

SPECIALIZED INVESTMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Consolidated condensed interim financial statements

as of March 31, 2026

(Reviwed not Audited)

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

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Report on the reviewing of the condensed consolidated interim financial statements

To the Board of Directors of

SPECIALIZED INVESTMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Introduction:

We have reviewed the accompanying condensed consolidated interim financial statements of **SPECIALIZED INVESTMENT COMPOUNDS COMPANY – public shareholding company** which comprising , statement of condensed consolidated interim financial position as at 31 March 2026, and statement of condensed consolidated interim of comprehensive income, statement of condensed consolidated interim of changes in owners' equity and statement of condensed consolidated interim of cash flows for the three-month period ended 31 March 2026 ,and the related explanatory notes.

The management is responsible for the preparation and presentation of these condensed consolidated interim consolidated financial statements in accordance with IAS 34 – *Condensed interim Financial Reporting*. Our responsibility is to express a conclusion on these condensed consolidated 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 consolidated interim financial statements are not prepared, in all material respects in accordance with IAS 34.

Other matters:

- The financial statements as of March 31, 2025, have been reviewed by another auditor who issued an unqualified report dated April 24, 2025.

Obeidat & Alsaleh Co.

Nader Badie ALSaleh

License No. 694



**Amman in
April 30, 2026**

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Consolidated condensed statement of financial position
as of March 31, 2026 (reviewed not audited)

| | Note | 31-Mar-2026 JD (Reviewed) | 31-Dec-2025 JD (Audited) |
|--|------|---------------------------------|--------------------------------|
| <u>Assets</u> | | | |
| <u>Non - current assets</u> | | | |
| Property , plant & equipments - net | | 959,639 | 980,918 |
| Investments in lands | | 4,878,642 | 4,878,642 |
| Rented buildings -net | 6 | 5,804,922 | 5,903,866 |
| Construction in progress | 7 | 161,625 | 160,325 |
| Investments in associates | | 1,129,136 | 1,099,744 |
| Financial assets designated at fair value through statements of other comprehensive income | 8 | 364,067 | 458,455 |
| Due from related parties | | 37,488 | 37,488 |
| Total non - current assets | | 13,335,519 | 13,519,438 |
| <u>Current assets</u> | | | |
| Accounts receivable & checks under collection - net | | 2,462,796 | 2,131,415 |
| Payments on account of building purchase | | 2,200,000 | - |
| Financial assets designated at fair value through a statement of income | 9 | 261,489 | 502,582 |
| Other debit balances | | 230,682 | 214,334 |
| Cash on hand and at banks | | 301,021 | 512,486 |
| Total current assets | | 5,455,988 | 3,360,817 |
| Total assets | | 18,791,507 | 16,880,255 |
| <u>Shareholders equity and liabilities</u> | | | |
| Capital paid | | 8,100,000 | 8,100,000 |
| Statutory reserve | | 1,203,596 | 1,203,596 |
| Fair value reserve | | (29,847) | 25,470 |
| Retained earning | | 5,058,612 | 5,058,069 |
| Period profit | | 336,969 | - |
| Total | | 14,669,330 | 14,387,135 |
| Treasury shares | | (422,542) | (422,542) |
| Total Shareholders equity | | 14,246,788 | 13,964,593 |
| <u>Non-current liabilities</u> | | | |
| Long-term deferred revenues | | 1,519,059 | 1,224,272 |
| Long-term deferred cheks | | 1,275,000 | - |
| Total non-current liabilities | | 2,794,059 | 1,224,272 |
| <u>Current liabilities</u> | | | |
| Other credit balances | | 615,987 | 778,749 |
| Short-term deferred cheks | | 425,000 | 54,000 |
| Account payable | | 118,245 | 108,112 |
| Short-term deferred revenues | | 591,428 | 750,529 |
| Total current liabilities | | 1,750,660 | 1,691,390 |
| Total Shareholders equity and liabilities | | 18,791,507 | 16,880,255 |

