

**DARAT JORDAN HOLDINGS COMPANY**

**PUBLIC SHAREHOLDING COMPANY**

**INTERIM CONDENSED CONSOLIDATED  
FINANCIAL STATEMENTS (UNAUDITED)**

**30 SEPTEMBER 2023**



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**REVIEW REPORT ON INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
TO THE BOARD OF DIRECTORS OF DARAT JORDAN HOLDINGS COMPANY (PUBLIC  
SHAREHOLDING COMPANY)  
AMMAN - JORDAN**

## **Introduction**

We have reviewed the accompanying interim condensed consolidated financial statements of Darat Jordan Holdings Company (Public Shareholding Company) (the “Company”) and its subsidiaries (the “Group”) as at 30 September 2023, comprising of the interim condensed consolidated statement of financial position as at 30 September 2023 and the related interim condensed consolidated statement of comprehensive income, interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the nine months period then ended and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard IAS 34 (Interim Financial Reporting). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

## **Scope of review**

We conducted our review in accordance with International Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of Interim financial information consists of making inquiries, primarily of persons responsible for the financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

Amman – Jordan  
30 October 2023

**ERNST & YOUNG**  
Amman - Jordan

**DARAT JORDAN HOLDINGS COMPANY**  
**PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2023**

|  | Notes | 30 September<br>2023 | 31 December<br>2022 |
|--|-------|----------------------|---------------------|
| <b><u>ASSETS</u></b>   |       | JD<br>(Unaudited)    | JD<br>(Audited)     |
| <b>Non-Current Assets</b>  |       |                      |                     |
| Properties and equipment   |       | 2,252                | 4,049               |
| Investments in lands   |       | 2,581,749            | 2,581,749           |
| Investment properties  |       | 1,180,055            | 1,203,582           |
| Properties under development   |       | 878,481              | 875,790             |
| Investments in associates  |       | 2,596,869            | 2,903,508           |
| Financial assets at amortized cost                                   |       | 656,344              | 359,105             |
| Financial assets at fair value through other<br>comprehensive income |       | 659,722              | 704,415             |
| Cheques under collection- long term                                  |       | 70,500               | 70,500              |
|  |       | 8,625,972            | 8,702,698           |
| <b>Current Assets</b>  |       |                      |                     |
| Inventory properties   |       | 190,990              | 245,427             |
| Financial assets at fair value through profit or loss                |       | 771,354              | 732,587             |
| Trade receivables  |       | 91,529               | 131,037             |
| Other current assets   |       | 133,079              | 158,553             |
| Cheques under collection   |       | 23,500               | 37,500              |
| Due from related parties   | 6     | 13,720               | 1,341               |
| Cash and bank balances   | 5     | 1,565,264            | 1,583,207           |
|  |       | 2,789,436            | 2,889,652           |
| <b>Total Assets</b>  |       | 11,415,408           | 11,592,350          |
| <b><u>EQUITY AND LIABILITIES</u></b>                                 |       |                      |                     |
| <b>Equity</b>  |       |                      |                     |
| Paid-in capital  | 1     | 10,250,000           | 10,250,000          |
| Statutory reserve  |       | 241,273              | 241,273             |
| Retained earnings  |       | 736,418              | 924,116             |
| <b>Total Equity</b>  |       | 11,227,691           | 11,415,389          |
| <b>Liabilities</b>   |       |                      |                     |
| <b>Current Liabilities</b>   |       |                      |                     |
| Trade payables and other current payables                            |       | 74,001               | 74,180              |
| Dividends payable  |       | 113,716              | 102,093             |
| Due to related parties   | 6     | -                    | 688                 |
| <b>Total Liabilities</b>   |       | 187,717              | 176,961             |
| <b>Total Equity and Liabilities</b>                                  |       | 11,415,408           | 11,592,350          |

The accompanying notes from 1 to 11 form part of these interim condensed consolidated financial statements

**DARAT JORDAN HOLDINGS COMPANY**  
**PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE THREE MONTHS AND NINE MONTHS ENDED 30 SEPTEMBER 2023 (UNAUDITED)**

