

Jordan International Investment Company
(Public Limited Shareholding Company)
Amman – The Hashemite Kingdom of Jordan
Interim Condensed Consolidated Financial Statements (Unaudited)
And Independent Auditor's Review Report
For the Six Months Period ended in September 30, 2025

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Amman – The Hashemite Kingdom of Jordan
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Independent Auditor's Review Report

To, The Shareholders
Jordan International Investment Company
(Public Limited Shareholding Company)
Amman - the Hashemite Kingdom of Jordan

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of **Jordan International Investment Company ("the Company")** and its subsidiary ("**the Group**") as of September 30, 2025 and the interim condensed consolidated statements of profit or loss, other comprehensive income for the three- and nine-month periods ended September 30, 2025, changes in shareholder's equity, and cash flows for the Six-months period then ended, as well as a summary of significant accounting policies and other explanatory notes.

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

Review Scope

We conducted our review in accordance with the Standard of Review Engagements (2410) "Review of Interim Financial Information Performed by The Independent Auditor of The Entity", The review process of the condensed interim financial statements primarily involves making inquiries to individuals responsible for financial and accounting matters, applying analytical procedures, and performing other review procedures. The scope of a review is significantly less than an audit conducted in accordance with International Auditing Standards, and therefore, our review does not allow us to obtain assurances regarding all significant matters that could 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 consolidated financial statements as of September 30, 2025 are not prepared in all material respects in accordance with International Accounting Standard (34) "Interim Financial Report".

The partner is in charge of the audit resulting in this auditor's report was Hasan Amin Othman; license number 674.

Date: October 29, 2025
Amman- Jordan



Jordan International Investment Company
(Public Limited Shareholding Company)
Interim Condensed Consolidated statement of financial position (Unaudited)
As of september30, 2025
(Jordanian Dinars)

	Note	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
<u>Assets</u>			
Non-current assets:			
Property and equipment, net	4	23,522	24,712
Investment property, net	5	7,247,409	7,278,361
Intangible Assets		250	250
Financial assets at fair value through other comprehensive income	6	70,294	60,810
Deferred tax assets		113,414	111,529
Total non-current assets:		7,454,889	7,475,662
Current assets:			
Account receivable and other receivables, net	7	54,350	50,939
Financial assets at fair value through profit or loss	8	1,158,027	1,010,757
Cash and cash equivalent	9	795,880	812,140
Total current assets		2,008,257	1,873,836
Total assets		9,463,146	9,349,498
<u>Shareholders' Equity and liabilities</u>			
Shareholders' equity:			
Share capital	10	10,000,000	10,000,000
Statutory reserve		55,628	55,628
Special reserve		2,225	2,225
Reserve for valuation of financial assets at Fair value through other comprehensive income		(16,334)	(30,916)
Accumulated losses		(603,642)	(690,183)
Total shareholders' equity		9,437,877	9,336,754
Liabilities:			
Current liabilities:			
Account Payables and other payables	11	24,079	11,624
Provision for income tax	12	1,190	1,120
Total current liabilities		25,269	12,744
Total shareholders' equity and liabilities		9,463,146	9,349,498

The accompanying notes from 1 to 16 are an integral part of these interim consolidated financial statements

Jordan International Investment Company

(Public Limited Shareholding Company)

Interim Condensed Consolidated Statement of Profit or Loss and others comprehensive income (Unaudited)**For The Three and Nine Months Period Ended September 30, 2025 (Unaudited)**

(Jordanian Dinars)

	Note	For the three-month period from July 1 to September 30		For the nine-month period from January 1 to September 30	
		2025	2024	2025	2024
Rent revenues, Net		3,037	1,975	10,675	6,925
General and administrative expenses		(53,915)	(18,980)	(150,889)	(86,098)
Loss from operation		(50,878)	(17,005)	(140,214)	(79,173)
Profits / (losses) on the valuation financial assets at fair value through profit or loss		5,499	1,250	(8,977)	(50,907)
Dividends from financial assets at fair value through profit or loss		-	999	34,812	33,225
Profits on the sale of financial assets at fair value through profit or loss		111,279	18,309	147,806	28,784
Bank interests' revenues		12,252	13,608	37,212	35,219
Profits on the sale of investment property		-	28,328	14,338	71,765
Other (expenses) / revenues		-	-	-	1,950
Net profit before tax		78,152	45,489	84,977	40,863
Income tax		(1,304)	10,417	1,564	10,417
Net profit for the period		76,848	55,906	86,541	51,280
Earnings Per Share:					
		Fils/JD	Fils/JD	Fils/JD	Fils/JD
Earnings Per Share of net profit for the period	13	0,008	0,006	0,009	0,005
Other comprehensive income:					
Items that will not be reclassified subsequently to profit or loss:					
Change in the reserve for the valuation of financial assets through other comprehensive income		(4,463)	(7,843)	14,582	(5,177)
Total comprehensive income for the period		81,311	48,063	101,123	46,103

