AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)

AMMAN – JORDAN
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025
TOGETHER WITH INDEPENDENT
AUDITOR'S REPORT

AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025
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Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPAN - PUBLIC SHAREHOLDING COMPANY**, which comprise the statement of financial position as at 31 December 2025, the statements of comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in, and we have fulfilled our other ethical responsibilities in accordance with these requirements.
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

As disclosed in Note (6) to the financial statements, the Company changed its accounting policy regarding the subsequent measurement of property, plant and equipment (land and buildings) after initial recognition from the cost model to the revaluation model, based on a resolution of the Board of Directors dated 15 October 2025. The revaluation resulted in a surplus amounting to JOD 681,202, which has been recognized in a separate account within shareholders' equity under the title "Revaluation Surplus of Property." Furthermore, in accordance with the instructions of the Securities Commission, namely the Instructions on Recognition and Disposal of Revaluation Surplus for the Year 2022, issued pursuant to Article (12) of the Securities Law No. (18) of 2017, disposal or utilization of the revaluation surplus is prohibited except upon derecognition or sale of the related assets.

Other Matter

The financial statements of the Company for the year ended 31 December 2024 were audited by another auditor, who issued an unqualified audit opinion thereon dated 10 February 2025.

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Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and to form our opinion thereon, and not for the purpose of expressing a separate opinion on these matters:

Key Audit Matter	How the key audit matter was addressed in our audit
Valuation of Property, Plant and Equipment (Land and Buildings) - Property, plant and equipment represent approximately 84% of the Company's total assets. The determination of the fair value of such property, plant and equipment involves significant judgment, estimates, and assumptions. Accordingly, we considered this matter to be a Key Audit Matter. - During the year, the Company changed its accounting policy relating to the subsequent measurement of property, plant and equipment (land and buildings) after initial recognition from the cost model to the revaluation model. - The Company engaged independent real estate experts, to determine the fair value of the property, plant and equipment (land and buildings). As a result, a revaluation surplus of JOD 681,202 was recognized within shareholders' equity under the account "Revaluation Surplus of Property and equipment"	**Our most important audit procedures in this matter are as follows:** - We evaluated these valuations, based on independent real estate experts, and calculated the fair value of that property and equipment. - We evaluated the adequacy and appropriateness of the company's disclosures in the notes to the financial statements.

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Receivables	**Our most important audit procedures in this matter are as follows:**
In accordance with International Standards on Auditing, the Company is required to assess the adequacy of the allowance for impairment of trade receivables. Management estimates the impairment of receivables using certain assumptions and estimates. Due to the significance of these balances and the level of judgment involved in determining the allowance, this area was considered a key audit matter. An allowance for impairment of receivables has been recognized.	Our audit procedures included reviewing the control procedures implemented by the Company over the collection process of receivables. We also verified the balances of a sample of customer receivables through obtaining direct confirmations. In addition, we assessed the adequacy of the allowance for impairment of receivables by evaluating management's assumptions, taking into consideration available external information regarding the risks associated with overdue balances. We also evaluated the adequacy of the Company's disclosures related to the significant estimates used in determining the recorded impairment allowance.
Related Party Transactions	**Our most important audit procedures in this matter are as follows:**
In accordance with International Standards on Auditing, the Company engages in significant transactions with related parties, mainly involving revenues and expenses. The risk associated with such transactions arises from the potential use of these transactions to inflate revenues or to distribute profits. Due to the material balances and the high volume of transactions with related parties, this area was considered to present a higher audit risk.	Our audit procedures included evaluating management's processes for identifying and recording related party transactions. We reviewed significant transactions and agreements with related parties to understand the nature of these transactions. We also obtained confirmations for related party balances and reviewed the account statements of related parties. In addition, we examined samples of supporting documentation and management approvals for these transactions. Furthermore, we obtained and reviewed the expected credit loss calculation prepared by management as at the financial year-end, 31 December 2025. Disclosures related to transactions with related parties are presented in Note (12) to the financial statements.

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Other Information

Management is responsible for the other information. The other information comprises of the information stated in the Annual Report and does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information when it becomes available to us and, in doing so, consider whether the other information is materially inconsistent with the financial statements. If based on our work, we conclude that there are material errors in this other information, we are required to report that fact. In this context, there are no matters that require reporting.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the company ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the company financial reporting process.

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Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the company audit and we remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any material deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law and regulations preclude public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

The **AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY** maintains proper accounting records, duly organized and in line with the accompanying financial statements, and we recommend that they be approved by the General Assembly shareholders.

