

**DARAT JORDAN HOLDING COMPANY  
(PUBLIC SHAREHOLDING COMPANY)  
AMMAN - JORDAN**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
TOGETHER WITH REVIEW REPORT  
FOR THE PERIOD ENDING 30 JUNE 2025**

DARAT JORDAN HOLDING COMPANY  
(PUBLIC SHAREHOLDING COMPANY)  
AMMAN - JORDAN

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
TOGETHER WITH REVIEW REPORT  
FOR THE PERIOD ENDING 30 JUNE 2025

---

<u>Contents</u>	<u>Page</u>
Review report of the interim condensed consolidated financial statements	-
Interim condensed consolidated statement of financial position	1
Interim condensed consolidated statement of profit or loss and other comprehensive income	2
Interim condensed consolidated statement of changes in equity	3
Interim condensed consolidated statement of cash flows	4
Notes forming part of the interim condensed consolidated financial statements	5 - 9

## REVIEW REPORT

30 June 2025

To The Chairman and Members of Directors of Darat Jordan Holding Company  
(Public Shareholding Company)  
Amman - Jordan

### Introduction

We have reviewed the interim condensed consolidated statement of financial position of **Darat Jordan Holding Company (Public Shareholding Company)** as at 30 June 2025, the interim condensed consolidated statement of profit or loss and other comprehensive income, the interim condensed consolidated statement of changes in equity, the interim condensed consolidated statement of cash flows for the six months then ended and summary of signified accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with IAS (34) "Interim Financial Reporting". Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

### Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim 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.

### Other Matters

The consolidated financial statements for the year ended 31 December 2024, were audited by another auditor who expressed an unmodified opinion on 27 March 2025.

## REVIEW REPORT (CONTINUED)



30 June 2025

To The Chairman and Members of Directors of Darat Jordan Holding Company  
(Public Shareholding Company)  
Amman - Jordan

### Conclusion

Based on our review, nothing has come to our attention that causes us believe that the interim condensed consolidated financial statements do not present fairly from all material respects the interim condensed consolidated financial position of **Darat Jordan Holding Company (Public Shareholding Company)** as at 30 June 2025, and of its financial performance and its interim condensed consolidated cash flows for the Six months ended in accordance with IAS (34) "Interim Financial Reporting".

Samman & Co.



Ahmad Ramahi  
License No. (868)

31 July 2025  
Amman - Jordan



**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
Amman - Jordan

**Interim condensed consolidated statement of financial position**  
**As at 30 June 2025**

	Note	30 June 2025 JD (Unaudited )	31 December 2024 JD (Audited )
<b><u>Assets</u></b>			
<b>Non-current assets</b>			
Property and equipment		167,008	163,419
Investment property	(7)	3,469,447	3,285,032
Investment in an associate company		2,645,694	2,886,977
Financial assets at amortized cost		1,360,007	1,091,746
Financial assets at fair value through other comprehensive income		675,015	651,967
		<u>8,317,171</u>	<u>8,079,141</u>
<b>Current assets</b>			
Financial assets at amortized cost		426,000	212,695
Properties inventory		87,427	127,860
Financial assets at fair value through statement of profit or loss		1,460,812	826,543
Trade and other receivables	(6)	284,838	246,115
Cash and cash equivalents	(5)	1,132,868	716,975
		<u>3,391,945</u>	<u>2,130,188</u>
Assets available for sale		<u>-</u>	<u>1,444,229</u>
<b>Total assets</b>		<u><u>11,709,116</u></u>	<u><u>11,653,558</u></u>
<b><u>Shareholders equity and liabilities</u></b>			
<b><u>Shareholders equity</u></b>			
Authorized and subscribed capital		10,250,000	10,250,000
Statutory reserve		325,162	325,162
Retained earnings		821,135	798,158
<b>Total shareholders equity</b>		<u>11,396,297</u>	<u>11,373,320</u>
<b><u>Liabilities</u></b>			
Trade and other liabilities		42,778	60,316
Dividends payable		186,676	159,165
Income tax provision		83,365	60,757
<b>Total liabilities</b>		<u>312,819</u>	<u>280,238</u>
<b>Total shareholders equity and liabilities</b>		<u><u>11,709,116</u></u>	<u><u>11,653,558</u></u>