The accompanying notes from 1 to 16 are an integral part of these interim consolidated financial statement

Jordan International Investment Company
(Public Limited Shareholding Company)
Interim Condensed Consolidated Statement of Changes in Shareholders' Equity (Unaudited)
For The Three and Nine-Months Period Ended September 30, 2025 (unaudited)
(Jordanian Dinars)

	Capital	Statuary Reserve	Special Reserve	Reserve for the valuation of financial assets through other comprehensive income	Accumulated losses	Total
<u>For the nine months ended in September 30, 2024</u>						
Balance as of December 31, 2023 (Audited)	10,000,000	50,015	2,225	(27,185)	(761,523)	9,263,532
Net income for the period	-	-	-	-	51,280	51,280
Change in reserve for valuation of financial assets through other comprehensive income				(5,177)	5,177	-
Transfer to statutory reserve	-	4,086	-	-	(4,086)	-
Balance as of September 30, 2024 (Unaudited)	10,000,000	54,101	2,225	(32,362)	(714,329)	9,309,635
<u>For the nine months ended in September 30, 2025</u>						
Balance as of December 31, 2024 (Audited)	10,000,000	55,628	2,225	(30,916)	(690,183)	9,336,754
Net income for the period	-	-	-	-	86,541	86,541
Transfer to statutory reserve	-	-	-	-	-	-
Change in reserve for valuation of financial assets through other comprehensive income	-	-	-	14,582	-	14,582
Balance as of September 30, 2025 (Unaudited)	10,000,000	55,628	2,225	(16,334)	(603,642)	9,437,877

The accompanying notes from 1 to 16 are an integral part of these interim consolidated financial statements

Jordan International Investment Company
(Public Limited Shareholding Company)
Interim Condensed Consolidated Statement of Cash Flows (Unaudited)
For The Nine Months Period Ended September 30, 2025 (Unaudited)
(Jordanian Dinars)

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Cash Flows from Operating Activities:		
Net income for the period before tax	84,977	40,863
Adjustments to reconcile net income before tax to net cash flows used in operating activities:		
Depreciation	11,921	3,840
Bank interest revenue	(37,212)	(35,219)
Loss of valuation of financial assets at fair value through profit or loss statement	8,977	50,907
Profit from the sale of financial assets at fair value through profit or loss statement	(147,806)	(28,784)
Dividends from financial assets at fair value through profit or loss	(34,812)	(33,225)
Proceeds from the sale of investment property	(14,338)	(71,765)
	(128,293)	(73,383)
Changes in working capital items:	(880)	(5,461)
Account receivables and other receivables	12,455	(4,608)
Account payables and other payables	(251)	-
Income tax paid		
Net cash flows used in operating activities	(116,969)	(83,452)
Cash Flows from Investing Activities:		
Sale of Investment Property	34,999	175,000
Payments for the Purchase of Property and Equipment	(440)	-
Banks interests received	37,212	35,219
Purchase of financial assets at fair value through profit or loss Statement	(8,441)	(33,720)
Sale of financial assets at fair value through other comprehensive income	5,098	-
Dividends from financial assets at fair value through profit or loss statement	32,281	33,225
Net Cash Flows from investing activities	100,709	209,724
Cash Flows from Financing Activities:		
Net change in overdraft banks	-	-
Net change in related parties balances	-	(617)
Net Cash Flows Used in Financing Activities	-	(617)
Net Change in cash and cash equivalent	(16,260)	125,655
Cash and cash equivalent at the beginning of the period	812,140	704,972
Cash and cash equivalent at the end of the period	795,880	830,627

The accompanying notes from 1 to 16 are an integral part of these interim consolidated financial statements

Jordan International Investment Company

(Public Limited Shareholding Company)

Notes to the Condensed Interim Consolidated Financial statements (Unaudited)

For the Nine Months Period Ended September 30, 2025 (unaudited)

1- Legal Status and Activities

Jordan International Investment Company ("The Company") is a public limited shareholding company that operates under Commercial Registration No. (412) Issued in Amman city on July 13, 2006.