Methaq consulting & auditing

Ali Atieh **AMMAN – JORDAN**

License 895 **20 January 2026**

ميثاق للاستشارات وتدقيق الحسابات
Methaq
Methaq Consulting & Auditing

AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
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Statement of financial position
as at 31 December 2025

	Notes	31 December 2025	31 December 2024
		JD	JD
Assets			
Non-current assets			
Property, plant and equipment	6	2,147,526	1,485,460
Financial assets at fair value through other comprehensive Income	7	306,313	103,963
Investments properties	8	3,652	3,652
Total Non-current assets		**2,457,491**	**1,593,075**
Current assets			
Other debit balances	9	7,878	2,844
Accounts receivable	10	50,013	143,913
Notes Receivable	11	-	-
Due from Related Parties - net	12-A	23,889	38,660
Cash and cash equivalents	13	4,984	9,506
Total current assets		**86,764**	**194,923**
Total Assets		**2,544,255**	**1,787,998**
Shareholders' equity and Liabilities	14		
Shareholders' equity	1		
Authorized and paid-up capital		2,300,000	2,300,000
Statutory reserve		130,055	127,614
Voluntary reserve		6,302	6,302
Cumulative change in the fair value of financial assets		55,536	5,481
Revaluation Surplus of Property and equipment		681,202	-
Accumulated losses		(680,876)	(709,220)
Total Shareholders' equity		**2,492,219**	**1,730,177**
Liabilities			
Current liabilities			
Other credit balances	15	48,046	47,650
Due to Related Parties	12-B	-	2,530
Accounts payable		3,990	7,641
Total Current liabilities		**52,036**	**57,821**
Total Shareholders' equity and Liabilities		**2,544,255**	**1,787,998**

The Accompanying Notes from 1 to 24 are an Integral Part of This Statement

AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
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Statement of comprehensive income
for the year ended 31 December 2025

	Notes	31 December 2025	31 December 2024
		JD	JD
Revenues		173,691	141,522
Cost of revenues	16	(123,118)	(122,480)
Gross profit		**50,573**	**19,042**
Administrative Expenses	17	(66,668)	(66,864)
Recovery from Provision for Notes Receivable		8,600	4,596
Dividends		7,795	2,550
Other revenues		24,109	1,259
Expected credit losses provision		-	(35,000)
Recovery from issues provision		-	44,972
Recovery from Provision for Contingent Liabilities		-	16,650
Net profit / loss before tax for the year		**24,409**	**(12,795)**
Income tax	18	-	-
National contribution	18	(127)	-
Total comprehensive income/ loss for the year		**24,282**	**(12,795)**
Other comprehensive income items:			
Change in fair value for financial assets		55,536	5,643
Gains on sale of financial assets		6,503	2,503
Total other comprehensive income (loss) for the year		**86,321**	**(4,649)**
Basic and Diluted Earnings (Loss) per Share for the Year	19	**0.011**	**(0.006)**

The Accompanying Notes from 1 to 24 are an Integral Part of This Statement

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Statement of changes in shareholders' equity for the year ended 31 December 2025

	Paid -Up capital	Statutory reserve	Voluntary reserve	Cumulative change in fair value	Revaluation Surplus of Property and equipment	Accumulated losses	Total
	JD	JD	JD	JD	JD	JD	JD
At 31 December 2025							
Balance at 1 January 2025	**2,300,000**	**127,614**	**6,302**	**5,481**	**-**	**(709,220)**	**1,730,177**
Realized gains from the sale of financial assets through other comprehensive income	-	-	-	-	-	6,503	**6,503**
Change in fair value for financial assets	-	-	-	50,055	-	-	**50,055**
Comprehensive income for the year	-	-	-	-	-	24,282	**24,282**
Revaluation Surplus of Property and equipmen	-	-	-	-	681,202	-	**681,202**
Transferred to reserves	-	2,441	-	-	-	(2,441)	**-**
Balance as at 31 December 2025	**2,300,000**	**130,055**	**6,302**	**55,536**	**681,202**	**(680,876)**	**2,492,219**
At 31 December 2024							
Balance at 1 January 2024	**2,300,000**	**127,614**	**6,302**	**-162**	**-**	**(698,928)**	**1,734,826**
Realized gains from the sale of financial assets through other comprehensive income	-	-	-	-	-	2,503	**2,503**
Change in fair value for financial assets	-	-	-	5,643	-	-	**5,643**
Comprehensive loss for the year	-	-	-	-	-	(12,795)	**(12,795)**
Balance as at 31 December 2024	**2,300,000**	**127,614**	**6,302**	**5,481**	**-**	**(709,220)**	**1,730,177**

According to the instructions of the regulatory authorities, it is prohibited to dispose of the accumulated change in fair value for financial assets, including capitalization, distribution, amortization of losses, or any other aspect of disposal, except to the extent that it is actually achieved through sales operations, and the debit balance is also excluded from the distributable profits based on the instructions of the Jordan Securities Commission.