The interim condensed consolidated financial statements from pages [1] to [9] were approved and authorized for issue by the Board of Directors on 30 July 2025 and were signed by:

**Emad Aldeen Akram Kamal**  
Chairman of the board



**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
Amman - Jordan

**Interim condensed consolidated statement of profit or  
loss and other comprehensive income  
for the period ending 30 June 2025**

		For the three months ending		For the six months ending	
		30 June		30 June	
	Note	2025	2024	2025	2024
		JD	JD	JD	JD
		(Unaudited )	(Unaudited )	(Unaudited )	(Unaudited )
Reef Amman project sales		35,000	-	35,000	94,714
Cost of sale residential apartments		(40,433)	-	(40,433)	(135,896)
Gross loss		(5,433)	-	(5,433)	(41,182)
Gain on sale of subsidiary	(8)	-	-	212,352	-
Group's share of profits from associate		81,327	104,929	149,113	168,667
Gain on financial assets at fair value through profit or loss		107,608	(13,752)	126,052	(50,238)
Interest income		37,890	36,593	69,852	74,935
Hanger rental income		18,222	18,222	36,443	36,443
Dividends income		39,288	40,411	48,900	54,234
Administrative expenses		(85,115)	(94,106)	(176,544)	(167,210)
Depreciation of properties and equipment, and investment properties		(10,032)	(8,185)	(19,976)	(16,392)
Reef Amman project expenses		(7,784)	7,282	(15,793)	-
Foreign currency exchange gains (losses)		35,695	(3,267)	51,352	(11,862)
Other income		7,556	1,658	6,498	3,331
Profit before tax		219,222	89,785	482,816	50,726
Income tax expense		(2,300)	(17,889)	(49,839)	(17,889)
Profit for the period after income tax from continuing operations		216,922	71,896	432,977	32,837
<u>Other comprehensive income</u>					
Items not reclassified to profit or loss					
Change in fair value reserve of financial assets measured at fair value through other comprehensive income		-	-	-	-
Total comprehensive income for the period		216,922	71,896	432,977	32,837
Basic and diluted earnings per share from profit for the period	(9)	0.021	0.007	0.042	0.003

**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
Amman - Jordan

**Interim condensed consolidated statement of changes in equity**  
**for the period ending 30 June 2025**

	Authorized and subscribed capital	Statutory reserve	Retained earnings	Total
	JD	JD	JD	JD
<u>For the period ended 30 June 2025</u>				
Balance as at 1 January 2025	10,250,000	325,162	798,158	11,373,320
Comprehensive income for the period	-	-	432,977	432,977
Dividends - note (10)	-	-	(410,000)	(410,000)
As at 30 June 2025	<u>10,250,000</u>	<u>325,162</u>	<u>821,135</u>	<u>11,396,297</u>
<u>For the period ended 30 June 2024</u>				
Balance as at 1 January 2024	10,250,000	292,146	940,303	11,482,449
Comprehensive income for the period	-	-	32,837	32,837
Dividends	-	-	(410,000)	(410,000)
As at 30 June 2024	<u>10,250,000</u>	<u>292,146</u>	<u>563,140</u>	<u>11,105,286</u>