The main activity of the company is represented in the purchase of lands and the establishment of industrial projects, craft and residential cities, tourist hotels, residential buildings, import and export, commercial agencies, and money borrowing and brokerage.

The company is wholly owned by Jordan International Insurance Company - a public shareholding limited company.

2- Basis of Preparation:

Statement of commitment

These Interim Condensed financial statements for the nine months period ended September 30, 2025 have been prepared in accordance with International Accounting Standard (34) "Interim Financial Report".

The Interim Condensed consolidated financial statements do not include all the information and notes required in the annual financial statements and therefore should be read in conjunction with the company's financial statements for the fiscal year ending December 31, 2024. In addition, the results of operations for the period ending September 30, 2025 are not necessarily represent an indication of the results of operations for the year ending December 31, 2025.

Functional and Presentation Currency

The interim condensed consolidated financial statements are presented in Jordanian Dinar, which is the functional and presentation currency of the Group.

3- Adoption of New and Amended International Financial Reporting Standards

The accounting policies followed in preparing the financial statements are consistent with those followed in preparing the financial statements for the fiscal year ending on December 31, 2024, except that the Company applied the following amendments except for the following amendments which are applicable for the first time in 2024. However, not all of them are expected to have an impact on the Company:

- **Amendments effective for the period starting on January 1, 2025**
Amendments to IAS 21 — Lack of Exchangeability
- **Amendments effective for the period starting on January 1, 2026**
Amendments to IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures"
- **Amendments effective for the period starting on January 1, 2027**
 - IFRS 18 – Presentation and Disclosure in Financial Statements
 - IFRS 19 – Disclosures for Subsidiaries without Public Accountability

The Company is assessing the impact of these new accounting standards and amendments. The Group does not expect these standards and amendments – issued by the (IASB), not effective yet– to have a material impact.

Jordan International Investment Company
(Public Limited Shareholding Company)
Notes to the Interim Condensed Consolidated Financial statements (Unaudited)
For the Nine Months Period Ended September 30, 2025
(Jordanian Dinars)

4- Property and equipment

	<u>Buildings</u>	<u>Tools And Equipment</u>	<u>Furniture and Decoration</u>	<u>Vehicles</u>	<u>Water well</u>	<u>Total</u>
<u>Cost</u>						
Balance as of 31 December 2024 (Audited)	28,710	43,477	7,776	396	7,064	87,423
Additions	-	440	-	-	-	440
Balance as of 30 September 2025 (Unaudited)	28,710	43,917	7,776	396	7,064	87,863
<u>Accumulated Depreciation</u>						
Balance as of 31 December 2024 (Audited)	(10,087)	(37,394)	(7,775)	(395)	(7,060)	(62,711)
Charge for the year	(431)	(1,199)	-	-	-	(1,630)
Balance as of 30 September 2025 (Unaudited)	(10,518)	(38,593)	(7,775)	(395)	(7,060)	(64,341)
Net Book Value:						
As of 30 September 2025 (Unaudited)	18,192	5,324	1	1	4	23,522
As of 31 December 2024 (Audited)	18,623	6,083	1	1	4	24,712

5- Investment Property- Net

	<u>September 30,2025 (Unaudited)</u>	<u>December 31, 2024 (Audited)</u>
Lands	6,809,592	6,830,254
Buildings	467,119	467,119
Apartments	120,697	120,697
Wadi Saqra office	88,433	88,433
Total	7,485,841	7,506,503
Less:		
Accumulated depreciation	(232,306)	(222,016)
Impairment of fair value of investments	(6,126)	(6,126)
	7,247,409	7,278,361

- The fair value of Investment property was estimated by three independet real estate experts at (8,180,951 Dinars as of December 31, 2024).

Jordan International Investment Company
(Public Limited Shareholding Company)
Notes to the Condensed Interim Consolidated Financial statements (Unaudited)
For the Nine Months Period Ended September 30, 2025
(Jordanian Dinars)

6- Financial Assets at Fair Value through Other Comprehensive Income

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Shares listed on Amman Stock Exchange	70,294	60,810
	70,294	60,810

7- Account Receivables and Other Receivables

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Account Receivables	70,398	72,915
Income tax and national contribution deposits	30,269	27,460
Accrued revenues	2,531	-
Prepaid expenses	5,795	4,513
Guarantee' deposits	1,800	1,800
Employee Advances	1,238	2,029
Social Security deposits	453	356
Refundable deposits	30	30
Other	4,587	4,587
Provision for expected credit losses	(62,751)	(62,751)
	54,350	50,939

The movement in the provision for expected credit losses is as follows:

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
The balance at the beginning of the period	62,751	62,751
Provided during the period / year	-	-
Balance at the end the period / year	62,751	62,751

The Group applies the simplified approach under IFRS No. (9) Where the company measures the provision for credit losses for account receivables at an amount equal to lifetime expected credit losses. The expected credit losses for trade receivables are estimated using a provisioning matrix based on the debtor's previous defaults and an analysis of its current financial position and its adjustment according to specific factors for the debtors and the general economic conditions of the industrial sector in which the debtors operate and an estimate of both the movement of current or expected conditions as at the date of preparing the interim condensed consolidated interim financial statements.