The Accompanying Notes from 1 to 24 are an Integral Part of This Statement

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Statement of cash flows
for the year ended 31 December 2025

	31 December 2025	31 December 2024
	JD	**JD**
Operating activities		
Net profit / loss before tax for the year	24,409	(12,795)
Adjustments:		
Depreciation	19,136	18,543
Gains / losses on sale of financial assets	6,503	2,503
Cash Flows from Operations before Changes in Working Capital	**50,048**	**8,251**
Accounts receivable	93,900	25,613
Other debit balances	(5,034)	19,223
Accounts payable	(3,651)	(7,887)
Other credit balances	272	(142,982)
Related Parties	14,771	109,576
Net cash flows from operating activities	**150,306**	**11,794**
Investing activities		
Financial assets at fair value through other comprehensive Income	(152,298)	(10,311)
Net cash flows from investing activities	**(152,298)**	**(10,311)**
Financing activities		
Related Parties	(2,530)	2,530
Net cash flows from financing activities	**(2,530)**	**2,530**
Net (Decrease) Increase in Cash	**(4,522)**	**4,013**
Cash and Cash Equivalents at beginning of the year	9,506	5,493
Cash and Cash Equivalents at the end of the year	**4,984**	**9,506**

The Accompanying Notes from 1 to 24 are an Integral Part of This Statement

1) General

Al-Tahdith for Real Estate Investments Company is a Jordanian limited public shareholding company, registered on October 22, 2006 at the Controller of Companies in the Ministry of Industry and Trade under the number (420), Authorized and paid up capital JD 2,300,000 divided into 2,300,000 shares, the value of each share is JD one.

The main objectives of the company are:

- To invest in land and buildings and to develop, improve ,enhance and trade them
- To own projects and companies in whole or partially which are operating in different sectors according to the laws and regulations in Jordan .

The Company's financial statements were approved by the Board of Directors on 20 January 2026.

2) Basis of preparation

The principal accounting policies adopted in the preparation of the financial statements are set out below. The policies have been consistently applied to all the years presented, unless otherwise stated.

The financial statement are presented in JD, which is also the company's' functional currency. Amounts are rounded to the nearest JD, unless otherwise stated.

These financial statements have been prepared in accordance with International Financial Reporting Standards, International Accounting Standards and Interpretations (collectively IFRSs) as adopted by the Jordanian laws.

The preparation of financial statements in compliance with adopted IFRS requires the use of certain critical accounting estimates. It also requires Company management to exercise judgment in applying the Company's accounting policies.

Basis of measurement:
The financial statements have been prepared according to the historical cost principle.

Significant accounting policies

The accounting policies adopted in the preparation of the financial statements are consistent with those applied in the preparation of the financial statements for the year ended 31 December 2024, except for the effect of adopting new and amended International Financial Reporting Standards (IFRSs) that became effective for annual periods beginning on or after 1 January 2025, as detailed below:

Newly Adopted Amendments to Standards

The Company has applied the following amended standards in the preparation of these financial statements. The application of the amendments below did not result in any changes to the previously reported profit or shareholders' equity of the Company; however, they may result in additional disclosures at year-end

Standard	Effective Date
Lack of Exchangeability – Amendments to IAS 21	January 2025

The adoption of the above amendment did not have any material impact on the Company's financial satements.

Standards and Amendments Issued but Not Yet Effective

Standard	Effective Date
Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7	January 2026
Annual Improvements to IFRS Standards – Volume 11	January 2026
Nature-dependent Electricity Contracts – Amendments to IFRS 9 and IFRS 7	January 2026
IFRS 18 – Presentation and Disclosure in Financial Statements	January 2027
IFRS 19 – Subsidiaries without Public Accountability: Disclosures	January 2027
Sale or Contribution of Assets between an Investor and its Associate or Joint Venture – Amendments to IFRS 10 and IAS 28	Not yet determined

The Company is currently assessing the impact of these amendments and standards. The Company will apply them as and when they become effective.