The accompanying notes form an (1) to (15) an integral part of these statements

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Statement of condensed consolidated interim of comprehensive income
as of March 31, 2026 (reviewed not audited)

| | Note | 31-Mar-2026 | 31-Mar-2025 |
|---|------|-------------------|-------------------|
| | | JD | JD |
| | | (Reviewed) | (Reviewed) |
| Revenues | | 658,523 | 547,576 |
| Cost of revenues | | (226,160) | (271,290) |
| Gross profit | | 432,363 | 276,286 |
| Selling and marketing expenses | | (4,892) | (2,895) |
| General & administrative expenses | | (124,557) | (98,735) |
| Other revenues | | - | 101,585 |
| Profits from investment in the associated company | | 29,392 | - |
| Realized gain from financial assets measured at fair value through the income statement | | 14,164 | 6,329 |
| Unrealized (losses) gain of financial assets designated at fair value through statement of comprehensive income | | - | (142,489) |
| Financial charges | | (9,501) | (3,529) |
| Profit for the period | | 336,969 | 136,552 |
| <u>Add: other comprehensive income items</u> | | | |
| Net changes in fair value for financial assets through comprehensive income | | (55,317) | (74,679) |
| Unrealized (loss) from financial assets through the income statement. | | (26,968) | - |
| Unrealized gains from financial assets measured at fair value through the comprehensive income statement | | 27,511 | - |
| Total comprehensive income for the period | | 282,195 | 61,873 |
| | | Fils/Dinar | Fils/Dinar |
| Basic and diluted earnings per share for the period | | 0.042 | 0.017 |

The accompanying notes from (1) to (15) an integral part of these statements

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Statement of changes in condensed consolidated equity

for the three months ended March 31, 2026 (reviewed not audited)

| Description | Capital | Statutory reserve | Fair value reserve * | Retained earnings | | Profit for the period | | Total retained earnings | Treasury stocks | Net |
|--|-----------|-------------------|----------------------|-------------------|-------------|-----------------------|-------------|-------------------------|-----------------|------------|
| | | | | Realized | Unrealized* | Realized | Unrealized* | | | |
| | | | | JD | JD | JD | JD | | | |
| For the three months ended March 31, 2026 | | | | | | | | | | |
| Balance as of January 1, 2026 (audited) | 8,100,000 | 1,203,596 | 25,470 | 4,615,328 | 442,741 | - | - | 5,058,069 | (422,542) | 13,964,593 |
| Profit for the period | - | - | - | - | - | 307,577 | 29,392 | - | - | 336,969 |
| Fair value reserve for financial assets | - | - | (55,317) | - | - | - | - | - | - | (55,317) |
| Unrealized gains from financial assets through the income statement. | - | - | - | - | 27,511 | - | - | 27,511 | - | 27,511 |
| Unealized (losses) gain of financial assets designated at fair value through statement of comprehensive income | - | - | - | - | (26,968) | - | - | (26,968) | - | (26,968) |
| Total comprehensive income | - | - | (55,317) | - | 543 | 307,577 | 29,392 | 543 | - | 282,195 |
| Balance as of March 31, 2026 reviewed | 8,100,000 | 1,203,596 | (29,847) | 4,615,328 | 443,284 | 307,577 | 29,392 | 5,058,612 | (422,542) | 14,246,788 |
| For the three months ended March 31, 2025 | | | | | | | | | | |
| Balance as of January 1, 2025 (audited) | 8,100,000 | 1,079,797 | 88,393 | 4,228,024 | - | - | - | - | (422,542) | 13,089,314 |
| Profit for the period | - | - | - | - | - | 136,552 | - | - | - | 136,552 |
| Fair value reserve for financial assets | - | - | (74,679) | - | - | - | - | - | - | (74,679) |
| Total comprehensive income | - | - | (74,679) | - | - | 136,552 | - | - | - | 61,873 |
| Balance as of March 31, 2025- reviewed | 8,100,000 | 1,095,439 | 13,714 | 4,228,024 | - | 136,552 | - | - | (422,542) | 13,151,187 |

* In accordance with the instructions of the Securities Commission, it is prohibited to dispose of the fair value reserve balance of financial assets by distribution to the company's shareholders, capitalization, amortization of losses, or any other way of disposal.