**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
Amman - Jordan

**Interim condensed consolidated statement of cash flows**  
**for the period ending 30 June 2025**

	Note	30 June 2025	30 June 2024
		JD	JD
		(Unaudited)	(Unaudited)
<b><u>Operating activities</u></b>			
Profit for the period before tax		482,816	50,726
<i>Adjustments for:</i>			
Depreciation of property and equipment, and investment property		19,976	16,392
Interest income		(69,852)	(74,935)
The change on the financial assets at fair value through profit or loss		(126,052)	50,238
Group's share of profits from associates		(149,113)	(168,667)
Dividends income		(48,900)	(54,234)
Cost of residential apartments sold		40,433	135,896
Foreign currency exchange gains (losses)		(51,352)	11,862
Gain on sale of subsidiary		(212,352)	-
		(114,396)	(32,722)
Trade and other receivables		(30,680)	21,222
Trade and other payables		(44,769)	(21,591)
Assets available for sale		1,656,581	-
Dividends payable		27,511	(677)
<b>Net cash flows from operating activities</b>		<b>1,494,247</b>	<b>(33,768)</b>
<b><u>Investing activities</u></b>			
Financial assets at fair value through other comprehensive income		-	(36,270)
Purchase financial assets at fair value through profit or loss		(508,217)	(21,225)
Purchase property and equipment		(7,879)	-
Due from related parties		(8,043)	10,269
Deposits at banks		(120,516)	51,812
Interest income		69,852	54,234
Dividends from associates		390,396	406,012
Received dividends income		48,900	74,935
Properties under development and properties inventory		(200,101)	(133,502)
Financial assets at amortized cost		(453,262)	(69,118)
<b>Net cash flows from investing activities</b>		<b>(788,870)</b>	<b>337,147</b>
<b><u>Financing activities</u></b>			
Dividends paid		(410,000)	(333,088)
<b>Net cash flow financing activities</b>		<b>(410,000)</b>	<b>(333,088)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>		<b>295,377</b>	<b>(29,709)</b>
Cash and cash equivalents at beginning of the period		36,143	227,209
Cash and cash equivalents at end of the period	(5)	<b>331,520</b>	<b>197,500</b>



**Darat Jordan Holding Company  
(Public Shareholding Company)  
Amman - Jordan**

**Notes forming part of the interim condensed consolidated financial statements  
for the period ending 30 June 2025**

---

**1) General**

Darat Jordan Holding Company was established as a public shareholding company on 6 December 2007 under number 447 in the Public Shareholding Companies Registry, with authorized and paid-in capital of 15,000,000 JD divided into 15,000,000 shares at a par value of 1 JD per share. The Group was granted to commence its operations on 10 April 2008. The Company's share capital was decreased during the previous years to become 10,250,000 JD divided into 10,250,000 JD shares at a par value of 1 JD per share.

The Company's objectives are to invest its funds and sources of financing in all types of available investment in different economic, financial, industrial, commercial, agriculture, real estate, tourism, and services sectors through subsidiaries and fully or partially owned companies.

The Company's headquarter is located in Khalda, Wasfi Al-Tal street.

The Interim Condensed consolidated Financial statements were approved by the board of directors in the meeting held on the 30 July 2025.

**2) Basis of preparation**

The interim condensed consolidated financial statements have been prepared in accordance with IAS (34) "Interim Financial Reporting" and in accordance with applicable local laws. They do not include all disclosures that would otherwise be required in a complete set of financial statements and should be read in conjunction with the 2024 annual report for the company.

**3) Accounting policies**

The Group has applied the same accounting policies and methods of computation in its interim condensed consolidated financial statements as in its 31 December 2024 annual consolidated financial statements, except for the following amendments which apply for the first time in 2025. However, not all are expected to impact the group as they are either not relevant to the group's activities or require accounting which is consistent with the group's current accounting policies.

The following new standards and amendments are effective for the period beginning 1 January 2025:

- Lack of *exchangeability* (*Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates*).

The following new standards and amendments are effective for the period beginning 1 January 2026:

- Classification and Measurement of Financial Instruments (*Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures*).

Standards Effective for Periods Beginning on January 1, 2027

- IFRS 18: Presentation and Disclosure in Financial Statements.
- IFRS 19: *Subsidiaries without Public Accountability: Disclosures*.

