

Noor Assets Management and Leasing Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Condensed interim financial statements
As of June 30, 2023
(Reviewed not audited)

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Report on the review of the condensed interim financial statements

10/100/23

To the Board of Directors of

Noor Assets Management and Leasing Co. (P.S.C)

Public Shareholding Company

Amman - The Hashemite Kingdom of Jordan

Introduction:

We have reviewed the accompanying condensed interim financial statements of **Noor Assets Management and Leasing Co. (P.S.C)** comprising of condensed interim statement of financial position as at 30 June 2023, and the related condensed interim statements of comprehensive income, changes in owners' equity and cash flows for six months ended 30 June 2023 and the related explanatory notes.

The management is responsible for the preparation and presentation of these condensed interim financial statements in accordance with *IAS 34 – Condensed interim Financial Reporting* ("IAS 34"). Our responsibility is to express a conclusion on these condensed interim financial statements based on our review.

Scope of review:

We conducted our review in accordance with International Standard on Review 2410 "Review of Condensed interim Financial Information Performed by the Independent Auditor of the Entity". A review of the condensed 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. Consequently, it 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 IAS 34.

Obeidat & Alsaleh

Nabeel Moh'd Obeidat

License No. 877



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Amman in

11 July , 2023

Noor Assets Management and Leasing Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan
Condensed interim financial position
As of June 30, 2023

	Note	30-Jun-2023	31-Dec-2022
<u>Assets</u>			JD
<u>Current assets</u>		(Reviewed)	(Audited)
Cash and cash equivalents		576,404	521,210
Accrued rent - related parties		108,282	95,097
Other debit balances		22,328	18,824
Total current assets		707,014	635,131
Property, plant & equipments - net	5	594,925	620,752
Total assets		1,301,939	1,255,883
<u>Liabilities and owners' equity</u>			
<u>Current liabilities</u>			
Accounts payable		15,715	13,289
Income tax provision	6	10,999	12,023
Other credit balances		262,862	200,295
Total current liabilities		289,576	225,607
<u>Owners' equity</u>			
Capital		500,000	500,000
Statutory reserve		460,508	460,508
Retained earnings	7	4,768	69,768
Profit for the period		47,087	-
Total owners' equity		1,012,363	1,030,276
Total liabilities and owners' equity		1,301,939	1,255,883

The accompanying notes form from (1) To (14) is an integral part of these statements

Noor Assets Management and Leasing Co.
 Public shareholding company
 Amman - The Hashemite Kingdom of Jordan
 Condensed interim statement of comprehensive income
 for the six months ended June 30, 2023 (reviewed not audited)

	Note	For the six months ended		For the three months ended	
		30-Jun-2023	30-Jun-2022	30-Jun-2023	30-Jun-2022
		JD	JD	JD	JD
		(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)
Rent revenues	10	98,450	80,950	49,225	43,936
Other revenues		15,018	6,913	8,980	6,886
General & administrative expenses	8	(58,679)	(55,520)	(21,740)	(7,895)
Profit for the period before tax		54,789	32,343	36,465	42,927
Income tax	6	(7,702)	(3,430)	-	(572)
Profit for the period		47,087	28,913	36,465	42,355
Total comprehensive income for the period		47,087	28,913	36,465	42,355
		Fils/Dinar	Fils/Dinar	Fils/Dinar	Fils/Dinar
Basic and diluted earning per share	9	0.094	0.058	0.073	0.085

The accompanying notes form from (1) To (14) is an integral part of these statements

Noor Assets Management and Leasing Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan
Condensed interim statement of changes in owners' equity
For the Six months ended June 30, 2023

Description	Capital	Statutory	Retained	Profit for	Total
	JD	reserve	earnings	the period	JD
For the Six months ended June 30, 2023		JD	JD	JD	JD
Balance as of Dec 31, 2022 - audited	500,000	460,508	69,768	-	1,030,276
Profit for the period after tax	-	-	-	47,087	47,087
Total comprehensive for the period	-	-	-	47,087	47,087
Dividends paid to shareholders (Note7B)	-	-	(65,000)	-	(65,000)
Balance as of June 30, 2023- reviewed	500,000	460,508	4,768	47,087	1,012,363
For the Six months ended June 30, 2022					
Balance as of Dec 31, 2021 - audited	500,000	460,508	70,197	-	1,030,705
Profit for the period after tax	-	-	-	28,913	28,913
Total comprehensive for the period	-	-	-	28,913	28,913
Dividends paid to shareholders	-	-	(70,000)	-	(70,000)
Balance as of June 30, 2022 - reviewed	500,000	460,508	197	28,913	989,618

The accompanying notes form from (1) To (14) is an integral part of these statements

Noor Assets Management and Leasing Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan
Condensed interim statement of cash flows
for the six months ended June 30, 2023 (reviewed not audited)