3) Significant accounting policies

Property, plant and equipment

Property and equipment are stated at cost net of accumulated depreciation and any impairment loss in Its value, moreover Property and Equipment (except for land) are depreciated according to the straight- line method over the estimated useful life when ready for use of these assets using the rates:

Buildings	2%
Electrical devices	15%
Furniture and Decorations	15%
Vehicles	15%
Fire extinguishing system	15%
Computer software and devices	25%

When the carrying amount of property and equipment exceeds their recoverable value, assets are written down and impairment loss is recorded in the income statement.
The useful life of property and equipment are reviewed at the end of each year, in case the expected useful life is different from what was determined before the change in estimate is recorded in the following years being a change in estimates.
Property and equipment are derecognized when disposed or when there is no expected future benefit from their use

Projects under construction

Projects under construction are represented at cost and include the development cost and direct expenses. Projects are not depreciated unless the related assets are ready for use.

Investment Properties

Investment properties are stated at cost net of accumulated depreciation and any impairment in their value and are disclosed their fair value. Furthermore, these Investments are depreciated (except for land) based on their useful life.

The exclusion of Investment Properties occurs when they are disposed of or no longer in use, with no expected future benefits. Profits or losses resulting from the exclusion are recorded in the comprehensive income statement during the period of exclusion.

Investment Properties are only reclassified when their use changes, either by the owner vacating them, leasing to another party, or completing construction or renovation. Reclassification from Investment Properties occurs exclusively when there is a change in use, such as occupation by the owner or initiation of renovations as a prelude to selling.

Financial Assets at Fair Value through Comprehensive Income

These financial assets represent the investments in equity instruments held for the long term.
These financial assets are recognized at fair value plus transaction costs at purchase date and are subsequently measured at fair value in the statement of comprehensive income and within owner's equity including the changes in fair value resulting from translation of non-monetary assets stated in foreign currency. Gain or loss from the sale of these investments or part of them should be recognized in the statement of comprehensive income and within owner's equity and the balance of the revaluation reserve for these assets should be transferred directly to the retained earnings not to the statement of comprehensive income.
Dividends are recorded in the statement of comprehensive income as a separate item.

Recognition of Financial Assets Date
Purchases and sales of financial assets are recognized on the trading date (which is the date on which the Company commits itself to purchase or sell the asset).

Assets held for sale
Assets held for sale are measured at the lower of cost and net realizable value.
Assets held for sale costs comprise all costs of conversion and Other costs incurred for land holding and construction by the company.
Net realizable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Accounts Receivable
Accounts receivable are stated at cost after deducting a provision for expected credit loss.
Uncollectible receivables are written off when they cannot be recovered, deducting them from the allocated provision. The amount collected from the written-off receivables is then added to revenues.

Cash and cash equivalents
Cash and its equivalents represent cash on hand, at banks, and deposits at banks with specific maturities not exceeding three months, devoid of value change risks.

Loans
Loans are initially recognized at fair value, and direct costs related to the loans are subsequently deducted. They are then recorded at amortized cost using the effective interest method.

Accounts payable and Accruals
Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are initially recognized at fair value and subsequently measured at amortized cost using the effective interest method.

Provisions
Provisions are recognized when the company has an obligation as of the date of the financial statements as a result of past events, the obligation is likely to be settled, and a reliable estimate can be made of the amount of the obligation.

For example under an insurance contract the reimbursement is recognized as a separate asset only when the reimbursement is certain and the expense associated with this provision is shown in the income statement net of reimbursement.
Provisions are reviewed on the date of the financial statements and their value is adjusted based on the latest information available to the company.

Offsetting
Financial assets and financial liabilities are offset, the net amount is presented in the statement of financial position only when there is a legal right to offset the recognized amounts, and the company intends to either settle them on a net basis or to realize the assets and settle the liabilities simultaneously

Revenue recognition and Expense realization
Revenue is recognized when it becomes probable that economic benefits will flow to the company as a result of a reliable measurable exchange transaction and when the revenue can be measured reliably. Revenue is recorded at the fair value of amounts received, excluding discounts and sales returns.
Sales revenue is recognized when the ownership risks of the goods substantially transfer to the buyer. Interest revenue is recognized when it is due, using the effective interest method.
Other revenues are recognized based on the accrual basis. Expenses are recognized on an accrual basis

Impairment of non-financial assets
The non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount (i.e. the higher of value in use and fair value less costs to sell), the impairment is recorded in the statement of profit or loss and statement of ther comprehensive income.

Foreign currency
The company records transactions conducted in currencies other than its functional currency (Jordanian Dinar), which is the primary economic environment in which the company operates, using the prevailing exchange rates at the date of those transactions. Cash and receivables are translated using the exchange rates prevailing at the date of the financial statements' preparation, and gains and losses from currency differences are directly recognized in the income statement.

Non-cash assets fixed at historical cost are translated using the prevailing rates at the date of those transactions. However, non-cash items fixed at fair value are translated using the prevailing rates at the valuation date, and gains and losses from the revaluation are recognized as part of that fair value.