The Group writes off any trade receivable if there is information indicating that the debtor is in severe financial distress and there is no realistic prospect of recovery, for example when the debtor is placed in liquidation or is subject to bankruptcy proceedings.

8- Financial Assets at Fair Value through Profit or Loss

	September 30,2025 (Unaudited)	December 31, 2024 (Audited)
Shares listed on Amman Stock Exchange	1,158,027	1,010,757
	1,158,027	1,010,757

Jordan International Investment Company
(Public Limited Shareholding Company)
Notes to the Interim Condensed Consolidated Financial statements (Unaudited)
For the Nine Months Period Ended September 30, 2025
(Jordanian Dinars)

9- Cash on hand and at Banks

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Cash on hand	526	459
Cash at Banks	29,354	42,581
Deposits at Banks	766,000	766,000
Checks Under Collection (from one month to three months)	-	3,100
	795,880	812,140

10- Share Capital

The company's authorized and fully paid-up capital amounts to JOD 10,000,000, consisting of 10,000,000 shares with a par value of JD 1 per share.

11- Account Payables and other payables

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Account payable	5,675	-
Legal Cases Provisions	5,449	5,449
Accrued Expenses and Deposits	6,905	1,138
Unearned Revenue	5,925	4,450
Other	125	587
	24,079	11,624

12- provision for income tax

A-Summery on the income tax provisions movement during the period

	September 30, 2025 (Unaudited)	December 31, 2024 (Audited)
Balance at the beginning of the period/ year	1,120	872
Recognized during the period/ year	321	473
Paid during the period/ year	(251)	(225)
Balance at the end of the period/ year	1,190	1,120

B- Income Tax Status

- The tax status of the Company has been finalized and settled to the end of the financial year 2024 and its subsidiary (Tilal Salem Industrial Real Estate Company) has been finalized and settled to the end of the financial year 2023.
- The income tax declaration for the financial year 2024 was submitted within the legal deadline and has not yet been audited by the Income and Sales Tax Department, and no final decision has been issued in this regard.

Jordan International Investment Company

(Public Limited Shareholding Company)

Notes to the Interim Condensed Consolidated Financial statements (Unaudited)**For the Nine Months Period Ended September 30, 2025**

(Jordanian Dinars)

13- Earnings Per Share for the Period

Earnings per share for the period is calculated by dividing the net profit /(loss) for the period by the weighted average number of shares during the period. The details are as follows:

	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)
Net profit For the Period	86,541	51,280
weighted average number of shares	10,000,000	10,000,000
Earnings Per Share for the Period	0,009	0,005

14- Financial Instruments - Risk Management**Fair value:**

Is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transactions. As the Company's financial instruments are compiled under the historical cost method, differences can arise between the book amounts and the fair value estimates. Management believes that fair values of the Company's financial assets and liabilities are not materially different from their carrying values.

Credit risk:

Credit risk represents the risk that a counterparty will be unable to meet its obligations, resulting in a financial loss to the other party. The Company is not exposed to any significant concentrations of credit risk. account receivables are continuously reviewed, and an aging analysis is performed along with the recognition of appropriate allowances for doubtful accounts. account receivables are presented net of credit loss provision. The Company maintains its cash balances with local banks that have a good credit rating.

Currency risk:

Is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Company's transactions are predominantly in Jordanian Dinars, and United States Dollars. Furthermore, the Jordanian Dinars relates to the United States Dollar therefore the currency risk is being well managed.

Liquidity risk:

Is the risk that an enterprise will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Company's management monitors liquidity risks by maintaining adequate provisions, continuously monitoring cash flows, and balancing the maturities of financial assets and liabilities on a regular basis and ensures that sufficient funds are available to meet any future commitments.

17- Comparative figures

Certain comparative figures for the previous year have been reclassified to conform to the presentation used for the current period.

16- Approval of the Interim Condensed Consolidated Financial Statements

These interim condensed consolidated financial statements were approved by the Board of Directors on October 29, 2025.