the purposes of the company.
 - Finance lease.
- The financial statements were approved by the board of directors on its session dated April 17, 2025.

2. Significant accounting policies

- The consolidated interim condensed financial information for the Company were prepared according to International Accounting Standard (34) "Consolidated interim Financial Reporting".
- Accounting policies used in preparing the consolidated Consolidated interim condensed financial statement are consistent with those policies used in preparing the financial statements for the year ended December 31, 2024.

3. Cash and cash equivalents

	March 31, 2025 (reviewed and unaudited)	December 31, 2024 (audited)
	JD	JD
Current accounts at bank- JD	102,644	464,262
Cash on hand and visa	8,618	6,699
Current accounts at bank- US	2,188	2,180
Total	<u>113,450</u>	<u>473,141</u>

4. Deposits in banks

Deposits are pegged annually and the company receives 5% profit on them.

5. Lands available for sale – net

	March 31, 2025 (reviewed and unaudited)	December 31, 2024 (audited)
	JD	JD
Lands available for sale (sorted plots)	7,458,273	7,565,090
Lands available for sale under development	7,184,765	7,184,565
Net	14,643,038	14,749,655
Less: Impairment loss for lands available for sale	(288,785)	(188,785)
Net	14,354,253	14,560,870

(*) The following is movement of impairment losses the value of lands available for sale during the period/ year, as follows:

	March 31, 2025 (reviewed and unaudited)	December 31, 2024 (audited)
	JD	JD
Balance - beginning of period / year	188,785	75,319
Provided during the period/year	100,000	113,466
Balance end of period / year	288,785	188,785

- The lands available for sale include sorted plots with a value of 597,272 Jordanian dinars and unsorted lands with a value of 3,103,717 Jordanian dinars. They are not registered in the name of the company, but are registered in the name of the previous owners of those properties. The company's ownership of real estate is proven through irrevocable agreements, contracts, mortgage bonds, and agencies signed with those parties.
- The average fair value of land available for sale, based on the evaluation of three independent real estate evaluator on September 16, 2024, amounted to 17,866,125 Jordanian dinars.

6. Financial assets at fair value through OCI

	March 31, 2025 (reviewed and unaudited)	December 31, 2024 (audited)
	JD	JD
Inside Jordan		
Financial assets portfolio (listed)	12,710,248	12,233,537
Financial assets portfolio (unlisted) (*)	305,846	305,846
Outside Jordan		
Financial assets portfolio (listed)	1,528,152	1,495,897
Total	14,544,246	14,035,280
Less: Accumulated change in Fair value (**)	(3,126,089)	(2,851,058)
Net	11,418,157	11,184,222

(*) Financial assets are shown at fair value through other comprehensive income, and their fair value cannot be reliably determined at cost due to the lack of an active market. The company has conducted an impairment test for these investments based on the book value of the net assets of these invested companies. The following are details of the financial assets portfolio inside Jordan - unlisted:

	March 31, 2025 (reviewed and unaudited)	December 31, 2024 (audited)
	JD	JD
Etihad Schools Company	292,524	292,524
International Medical Investment Company	13,322	13,322
Total	305,846	305,846

(**) The following is movement in the cumulative change in fair value during the year, as follows:

	March 31, 2025 (reviewed and unaudited)	December 31, 2024 (audited)
	JD	JD
Balance - beginning of period / year	(2,851,058)	(2,357,141)
Change over the period / year	(275,031)	(493,917)
Balance end of period / year	(3,126,089)	(2,851,058)

-Among the financial assets at fair value through other comprehensive income are (80,000) shares reserved for membership in the Board of Directors.

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Notes to the consolidated interim condensed financial statements for the three month ended March 31, 2025

7. Investments property

	Lands	Building	Furniture, furnishings and decorations	Electrical equipment	Office devices and equipment	Total
March 31, 2025 (reviewed and unanelited)	JD	JD	JD	JD	JD	JD
Cost						
Beginning of period balance	1,467,218	3,296,710	168,209	126,675	9,640	5,068,452
Addition	-	-	-	6,200	1,022	7,222
Balance as at March 31, 2025	1,467,218	3,296,710	168,209	132,875	10,662	5,075,674
Accumulated depreciation						
Beginning of period balance	-	389,611	123,480	97,938	-	611,029
Depreciation	-	17,339	6,234	4,944	-	28,517
Balance as at March 31, 2025	-	406,950	129,714	102,882	-	639,546
Net	1,467,218	2,889,760	38,495	29,993	10,662	4,436,128
Deceamember 31,2024 (audited)						
Cost						
Beginning of year balance	1,467,218	3,275,759	166,312	125,484	5,490	5,040,263
Addition	-	20,951	1,897	2,049	4,150	29,047
Disposal	-	-	-	(858)	-	(858)
End of year balance	1,467,218	3,296,710 0	168,209 0	126,675 0	9,640	5,068,452
Accumulated depreciation						
Beginning of year balance	-	320,064	98,498	79,270	-	497,832
Depreciation	-	69,547	24,982	19,419	-	113,948
Disposal	-	-	-	751-	-	(751)
End of year balance	-	389,611	123,480	97,938	-	611,029
Net	1,467,218	2,907,099	44,729	28,737	9,640	4,457,423

- The fair value of real estate investments, based on the evaluation of an independent real estate evaluator on January 2, 2025, amounted to 4,530,250 Jordanian dinars.

8. Legal cases

There are Cases filed by the parent and subsidiary companies against others amounted to 151,737 Jordanian dinars, and are still pending before the court.

9. The potential effects of economic fluctuations

As a result of the current global conflict, where the entity has taken into account any possible impact of current economic fluctuations in the inputs of future macroeconomic factors when determining the severity and probability of economic scenarios to determine expected credit losses.