	Note	30-Jun-2023 JD	30-Jun-2022 JD
<u>Cash flows from operating activities</u>		(Reviewed)	(Reviewed)
Profit for the period before tax		54,789	32,343
Depreciation	5	25,827	25,534
Operating income before changes in working capital		80,616	57,877
<u>(Increase) decrease in current assets</u>			
Accrued rent - related parties		(13,185)	73,877
Other debit balances		(3,504)	(929)
<u>Increase (decrease) in current liabilities</u>			
Accounts payable		2,426	268
Other credit balances		62,567	(1,257)
Net cash provided from operating activities Before Tax Paid		128,920	129,836
Paid tax	6	(8,726)	(6,744)
Net cash provided from operating activities		120,194	123,092
<u>Cash flows from financing activities</u>			
Dividends paid to shareholders	7	(65,000)	(70,000)
Net cash (used in) financing activities		(65,000)	(70,000)
Net increase in cash		55,194	53,092
Cash and cash equivalents at beginning of period		521,210	404,129
Cash and cash equivalents at ending of period		576,404	457,221

The accompanying notes form from (1) To (14) is an integral part of these statements

Noor Assets Management and Leasing Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to the condensed interim financial statements - reviewed not audited

1- Company's registration and objectives

Noor Assets Management and Leasing Co. P.S.C. was established in accordance of instructions of jordanian companies temporary law number **(1)** for the year **1989** of capital amounted of JD **4,000,000** distributed on **4,000,000** shares of Nominal value JD **1** per share. The company registered in public shareholding company record at ministry of industry & trade in **JORDAN** under number **(239)** dated of **December 21, 1993** , it obtained the right of commence work at **April 19, 1994** .

The company purposes are to establishing , constructing and managing factories for produce and trade all kinds of face , hands , tolilete , dinning table , kitchen sanitary paper , in addition to other purpose which states in memorandum of association , project of the company considered as certified economic project enjoy exemptions states in investment promotion law number **(11)** for the year **1988** and most important imported property & equipments exeption from all fees and exempt the project of tax for **5** years from **November 12, 1996** (Actual production date) .

The general assembly in its extraordinary meeting held on **September 6, 2012** decided to Second decrease capital from JD **2,500,000** to JD **500,000** , the decrease amount was distributed as a cash dividends to shareholders according to there sharing rate in capital , legal pcedures were completed to ministry of imdustry & trade on **November 14, 2012**.

At its extraordinary meeting on July 14, 2021, the General assembly of the Company decided unanimously to amend the name of the company to become (Noor Assets Management and Leasing Company) instead of (Pearl sanitary Paper converting Company).

The financial statements were approved by the board of directors at its meeting held on July11 , **2023** , these financial statements needs subject to the approval of the general assembly of shareholders .

2- Significant accounting policies

Basis of preparation of interim financial statements

These condensed interim financial statement have been prepared in accordance with inernational accounting standards ((IFRS) IAS 34))(Interim Financial Reporting).

The condensed interim financial statements are presented in Jordanian Dinars (JOD) which is the company's presentation functional currency .

The condensed interim financial statements have been prepared on historical cost except financial assets and liabilities which appears on fair value.

These condensed inerim financial statements do not include all the information required for a complete set of IFRS financial statements, However , selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the company's financial position and performance since the last annual report of financial statements as of **December 31, 2022**, in addition, The results for the Six months period ended **June 30, 2023** are not necessarily indicative of the results that may be expected for the financial year ending **December 31, 2023**, and no appropriation was made for the Six months profit ended **June 31, 2023** since it made at the year-end .

Noor Assets Management and Leasing Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to the condensed interim financial statements - reviewed not audited

3- Use of estimates

The preparation of the 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 and expenses and the resultant provisions and particular, considerable judgement by management is required in the estimation of the amount and timing of future cash flows. 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 change in such provisions.

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

- Management evaluates its investments for impairment on a regular basis where there is a prolonged decline, Management estimates the value of impairment and the same is charged in the statement of comprehensive income - An estimate of the collectible amount of trade accounts receivables is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.

- Inventories are held at the lower of either cost or net realizable value. When inventories become old or obsolete, an estimate is made of their realizable value. For individually significant amounts this estimation is performed on an individual basis. Amounts which are not individually significant, but which are old or obsolete, are assessed collectively and a provision applied according to the inventory type and the degree of aging or obsolescence, based on historical selling prices.

- Management reviews periodically the tangible and intangible assets in order to assess the amortization and depreciation for the year based on the useful life and future economic

4- Significant accounting policies

Changes in accounting policies

Accounting policies followed in condensed interim financial statements' preparation for this period are consistent with the policies followed the last year, Except for the Company's application of the following Standards :

New standards or amendments effective from January 1, 2023

- IFRS 17 Insurance Contracts, including amendments to the initial application of IFRS 17 and IFRS 9 Comparative Information.

- Definition of Accounting Estimates - Amendments to IAS 8 Accounting Policies and Changes in Accounting Estimates and Errors.

- Disclosure of accounting policies (amendments to International Accounting Standard No. 1 and IFRS Practice Statement No. 2).

- Deferred tax assets and liabilities arising from a single transaction (amendments to IAS 12).