Financial assets
The Company classifies its financial assets into one of the categories discussed below, depending on the purpose for which the asset was acquired. The Company has not classified any of its financial assets as held to maturity.

The Company accounting policy for each category is as follows:
Loans and receivables
These assets are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of contractual monetary asset. They are initially recognized at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortized cost using the effective interest rate method, less provision for impairment.

Impairment provisions are recognized when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the Company will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade receivables, which are reported net; such provisions are recorded in a separate allowance account with the loss being recognized within administrative expenses in the statement of comprehensive income. On confirmation that the trade receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less.

Financial liabilities
The Company classifies its financial liabilities depending on the purpose for which the liability was acquired.

The Company accounting policy for each category is as follows:

*Other financial liabilitie*s :
Trade and other credit balances
Trade payables and other short-term monetary liabilities, which are initially recognized at fair value and subsequently carried at amortized cost using the effective interest method.

Share capital
Financial instruments issued by the Company are classified as equity only to the extent that they do not meet the definition of a financial liability or financial asset. The company classifies its common stocks as equity instruments.

Employee benefits
The Company's contribution to a defined employee benefit plan is recognized in the statement of profit or loss and other comprehensive income in the year to which it relates.

Leased assets
Where substantially all of the risks and rewards incidental to ownership are not transferred to the company (an “operating lease”), the total rental payable under the lease are charged to the statement of profit or loss and other comprehensive income on a straight-line basis over the lease term.

Inventory
Inventory are shown at cost according to the weighted average method

4) <u>Financial instruments - risk management</u>

The Company is exposed through its operations to the following financial risks:

- Credit risk
- Market risk
- Liquidity risk

In common with all other businesses, the Company is exposed to risks that arise from its use of financial instruments. This note describes the Company objectives, policies and processes for managing those risks and the methods used to measure them. Further quantitative information in respect of these risks is presented throughout these financial statements.

(i) Principal financial instruments

The principal financial instruments used by the Company, from which financial instrument risk arises, are as follows:

- Cash and cash equivalent
- Trade and other receivables
- Trade and other payables

(ii) Financial instruments not measured at fair value

A financial instrument not measured at fair value includes cash and cash equivalents, trade and other receivables and trade and other payables and loan.

Due to their short-term nature, the carrying value of cash and cash equivalents, trade and other receivables, trade and other payables approximates their fair value.

The company's management bears the responsibility for defining and implementing risk management objectives and policies. The overall goal is to establish policies that lead to minimizing risks to the greatest extent possible without impacting the company's flexibility and competitive capability. Here are more details about these policies:

Credit risk

Credit risk is the risk of financial loss to the Company if a costumer or counterparty to a financial instrument fails to meet its contractual obligations. The Company is mainly exposed to credit risk from credit sales, the company sell the costumers with creditworthiness history on the other hand new customers are analyzed for creditworthiness before the company’s standard payment and delivery terms and conditions are offered.

Creditworthiness and delivery terms are giving through authorized matrix started from the General Manager and the Group’s management.

Credit risk also arises from cash and cash equivalents and deposits with banks and financial institutions. For banks and financial institutions, The Company deals with banks with an acceptable credit rating.

Market risk

Market risk arises from the Company use of interest bearing, tradable and foreign currency financial instruments. It is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in interest rates (interest rate risk), foreign exchange rates (currency risk) or other market factors (other price risk).

The Company is not exposed to any of the market risks in the previous paragraph due to not holding any instrument with variable interest rate, no amounts are expected to be settled in foreign currencies and the Company does not hold any equity investments in other companies.

Liquidity risk

Liquidity risk arises from the Company management of working capital. It is the risk that the Company will encounter difficulty in meeting its financial obligations as they fall due.
The Company policy is to ensure that it will always have sufficient cash to allow it to meet its liabilities when they become due.

The table below summarizes the distribution of liabilities (undiscounted) based on the remaining contractual maturity period as at the date of the financial statements:

	31 December 2025	31 December 2024
	JD	JD
Current assets	86,764	194,923
Current liabilities	(52,036)	(57,821)
Working Capital Surplus	**34,728**	**137,102**

Capital Disclosures

The Company monitors "adjusted capital" which comprises all components of equity (capital and Accomulated losses).

The Company's objectives when maintaining capital are:

- To safeguard the entity's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and
- To provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of return capital to shareholders, issue new shares, or sell assets to reduce debt.

Income Taxes and national contribution
Income tax expenses represent current and deferred taxes for the year.