* In accordance with the instructions of Securities Commission , it is porhibited to dispose fair value reserve & Unrealized retained earnings through dividends to shareholders or capitalization or loss amortization or anything else .

The accompanying notes form (1) To (15) is an integral part of these statements

SPECIALIZED INVESETMENT COMPOUNDS COMPANY**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Condensed consolidated interim cash flow statement****for the three months ended March 31, 2026 (reviewed not audited)**

| | Note | 31-Mar-2026 | 31-Mar-2025 |
|--|------|--------------------|-------------------|
| | | JD | JD |
| <u>Cash flows from operating activities</u> | | (Reviewed) | (Reviewed) |
| Profit for the period | | 336,969 | 136,552 |
| Depreciation | | 122,071 | 118,476 |
| (Profits) realized from financial assets measured at fair value through the income statement | | (14,164) | (6,329) |
| Unrealized (losses) of financial assets designated at fair value through statement of comprehensive income | | 26,968 | 142,489 |
| Operating profit before changes in working capital | | 471,844 | 391,188 |
| <u>(Increase) decrease in current assets</u> | | | |
| Accounts receivable & cheques under collection | | (331,381) | 42,370 |
| Other debit balances | | (16,348) | (27,793) |
| <u>Increase (decrease) in current liabilities</u> | | | |
| Accounts payable and deferred checks | | 1,656,133 | (22,829) |
| Deferred revenues | | 135,686 | (103,782) |
| Other payables balances | | (162,762) | 205,673 |
| Net cash provided (used in) from operating activities | | 1,753,172 | 484,827 |
| <u>Cash flows from investing activities</u> | | | |
| Payments on account of building purchase | | (2,200,000) | - |
| Purchase of Property and Equipment | | (1,848) | (316,077) |
| Construction in progress | | (1,300) | 84,412 |
| Financial assets designated at fair value through a statement of income | | 12103 | - |
| Proceeds from the sale of financial assets measured at fair value through the income statement | | 35,151 | - |
| Financial assets designated at fair value through a statement of income | | 191257 | (230,930) |
| Net cash (used in) operating activities | | (1,964,637) | (462,595) |
| Net increase (decrease) in cash | | (211,465) | 22,232 |
| Cash and cash equivalents beginning of the period | | 512,486 | 64,373 |
| Cash and cash equivalents ending of the period | | 301,021 | 86,605 |

The accompanying notes form (1) to (15) an integral part of these statements

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

1- Company's registration and objectives

Specialized Investment Compound Company is a Jordanian public shareholding Company registered on August 7, 1994 under No. (252). the authorized and paid capital is 8,100,000 JD divided to 8,100,000 shares of 1 JD each.

The Company main activities are utilizing, developing and investing lands for establishing, selling and investing industrial buildings and specialized craft warehouses.

The consolidated financial statements were approved by the board of directors at their meeting held on **April 30, 2026**, these financial statements needs subject to the approval of the general assembly of shareholders .

2- Basis of preparation of 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 aare 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, 2025** , in addition, The results for the three months period ended **March 31, 2026** are not necessarily indicative of the results that may be expected for the financial year ending **December 31, 2026** , and no appropriation was made for the three months profit ended **March 31, 2026** since it made at the year-end .

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

3- Basis of consolidation of the financial statements

- The consolidated financial statements consist of assets , liabilities , revenues & expnses **SPECIALIZED INVESETMENT COMPOUNDS COMPANY** and subsidiary as follows :

| <u>Company's name</u> | <u>Legal form</u> | <u>Date of control</u> | <u>Capital</u> | <u>Ownership rate</u> |
|----------------------------|-------------------|------------------------|----------------|-----------------------|
| | | JD | JD | % |
| Pluto residential projects | L.L.C | 26-Nov-2018 | 850,000 | 100 |

- Control excists when the company has the ability to control the financial and operation policies for subsidiaries for obtained benifets from its activities .
- The results of subsidiaries' are included consolidated the fainancial statement from date control up is obtained untill the date control ceases .
- The financial statements for the mother company and subcdiaries are prepared for the period of the same accounting policies which used in the mother company (SPECIALIZED INVESETMENT COMPOUNDS COMPANY) , if subsidiary used differnet policies some adjusting must made on its financial statements to be applicable to the policies used in the mother company .
- Minority interests represents part non owned by company from subsidiaries' owner's equity , minority interests stated in net company's assets as a separated item from shares owner's equity of the company .