The Group is currently assessing the impact of these new accounting standards and amendments. The Group does not expect these standards and amendments - issued by the International Accounting Standards Board but not yet effective - to have a material impact on the interim condensed consolidated financial statements.

Notes forming part of the interim condensed consolidated financial statements (Continued)  
for the period ending 30 June 2025

4) Basis of consolidation of the financial statements

When a company has control over the investee, the investee is classified as a subsidiary. Control exists when the investor has the following three elements:

- Power over the investee;
- Exposure, or rights, to variable returns from involvement with the investee; and
- The ability to use its power over the investee to affect the amount of the investor's returns.

The actual control exists in situations where the company has the practical ability to direct the relevant activities of the investee without holding a majority of the voting rights. In assessing whether control exists, the company considers all relevant facts and circumstances, including:

- The size of the company's voting rights relative to the size and dispersion of other vote holders;
- Potential voting rights held by the company and other parties;
- Other contractual arrangements; and
- Historical patterns in voting attendance.

The consolidated financial statements present the results of operations of the company and its subsidiaries (the "Group") as if they were a single economic entity. As such, intercompany transactions and balances are eliminated in full. Business combinations are accounted for using the acquisition method. In the consolidated statement of financial position, the identifiable assets and liabilities of the acquired entity are initially recognized at their fair values as of the acquisition date. The results of acquired operations are included in the consolidated statement of comprehensive income from the date control is obtained. Deconsolidation occurs from the date control ceases.

The subsidiaries included in the interim condensed consolidated financial statements are as follows:

Company name	Nationality	Ownership percentage	2025	2024	Principle activities
		%	JD	JD	
Darat Al Reef Jordan Real estate Company	Jordan	100	50,000	50,000	Real estate development
Jordanian European real estate management Group		100	5,000	5,000	Real estate Management
Altanfezeyoun for real estate development Company		-	-	10,000	Real estate services
Al Mashkah for Education Company		100	10,000	10,000	Financial and educatoinal investments
Al Marsa Alamen for real estate development Company		100	1,000	1,000	Real estate services management
Al Hadas for development and investments Company		100	19,000	19,000	Real estate services management
			<u>85,000</u>	<u>95,000</u>	

Notes forming part of the interim condensed consolidated financial statements (Continued)  
for the period ending 30 June 2025

5) Cash and cash equivalents

	30 June 2025	31 December 2024
	JD	JD
	(Unaudited)	(Audited)
Cash on hand	3,806	4,505
Cash at banks	327,714	31,638
Deposits at banks	801,348	680,832
	<u>1,132,868</u>	<u>716,975</u>

The annual interest on time deposits in 2025 ranged from 5% to 6% (2024: 6% to 7%).  
Cash and cash Equivalent shown in the interim condensed consolidated statement of cash flows represent as follows:

	30 June 2025	30 June 2024
	JD	JD
	(Unaudited)	(Unaudited)
Cash and cash equivalents	1,132,868	1,359,910
Less: deposits at banks maturing within a year	<u>(801,348)</u>	<u>(1,167,505)</u>
	<u>331,520</u>	<u>192,405</u>

6) Trade and other receivables

	30 June 2025	31 December 2024
	JD	JD
	(Unaudited)	(Audited)
Accounts Receivable	24,716	56,972
Checks under Collection	35,250	47,000
Other Debit Balances*	224,872	142,143
	<u>284,838</u>	<u>246,115</u>

\* Related parties of the Company include shareholders, companies in which they hold significant interests, and members of senior management. Related party relationships presented in the interim condensed consolidated statement of financial position include amounts due from an associate amounting to JD 10,481 (2024: JD 2,438) and an amount due from the CEO amounting to JD 38,357 (2024: JD 31,357). Related party transactions in the interim condensed consolidated income statement include Board of Directors' remuneration amounting to JD 12,500 (2024: JD 12,500).