Income tax expense is measured based on taxable income. Taxable income differs from income reported in the financial statements, as the latter includes non-taxable revenue, tax expenses not deductible in the current year but deductible in subsequent years, accumulated losses approved by tax authorities and items not accepted for tax purposes or subject to tax.

Taxes are calculated based on the enacted tax rates according to the prevailing laws, regulations and instructions of The Hashemite Kingdom of Jordan.

Deferred taxes are Taxes expected to be incurred or recovered as a result of temporary timing differences between the value of the assets and liabilities in the financial statements and their respective tax basis. Deferred taxes are calculated based on the liability method, and according to the rates expected to be enacted when it is anticipated that the liability will be settled or when tax assets are recognize.
During the year ending December 31, 2018, the amended Income Tax Law No. (38) of 2018 was issued (date of implementation January 1, 2019). The amended law changed the corporate income tax rate in addition to calculating the national contribution for the purpose of repaying the national debt, as the national contribution rates in the amended law were determined on a sector basis.

5) <u>Critical accounting estimates and judgments</u>

The Company makes certain estimates and assumptions regarding the future. Estimates and judgments are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Property and equipment
The Company reviewed the estimated useful life of property and equipment and depreciation method to verify that it's reflects the used economic benefits and in case there is a difference it will be treated as changes in estimates (in the year of change and subsequent years).

Legal proceedings
The Company reviews outstanding legal cases through following the developments of the legal procedures at each reporting date, in order to assess the need of provisions and disclosures in its financial statements. Among the factors considered in making decisions on provisions are the nature of litigation, the progress of the case (including the progress after the date of the financial statements but before those statements are issued), the opinions or views of legal advisers, experience on similar cases and any decision of the Company management as to how it will respond.

Income tax
The Company is subject to income tax and significant judgment is required in determining the provision for income taxes. During the ordinary course of business, there are transactions and calculations for which the ultimate tax determination is uncertain. As a result, the company recognizes tax liabilities based on estimates of whether additional taxes and interest will be due.

6) Property, plant and equipment

	Land	Buildings	Electrical devices	Furniture and furnishings	Decorations	Kitchen tools and supplies	Computer software and devices	Fire extinguishing system	Total
	JD	JD	JD	JD	JD	JD	JD	JD	JD
Cost									
Balance at 1 January 2025	796,000	927,163	200,520	227,250	146,311	175,030	10,395	830	**2,483,499**
Write-off of accumulated depreciation of revalued buildings	-	(251,611)	-	-	-	-	-	-	**(251,611)**
Revaluation of Property and Equipment	310,913	370,289	-	-	-	-	-	-	**681,202**
Balance at 31 December 2025	**1,106,913**	**1,045,841**	**200,520**	**227,250**	**146,311**	**175,030**	**10,395**	**830**	**2,913,090**
Accumulated Depreciation									
Balance at 1 January 2025	-	237,703	200,520	227,250	146,311	175,030	10,395	830	**998,039**
Depreciations	-	19,136	-	-	-	-	-	-	**19,136**
Write-off of accumulated depreciation of revalued buildings	-	(251,611)	-	-	-	-	-	-	**(251,611)**
Balance at 31 December 2025	**-**	**5,228**	**200,520**	**227,250**	**146,311**	**175,030**	**10,395**	**830**	**765,564**
Net Book Value									
As at 31 December 2025	**1,106,913**	**1,040,613**	**-**	**-**	**-**	**-**	**-**	**-**	**2,147,526**
As at 31 December 2024	**796,000**	**689,460**	**-**	**-**	**-**	**-**	**-**	**-**	**1,485,460**

7) Financial assets at fair value through other comprehensive Income

	31 December 2025	31 December 2024
	JD	JD
Local		
Public Shareholding Companies (Listed)		
Financial assets portfolio - at cost	250,777	98,479
Total	**250,777**	**98,479**
Fair value reserve for financial assets*	55,536	5,481
Fair Value	**306,313**	**103,963**

*The fair value reserve represents the unrealized gains or losses arising from changes in the fair value of financial assets and is summarized as follows:

	31 December 2025	31 December 2024
	JD	JD
Balance at beginning of the year	5,481	(162)
Net changes during the year	50,055	5,643
Balance at ending of the year	**55,536**	**5,481**

8) Investments properties

	31 December 2025	31 December 2024
	JD	JD
Land - At cost	9,000	9,000
Impairment of land *	(5,348)	(5,348)
Net	**3,652**	**3,652**

In 2023, the Company engaged independent real estate experts to evaluate its land, with the average valuation amounting to JOD 3,652.