SPECIALIZED INVESTMENT COMPOUNDS COMPANY

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Notes to The consolidated condensed interim financial statements - reviewed not audited

4- Use of estimates

management to make estimates and judgments that affect the reported amounts of financial assets and liabilities, as well as the disclosure of contingent liabilities. These estimates and judgments also impact revenues, expenses, provisions, and changes in fair value recognized within equity. In particular, management is required to exercise significant judgment in estimating the amounts and timing of future cash flows.

Such estimates are necessarily based on various assumptions and factors that involve differing degrees of judgment and uncertainty, and actual results may differ from those estimates due to changes in circumstances and conditions underlying those assumptions in the future.

Management believes that the estimates used in the preparation of the consolidated financial statements are reasonable and are detailed as follows:

An allowance for impairment of receivables is recognized based on assumptions and methodologies approved by management to estimate the required provision in accordance with the requirements of International Financial Reporting Standards.

Income tax expense is recognized in the relevant financial period in accordance with applicable laws and regulations.

Management periodically reassesses the useful lives of tangible assets for the purpose of calculating annual depreciation, based on the overall condition of those assets and expected future useful lives. Any impairment loss, if identified, is recognized in the statement of comprehensive income.

A provision is recognized for lawsuits filed against the Company based on legal assessments prepared by the Company's legal counsel, through which potential future risks are evaluated. These assessments are reviewed periodically.

Management conducts periodic reviews of financial assets carried at cost to assess any impairment in their value, and such impairment is recognized in the statement of comprehensive income for the year."

5- Significant accounting policies

Changes in accounting policies

The accounting policies followed in the preparation of the interim condensed financial statements for the period are consistent with those applied in the preparation of the financial statements for the year ended December 31, 2025:

The standards or new amendments that will take effect from January 1, 2026.-

The standard

Applicable date

The issued amendments are not in yet effect.

Classification and measurement of financial instruments - (Amendments to

International Financial Reporting Standard No. 9 for Financial Reporting Standard
No. 7)

Jan 2026

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

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Notes to The consolidated condensed interim financial statements - reviewed not audited

International Financial Reporting Standard 18 - Presentation and
Disclosure in Financial Statements

Jan 2027

International Financial Reporting Standard 19 - Unlisted
Subsidiaries - Disclosures

Jan 2027

Selling or contributing assets between an investor and its subsidiary or joint venture
amendments to International Financial Reporting Standard No. 10 and International
Accounting Standard No. 28, and the effective date has not yet been determined.

Not determined

**In mangements opinion the above amended standards has not materially affected the
amounts or disclosures contained in this interim condensed financial information.**

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

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Notes to The consolidated condensed interim financial statements - reviewed not audited

6- Rented buildings -net

This item consists of :

| | 31-Mar-2026 | 31-Dec-2025 |
|------------------------------------|-------------------|-------------------|
| | JD | JD |
| | (Reviewed) | (Audited) |
| Rented Buildings Cost | 15,219,396 | 14,948,925 |
| Additions for the year | - | 270,471 |
| Total Rented Buildings Cost | 15,219,396 | 15,219,396 |
| Less: Accumulated Depreciation | (8,956,758) | (8,857,814) |
| Less: Rented Building Impairment | (457,716) | (457,716) |
| Net | 5,804,922 | 5,903,866 |

