

Amwaj Properties Company
Public Shareholding Company
Condensed Interim Financial Statements (Unaudited)
31 March 2026

Amwaj Properties Company
Public Shareholding Company

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Report on Review of the Condensed Interim Financial Statements

**To The Board of Directors
Amwaj Properties Company
Public Shareholding Company
Amman - Jordan**

Introduction

We have reviewed the accompanying condensed interim financial statements of **Amwaj Properties Company**, comprising the interim statement of financial position as at 31 March 2026 and the related interim statement of comprehensive income, interim statement of changes in equity and interim statement of cash flows for the three months period then ended and the notes about condensed interim financial statements. Management is responsible for the preparation and presentation of this interim financial statement in accordance with International Accounting Standard number (34) Interim Financial Reporting. Our responsibility is to express a conclusion on this condensed interim financial statement based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements number (2410) "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of condensed interim financial statement 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 condensed interim financial statements are not prepared, in all material respects, in accordance with International Accounting Standard number (34) "Interim Financial Reporting".

28 April 2026
Amman - Jordan



**Arab Professionals
Amin Samara
License No. (481)**

Amwaj Properties Company
Public Shareholding Company
Interim Statement of Financial Position as at 31 March 2026
(In Jordanian Dinar)

	31 March 2026 (Unaudited)	31 December 2025 (Audited)
Assets		
Non - current assets		
Property and equipment	4	4
Investment in associate	3,769,115	3,946,288
Total non - current assets	3,769,119	3,946,292
Current assets		
Other current assets	801	800
Cash and cash equivalents	2,874	2,874
Total current assets	3,675	3,674
Total assets	3,772,794	3,949,966
Equity and Liabilities		
Equity		
Paid - in capital	8,051,206	8,051,206
Accumulated losses	(4,556,520)	(4,367,871)
Net equity	3,494,686	3,683,335
Liabilities		
Non - current liabilities		
Amounts due to related parties	276,241	264,764
Current liabilities		
Other current liabilities	1,867	1,867
Total liabilities	278,108	266,631
Total equity and liabilities	3,772,794	3,949,966

“The accompanying notes from (1) to (3) are an integral part of these condensed interim financial statements and read with review report”

Amwaj Properties Company
Public Shareholding Company
Interim Statement of Comprehensive Income
For the Three Months Ended at 31 March 2026 (Unaudited)
(In Jordanian Dinar)

	31 March 2026	31 March 2025
Share from associate company's results	(177,173)	(154,249)
Hotel management fees revenue	6,000	6,000
Administrative and marketing expenses	(17,476)	(8,535)
Total comprehensive loss for the period	(188,649)	(156,784)
 Basic and diluted losses per share	 (0.023)	 (0.019)

"The accompanying notes from (1) to (3) are an integral part of these condensed interim financial statements and read with review report"

Amwaj Properties Company
Public Shareholding Company
Interim Statement of Changes in Equity for the Three Months Ended at 31 March 2026 (Unaudited)
(In Jordanian Dinar)

	<u>Paid-in capital</u>	<u>Accumulated losses</u>	<u>Net Equity</u>
Balance at 1 January 2026	8,051,206	(4,367,871)	3,683,335
Total comprehensive loss for the period	-	(188,649)	(188,649)
Balance at 31 March 2026	<u>8,051,206</u>	<u>(4,556,520)</u>	<u>3,494,686</u>
Balance at 1 January 2025	8,051,206	(3,598,178)	4,453,028
Total comprehensive loss for the period	-	(156,784)	(156,784)
Balance at 31 March 2025	<u>8,051,206</u>	<u>(3,754,962)</u>	<u>4,296,244</u>

“The accompanying notes from (1) to (3) are an integral part of these condensed interim financial statements and read with review report”

Amwaj Properties Company
Public Shareholding Company
Interim Statement of Cash Flows
For the Three Months Ended at 31 March 2026 (Unaudited)

(In Jordanian Dinar)

	<u>31 March 2026</u>	<u>31 March 2025</u>
Operating Activities		
Loss for the period	(188,649)	(156,784)
Share from associate company's results	177,173	154,249
Changes in Working Capital		
Other current assets	<u>(1)</u>	<u>-</u>
Net cash flows used in Operating Activities	<u>(11,475)</u>	<u>(2,535)</u>
Financing Activities		
Amounts due from/to related parties	<u>11,475</u>	<u>2,535</u>
Changes in cash and cash equivalents	<u>-</u>	<u>-</u>
Cash and cash equivalents, beginning of year	<u>2,874</u>	<u>2,874</u>
Cash and cash equivalents, end of period	<u>2,874</u>	<u>2,874</u>

"The accompanying notes from (1) to (3) are an integral part of these condensed interim financial statements and read with review report"

Amwaj Properties Company
Public Shareholding Company
Notes to the condensed interim financial statements (Unaudited)
31 March 2026
(In Jordanian Dinar)

1 . General

Amwaj Properties Company PLC was established on 26 February 2008 as a Public Shareholding Company and registered at the Ministry of Trade and Industry under number (449). The Company office is in the Hashemite Kingdom of Jordan. The company's main objective is exercising all real estate investment activities.

The Company stocks are listed in Amman Stock Exchange – Jordan.

The accompanying condensed interim financial statements have been approved for issue by the Company's Board of Directors in its meeting held in 27 April 2026.

2 . Summary of Significant Accounting Policies

Basis of Preparation

The condensed interim financial statements of the company have been prepared in accordance with IAS (34) "Interim Financial Reporting". They do not include all of the information required in annual financial statements in accordance with IFRS, and should be read in conjunction with the financial statements of the Company for the year ended 31 December 2025.

The condensed interim financial statements have been prepared on a historical cost basis.

The condensed interim financial statements are presented in Jordanian Dinar which is the functional currency of the company.

The accounting policies are consistent with those used in the previous period, except for the adoption of new and amended standards effective as at the beginning of the year.

Use of estimates

The preparation of the condensed interim financial statements requires management to make estimates and assumptions that affect the reported amount of financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues, expenses and the provisions. Such estimates are necessarily based on assumptions about several factors involving varying degrees of judgment and uncertainty and actual results may differ resulting in future changes in such provisions.

Management believes that the estimates are reasonable and are as follows:

- Management reviews periodically the tangible assets in order to assess the depreciation for the year based on the useful life and future economic benefits. Any impairment is taken to the interim statement of profit or loss.
- The measurement of impairment losses under IFRS 9 requires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances. Elements of the expected credit loss model that are considered accounting judgments and estimates include Probability of default (PD), Loss given default (LGD) and Exposure at default (EAD).

3 . Tax Status

- The Company has settled its tax liability with Income Tax Department up to the year ended 2023.
- The income tax returns for the years 2024 and 2025 have been filed with the Income Tax Department but the Department has not reviewed the Company's records till the date of this report.
- No Income and National Contribution tax provision has been taken on the Company's results of operations for the three months ended at 31 March 2026, due to the excess of taxable expenses over taxable revenues for the period.