9) Other debit balances

	31 December 2025	31 December 2024
	JD	JD
Other receivables	5,206	355
Refundable deposits	1,817	1,817
Prepaid expenses	855	672
Total	**7,878**	**2,844**

10) Accounts receivable

	31 December 2025	31 December 2024
	JD	JD
Accounts receivable*	129,788	223,688
Expected credit losses provision	(79,775)	(79,775)
Net	**50,013**	**143,913**

*Accounts receivable include an amount of JOD 104,195 due from Mr. Malik Al-Zuboon resulting from the sale of land to him, secured by a first-ranking mortgage on the land in favor of the Company.

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

	31 December 2025	31 December 2024
	JD	JD
Balance at the beginning of the year	79,775	88,928
Bad debts	-	(9,153)
Balance at the end of the year	**79,775**	**79,775**

11) Notes Receivable

	31 December 2025	31 December 2024
	JD	JD
Short-term receivables	60,157	68,757
Expected credit losses provision	(60,157)	(68,757)
Net	**-**	**-**

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

	31 December 2025	31 December 2024
	JD	JD
Balance at the beginning of the year	68,757	73,353
Deduct : (Income Statement Converter)	(8,600)	(4,596)
Balance at the end of the year	**60,157**	**68,757**

12) Related Parties

12-A Due from Related Parties – net:

	Nature of the relationship	Nature of the transaction	31 December 2025	31 December 2024
			JD	JD
Yarmouk Company	Affiliate company	Financing	134,766	140,714
Al-Amana Investment & Portfolio Management Company	Affiliate company	Trading	11,801	20,624
Total			**146,567**	**161,338**
Deduct : Expected credit losses provision*			(122,678)	(122,678)
Net			**23,889**	**38,660**

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

	31 December 2025	31 December 2024
	JD	JD
Balance at the beginning of the year	122,678	87,678
Additions	-	35,000
Balance at the end of the year	**122,678**	**122,678**

12-B Due to Related Parties:

	Nature of the relationship	Nature of the transaction	31 December 2025	31 December 2024
			JD	JD
Haman Real Estate	Affiliate company	Financing	-	2,530
Total			**-**	**2,530**

13) Cash and cash equivalents

	31 December 2025	31 December 2024
	JD	JD
Cash on hand	3,724	924
Cash at banks	1,260	8,582
Total	**4,984**	**9,506**

14) Shareholders' Equity

Capital

The authorized capital and paid-in capital of the company is JD 2 300 000 divided into 2 300 000 shares at JD 1 per share.

Statutory reserve

Statutory reserve is allocated according to the Jordanian Companies Law by deducting 10% of the annual net profit until the reserve equals 25% of the Company's subscribed capital However, the Company may, with the approval of the General Assembly, continue to deduct this annual ratio until this reserve equals the subscribed capital of the Company in full. Such reserve is not available for dividends distribution.

The General Authority may, after depletion the other reserves, decide at an extraordinary meeting to resolve the accumulated losses from the amounts collected in the Statutory reserve account, provided that they are rebuilt in accordance with the provisions of the Law.

Voluntary reserve

This account represents cumulative appropriations not exceeding %20 of the annual profit before taxation per year.

This reserve is available for distribution to shareholders. Voluntary reserve is utilized for purposes determined by the Board of Directors, and the General Assembly has the right to distribute it in full or in part as dividends to the shareholders.

15) Other credit balances

	31 December 2025 JD	31 December 2024 JD
Shareholders deposits	27,593	27,719
Issues provision	7,500	7,500
Accrued expenses	4,608	1,700
Unearned revenues	4,570	2,780
Income and sales tax	2,208	1,720
Other	822	-
End-of-service benefits provision	400	-
Social Security	218	348
National Contribution Provision	127	-
University Fees Fund	-	4,869
Other deposits	-	1,014
Total	**48,046**	**47,650**

16) Cost of revenues

	31 December 2025 JD	31 December 2024 JD
Opening Inventory	-	-
Purchases	889	-
Ending Inventory	-	-
Food and Beverage Cost	**889**	**-**
Operating Expenses		
Wedding hall expenses	69,526	65,057
Salaries, Wages and Related Expenses	20,631	24,348
Depreciation	19,136	18,543
Electricity	10,004	11,347
Maintenance	2,175	2,606
End-of-Service Benefits Expense	400	-
Permit Fees	357	429
Other	-	150
Total Operating Expenses	**122,229**	**122,480**
Cost of Revenue	**123,118**	**122,480**