7- Construction in progress

This item consists of :

| | 31-Mar-2026 | 31-Dec-2025 |
|---|----------------|----------------|
| | JD | JD |
| | (Reviewed) | (Audited) |
| Balance beginning of the period / year | 160,325 | 287,510 |
| Additions | 1,300 | 167,968 |
| Transferred to Property and Equipment | - | (295,153) |
| Balance ending of the period / year | 161,625 | 160,325 |

8- Financial assets at fair value through comprehensive income

A- This item consists of :

| | 31-Mar-2026 | 31-Dec-2025 |
|--|----------------|----------------|
| | JD | JD |
| | (Reviewed) | (Audited) |
| Local | | |
| <u>Public shareholding companies (listed)</u> | | |
| Financial Assets Portfolio - Local | 391,035 | 391,035 |
| Total | 391,035 | 391,035 |
| Added: Fair value reserve for financial assets | (26,968) | 67,420 |
| Fair value | 364,067 | 458,455 |

B- For the purposes of the company's membership in the boards of directors of the companies it has invested in, the number of reserved shares from the owned shares in the capital of the listed companies amounted to 5,968 shares, with a market value of 3,223 Jordanian dinars.

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

9- Financial assets at fair value through income

A- This item consists of :

| <u>31-Mar-2026</u> | <u>31-Dec-2025</u> |
|--------------------|--------------------|
| JD | JD |
| (Reviewed) | (Audited) |

Local

Public shareholding companies (listed)

Financial Assets Portfolio - Local

| | |
|----------------|----------------|
| 261,489 | 502,582 |
| <u>261,489</u> | <u>502,582</u> |

Fair value

B- For the purposes of the company's membership in the boards of directors of the companies it has invested in, the number of reserved shares from the shares owned in the capital of the listed companies has reached 6,243 shares, with a market value of 4,525 Jordanian dinars.

10- Income tax

Holding Company

The income tax of the parent company has been audited up to the end of 2021 and was accepted electronically. For the years 2022, 2023, and 2024, 2025 self-assessment returns have been submitted; however, they have not yet been reviewed by the Income and Sales Tax Department.

Subsidiary Company

The income tax of the parent company has been audited up to the end of 2023 and was accepted electronically. For the years 2024, 2025, self-assessment returns have been submitted; however, they have not yet been reviewed by the Income and Sales Tax Department.

11- Basic and diluted earnings per share for the period

This item consists of :

| <u>31-Mar-2026</u> | <u>31-Mar-2025</u> |
|--------------------|--------------------|
| JD | JD |
| 336,969 | 136,552 |
| 8,100,000 | 8,100,000 |
| <u>0.042</u> | <u>0.017</u> |

Profit for the profit

Weighted average shares (share)

Basic and diluted earnings per share for the period

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

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Notes to The consolidated condensed interim financial statements - reviewed not audited

12- Legal situation

There are lawsuits filed by the Company against a number of customers amounting to JOD 1,300,329 which are still pending before the courts.

13- Risk management

The company is exposed in general to financial risks, credit risks, liquidity risks and market risks, especially in light of the Corona pandemic, and in general, the goals and policies of the company in managing the financial risks to which the financial statements are exposed, and they have been disclosed in the financial statements as well as the financial statements of the company as well On **December 31, 2025**.

14- Geopolitical developments

On February 28, 2026, the Middle East region witnessed a military escalation, which led to an increase in geopolitical tensions in the region. The company's management evaluated the potential impacts of these geopolitical developments on the company's activities and operations, as well as on its financial position, performance, financial solvency, and cash flows, in light of the prevailing conditions up to the date of approval of the financial statements. Based on this assessment, management concluded that, up to that date, these events had not resulted in any material impact that would necessitate adjustments to the recognized amounts or disclosures in the financial statements. Accordingly, management believes that these developments do not materially affect the company's financial position as of the date of the financial statements; however, the company will continue to monitor relevant developments and assess their potential effects in subsequent reporting periods, in accordance with the requirements of the International Financial Reporting Standards.

15- Comparative figures

Some of the comparative figures have been reclassified to suit the classification of the current fiscal period figures. The reclassification and did not result in any impact on the profit or property rights of the previous year.