Notes forming part of the interim condensed consolidated financial statements (Continued)  
for the period ending 30 June 2025

7) Investment property

	30 June 2025	31 December 2024
	JD	JD
	(Unaudited)	(Audited)
Real Estate Investments	1,125,154	1,140,839
Properties Under Development	1,188,773	988,673
Land Investments	1,155,520	1,155,520
	<u>3,469,447</u>	<u>3,285,032</u>

8) Gain on Sale of Subsidiary

The Company sold a subsidiary, "Al-Tanfeethiyoun for Real Estate Development - Limited Liability Company," during the first quarter of 2025, resulting in a gain of JD 212,352.

9) Earning Per Share for the period

	30 June 2025	30 June 2024
	JD	JD
	(Unaudited)	(Unaudited)
Profit for the period	432,977	32,837
Weighted average number of shares during the period (share)	<u>10,250,000</u>	<u>10,250,000</u>
Basic and diluted earnings per share from profit for the period	<u>0.042</u>	<u>0.003</u>

10) Dividends distributed

In its ordinary meeting held on 21 April 2025, the General Assembly approved the recommendation of the Board of Directors to distribute dividends to shareholders in the amount of 410,000 JD at 4% of the paid-up capital of 10,250,000 JD.



**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
**Amman - Jordan**

**Notes forming part of the interim condensed consolidated financial statements (Continued)**  
**for the period ending 30 June 2025**

**11) Business segments information**

For management purposes the Group's activities are distributed into two main sectors:

- Land Development - represented by purchases of land for the purpose of development and sale.
- Financial Investments - represented by investments in stocks and investments in associates.

These sectors are the basis upon which the Group builds its main segment information reports.

	Land Development	Financial Investments	Other	Total
	JD	JD	JD	JD
<b><u>For the six months ended 30 June 2025 (Unaudited)</u></b>				
Profit or loss and the other comprehensive income statement				
Segment revenues	71,443	174,952	340,550	586,945
Group's share of profit from associates	-	149,113	-	149,113
Depreciation of properties and equipment and investment properties	-	-	(19,976)	(19,976)
Cost of sales	(40,433)	-	-	(40,433)
Administrative and other expenses	-	-	(192,833)	(192,833)
Profit for the period before tax	31,010	324,065	127,741	482,816
Income tax expense for the period				(49,839)
Profit for the period after tax				432,977
<b><u>As at 30 June 2025 (Unaudited)</u></b>				
Assets and liabilities				
Segment assets	3,716,148	3,921,835	1,425,439	9,063,422
Investment in associates	-	2,645,694	-	2,645,694
Segment liabilities	(43,993)	-	(268,826)	(312,819)
Net assets	3,672,155	6,567,529	1,156,613	11,396,297
<b><u>For the six months ended 30 June 2024 (Unaudited)</u></b>				
Profit or loss and the other comprehensive income statement				
Segment revenues	131,157	54,234	66,404	251,795
Change in financial assets at fair value through profit or loss	-	(50,238)	-	(50,238)
Cost of sales	(135,896)	-	-	(135,896)
Group's share of profit from associates	-	168,667	-	168,667
Depreciation of properties and equipment, and investment properties	-	-	(16,392)	(16,392)
Administrative and other expenses	-	-	(167,210)	(167,210)
Profit for the period before tax	(4,739)	172,663	(117,198)	50,726
Income tax expense for the period				(17,889)
Profit for the period after tax				32,837
<b><u>As at 31 December 2024 (Audited)</u></b>				
Assets and liabilities				
Segment assets	3,576,311	2,782,951	963,090	7,322,352
Assets available for sale	1,444,229	-	-	1,444,229
Investment in associates	-	2,886,977	-	2,886,977
Segment liabilities	(38,707)	-	(241,531)	(280,238)
Net assets	4,981,833	5,669,928	721,559	11,373,320