17) Administrative Expenses

	31 December 2025	31 December 2024
	JD	JD
Board of Director's transportation allowances	17,958	-
Advertising	12,866	12,024
Subscriptions and fees	12,417	12,427
Management Fees	11,850	9,250
Professional fees	3,250	4,085
Legal fees	2,350	4,613
Water	1,474	1,166
Others	1,415	7,502
Postage, telecommunication, and internet	1,226	1,645
Stationery and Printing	756	426
Insurance	575	356
Bank expenses	531	168
Salaries, wages and other benefits	-	6,802
Collection Commissions	-	6,400
Total	**66,668**	**66,864**

18) Income Tax and national contribution

	31 December 2025	31 December 2024
	JD	JD
Balance at beginning of the year	-	-
Income tax and national contribution expense for the year	127	-
Income tax paid	-	-
Balance at ending of the year	**127**	**-**

The following is the reconciliation of the current year income tax with accounting profit:

	31 December 2025	31 December 2024
	JD	JD
Net profit	24,409	-
Add: Paid Property Tax	2,707	-
Add: 25% of Dividend Distribution	1,949	-
Less: Dividend Distribution	(7,795)	-
Less: Non-Taxable Income	(8,600)	-
Taxable income	**12,670**	**-**
Income tax	2,534	-
Less:Property tax paid	(2,707)	-
Income tax for the year	**-**	**-**
National contribution rate	127	-
Income Tax and National Contribution	**127**	**-**

19) Basic and diluted income per share for the year

	31 December 2025	31 December 2024
	JD	JD
Profit / Loss for the year	24,282	(12,795)
Weighted average number of outstanding shares	2,300,000	2,300,000
Earnings(Loss) per Share for the year (Basic & Diluted)	**0.011**	**0.006-**

20) Legal status

Cases Filed by the Company Against Third Parties

Case No. 4018/2023 against Eyad Saleh Abu Al-Ezz regarding the implementation of a mortgage deed on land plot No. 172 – Block No. 2, Ummahat Imran – Jerash Lands, Juba Village, with a total claim amount of JOD 104,135, including fees, expenses, legal fees, and statutory interest. A decision has been issued to put the property up for auction for the first time.

Claims Filed Against the Company

A claim has been filed against the Company seeking compensation for both material and moral damages. The case is currently pending before the competent judicial authorities, and at this stage, it is not possible to reliably estimate the likely outcome. The Company’s management has recognized adequate provisions to cover any potential liabilities arising from this claim, based on its best estimate and in accordance with the applicable accounting standards.

21) Maturities of Assets and Liabilities

The table below presents the analysis of maturities of assets and liabilities based on the expected timing of their realization or settlement:

	2025		2024	
	Less than one year	More than one year	Less than one year	More than one year
Current assets				
Cash and cash equivalents	4,984	-	9,506	-
Accounts receivable	50,013	-	143,913	-
Due from Related Parties	23,889	-	38,660	-
Other debit balances	7,878	-	2,844	-
Notes Receivable	-	-	-	-
Total current assets	**86,764**	**-**	**194,923**	**-**
Non-current assets				
Property, plant and equipment	-	2,147,526	-	1,485,460
Financial assets at fair value through other comprehensive Income	-	306,313	-	103,963
Investments properties	-	3,652	-	3,652
Total Non-current assets	**-**	**2,457,491**	**-**	**1,593,075**
Total Assets	**86,764**	**2,457,491**	**194,923**	**1,593,075**
Current liabilities				
Other credit balances	48,046	-	47,650	-
Accounts payable	3,990	-	7,641	-
Due to Related Parties	-	-	2,530	-
Total Current liabilities	**52,036**	**-**	**57,821**	**-**
Net	**34,728**	**2,457,491**	**137,102**	**1,593,075**

22) Sectors classification

The objectives of the Company include import and export activities, as well as the management of privately-owned shops and commercial complexes, in addition to the purposes stipulated in the Articles of Association. The following provides information on the Company's business segments:

	2025			2024		
	Main Activity	Other	Total	Main Activity	Other	Total
	JD	JD	JD	JD	JD	JD
Revenues	173,691	40,504	**214,195**	141,522	70,027	**211,549**
Assets and liabilities						
Assets	2,539,271	4,984	**2,544,255**	1,778,492	9,506	**1,787,998**
Liabilities	-	52,036	**52,036**	-	57,821	**57,821**
Other Segments						
Depreciation	19,136	-	**19,136**	18,543	-	**18,543**

23) Comparative figures

Some of the comparative figures for the year ended 31 December 2024 have been reclassified to suit the classification of the current fiscal year figures for the year ended 31 December 2025.

24) Approval of the Financial Statements

The financial statements were approved by the Company's Board of Directors on 20 January 2026 and authorized for issuance. These financial statements are subject to approval by the General Assembly of Shareholders