New standards or amendments effective from January 1, 2024

- Classification of liabilities into current or non-current liabilities (amendments to International Accounting Standard No. 1).
- Sale or contribution of assets between an investor and his associate or joint venture
- Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures (Optional Application).

In the opinion of management, the new standards, amendments and interpretations did not have a material impact on the company during the current or future period and on expected future transactions.

Noor Assets Management and Leasing Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Notes to the condensed interim financial statements - Reviewed not audited

5- Property, plant & equipments - net

A. This item consists of :

	Lands JD	Buildings & hangers JD	Office equipments & tools JD	Furnitures & decorations JD	Vehicles JD	Total JD
<u>Cost</u>						
Balance ending of the period	333,500	1,573,843	166,202	87,667	24,990	2,186,202
<u>Accumulated depreciations</u>						
Balance beginning of the period	-	1,294,569	166,201	87,666	17,014	1,565,450
Additions for the period	-	24,037	-	-	1,790	25,827
Balance ending of the period	-	1,318,606	166,201	87,666	18,804	1,591,277
Book value as of June 30, 2023 (Reviewed)	333,500	255,237	1	1	6,186	594,925
Book value as of December 31, 2022 (audited)	333,500	279,274	1	1	7,976	620,752

B. No depreciation statements for property , plant & equipments are available.

Noor Assets Management and Leasing Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to the condensed interim financial statements - reviewed not audited****6- Income tax provision**

This item consists of :

A. Transaction of income tax provision during the period represents of :

	30-Jun-2023	31-Dec-2022
	JD	JD
	(Reviewed)	(Audited)
Balance at beginning of the period/year	12,023	9,050
Tax of the period/year (Note 6 C)	7,702	9,789
Interests income tax paid	(8,726)	(6,816)
Balance at ending of the period/year	10,999	12,023

- B. Income tax was accepted for 2019 and self-assessment statements for 2018 and 2020 and 2021&2022 have not yet been reviewed.

C. Reconciliation of taxable income

	30-Jun-2023	31-Dec-2022
	JD	JD
	(Reviewed)	(Audited)
Recorded profit	54,789	79,360
Non-taxable expenses	5,215	13,306
Taxable income	6,004	92,666
Income tax rate	21%	21%
Income tax for the period / year	12,601	19,460
Netting property tax	(4,899)	(9,671)
Income tax for the period / year	7,702	9,789

7- Retained earnings

- This item consists of :

	30-Jun-2023	31-Dec-2022
	JD	JD
	(Reviewed)	(Audited)
A Retained earnings at beginning of the period / year	69,768	70,197
Profit for the year	-	69,571
Dividends paid to shareholders	(65,000)	(70,000)
Retained earnings at ending of the period / year	4,768	69,768

- B- At the regular general assembly meeting held on 20 March 2023 , the General Assembly decided to distribute cash dividends to shareholders of 13 % of the capital valued at JD 65,000.

Noor Assets Management and Leasing Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to the condensed interim financial statements - reviewed not audited****8- General and administrative expenses**

This item consists of :

	<u>30-Jun-2023</u>	<u>30-Jun-2022</u>
	JD	JD
Salaries	1,966	2,250
Social security	330	321
Government fees & subscriptions	20,012	19,658
Depreciations	25,827	25,534
Others	1,070	1,441
Administrative fees	6,316	6,316
Lawyer fees	3,158	-
Total	<u>58,679</u>	<u>55,520</u>

9- Basic and diluted earning per share

This item consists of :

	<u>30-Jun-2023</u>	<u>30-Jun-2022</u>
	JD	JD
Profit of the period after tax	47,087	28,913
Weighted average shares (share)	500,000	500,000
Basic and diluted earning per share	<u>0.094</u>	<u>0.058</u>

The diluted earning per share is equal to the basic earning per share .

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Notes to the condensed interim financial statements - reviewed not audited

10- Related parties transactions

Realated parties include key shareholders , key management personnel , key managers , associates and subcidiaries and controlled companies . The company's management has approved the pricing policies and terms of transactions with related parties.

Details of due from related parties appear on statement of income

	<u>Type of transaction</u>	<u>30-Jun-2023</u>	<u>30-Jun-2022</u>
		JD	JD
<u>Sister companies</u>			
Nuqul Automotive Co.	Rents	72,700	72,210
Integrated Automotive Co.	Rents	25,000	7,133
Al Ahfad Trading Co.	Rents	500	3,460
Integrated Fitness and sports solutions Co.	Rents	250	2,250
Total		98,450	85,053

11- Risk management

Company is facing finance , credit , liquidity and market risks , in general the main objectives and policies of company in finance risk management which financial statement is faced , it is similar to what declared in financial statements on **December 31, 2022**.

12- Subsequent events

There are no subsequent events may have material affects to financial position .

13- General

At its extraordinary meeting on July 14, 2021, the General assembly of the Company decided unanimously to amend the name of the company to become (Noor Assets Management and Leasing Company) instead of (Pearl sanitary Paper converting Company).

14- Comparative figures

Certain comparative figures were reclassified to conform with the presentation of the current period.