|   | Notes | For the three months<br>ended 30 September |                  | For the nine months<br>ended 30 September |                 |
|---|-------|--|------------------|---|-----------------|
|   |       | 2023                                       | 2022             | 2023                                      | 2022            |
|   |       | JD   | JD               | JD  | JD              |
| <b>Sales</b>  |       |  |                  |   |                 |
| Residential apartment's sales   |       | -  | -                | 40,000                                    | 40,000          |
| Reef Amman sales  |       | -  | 60,000           | -   | 60,000          |
| <b>Total Sales</b>  |       | <b>-</b>                                   | <b>60,000</b>    | <b>40,000</b>                             | <b>100,000</b>  |
| <b>Cost of Sales</b>  |       |  |                  |   |                 |
| Cost of Residential apartment's sales   |       | -  | -                | (44,781)                                  | (43,826)        |
| Cost of Reef Amman sales  |       | -  | (86,048)         | -   | (86,048)        |
| <b>Operating loss</b>   |       | <b>-</b>                                   | <b>(26,048)</b>  | <b>(4,781)</b>                            | <b>(29,874)</b> |
| Depreciation  |       | (8,269)                                    | (978)            | (25,626)                                  | (3,437)         |
| Change in fair value of financial assets at<br>fair value through profit or loss  |       | 2,795                                      | (55,306)         | 2,861                                     | (13,902)        |
| Gains (losses) on sale of financial assets<br>at fair value through profit or loss  |       | 9,234                                      | 856              | 20,129                                    | (33,551)        |
| Foreign Exchange loss   |       | (14,333)                                   | (37,513)         | (2,337)                                   | (37,513)        |
| Impairment loss on investment properties  |       | (5,000)                                    | -                | (15,000)                                  | -               |
| Dividends income  |       | 12,367                                     | 13,883           | 76,386                                    | 67,082          |
| Administrative expenses   |       | (74,166)                                   | (69,050)         | (219,783)                                 | (203,305)       |
| Other income, net   |       | 5,143                                      | 5,301            | 15,040                                    | 11,486          |
| Hangars rent income   |       | 18,222                                     | -                | 54,665                                    | -               |
| Interest income   |       | 33,953                                     | 23,459           | 99,627                                    | 66,684          |
| Group's share of profit of associates   |       | 83,152                                     | 46,103           | 239,916                                   | 182,852         |
| <b>Profit (loss) for the period before tax</b>  |       | <b>63,098</b>                              | <b>(99,293)</b>  | <b>241,097</b>                            | <b>6,522</b>    |
| Income tax expense  | 4     | (4)  | (5,361)          | (18,795)                                  | (14,127)        |
| <b>Profit (loss) for the period</b>   |       | <b>63,094</b>                              | <b>(104,654)</b> | <b>222,302</b>                            | <b>(7,605)</b>  |
| Add: Other comprehensive income   |       | -  | -                | -   | -               |
| <b>Total comprehensive income for the peri</b>  |       | <b>63,094</b>                              | <b>(104,654)</b> | <b>222,302</b>                            | <b>(7,605)</b>  |
|   |       | JD/Fils                                    | JD/Fils          | JD/Fils                                   | JD/Fils         |
| <b>Basic and diluted earnings per share<br/>from the<br/>profit (loss) of the period attributable<br/>to equity holders</b> | 9     | <b>0/006</b>                               | <b>(0/010)</b>   | <b>0/022</b>                              | <b>(0/001)</b>  |

The accompanying notes from 1 to 11 form part of these interim condensed consolidated financial statements

**DARAT JORDAN HOLDINGS COMPANY**  
**PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2023 (UNAUDITED)**

|  | Paid-in<br>capital | Statutory<br>reserve | Retained earnings |                             | Total          | Total             |
|--|--------------------|----------------------|-------------------|-----------------------------|----------------|-------------------|
|  |                    |                      | Realized<br>gain  | Unrealized<br>(losses) gain |                |                   |
|  | JD                 | JD                   | JD                | JD                          | JD             | JD                |
| <b>For the nine months ended 30 September 2023</b> |                    |                      |                   |                             |                |                   |
| Balance at 1 January 2023                          | 10,250,000         | 241,273              | 931,838           | (7,722)                     | 924,116        | 11,415,389        |
| Total comprehensive income for the period          | -                  | -                    | 219,441           | 2,861                       | 222,302        | 222,302           |
| Dividends (note 11)                                | -                  | -                    | (410,000)         | -                           | (410,000)      | (410,000)         |
| <b>Balance at 30 September 2023</b>                | <b>10,250,000</b>  | <b>241,273</b>       | <b>741,279</b>    | <b>(4,861)</b>              | <b>736,418</b> | <b>11,227,691</b> |
| <b>For the nine months ended 30 September 2022</b> |                    |                      |                   |                             |                |                   |
| Balance at 1 January 2022                          | 10,250,000         | 227,709              | 1,212,365         | 19,117                      | 1,231,482      | 11,709,191        |
| Total comprehensive income for the period          | -                  | -                    | 6,297             | (13,902)                    | (7,605)        | (7,605)           |
| Dividends (note 11)                                | -                  | -                    | (410,000)         | -                           | (410,000)      | (410,000)         |
| <b>Balance at 30 September 2022</b>                | <b>10,250,000</b>  | <b>227,709</b>       | <b>808,662</b>    | <b>5,215</b>                | <b>813,877</b> | <b>11,291,586</b> |

The accompanying notes from 1 to 11 form part of these interim condensed consolidated financial statements

**DARAT JORDAN HOLDINGS COMPANY**  
**PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2023 (UNAUDITED)**

|   | Note | 30 September<br>2023 | 30 September<br>2022 |
|---|------|----------------------|----------------------|
|   |      | JD                   | JD                   |
| <b><u>OPERATING ACTIVITIES</u></b>  |      |                      |                      |
| Profit for the period before income tax   |      | 241,097              | 6,522                |
| <b>Adjustments for:</b>   |      |                      |                      |
| Depreciation  |      | 25,626               | 3,437                |
| Change in fair value of financial assets at fair value through profit or loss           |      | (2,861)              | 13,902               |
| Group's share from associates' net income   |      | (239,916)            | (182,852)            |
| Interest income   |      | (99,627)             | (66,684)             |
| (Gains) losses on sale of financial assets at fair value through profit or loss         |      | (20,129)             | 33,551               |
| Dividends income  |      | (76,386)             | (67,082)             |
| Impairment loss on Investment properties  |      | 15,000               | -                    |
| Foreign exchange gain   |      | 2,337                | 37,513               |
| <b>Working capital changes:</b>   |      |                      |                      |
| Trade receivables   |      | 39,508               | (2,980)              |
| Other current assets  |      | 25,474               | 11,456               |
| Cheques under collection  |      | 14,000               | 5,000                |
| Trade payable and other current liabilities   |      | (18,974)             | (34,928)             |
| Dividend payable  |      | 11,623               | 56,652               |
| Inventory properties  |      | 15,910               | 39,021               |
| Due from related parties  |      | (13,067)             | (11,601)             |
| <b>Net cash flows used in operating activities</b>                                      |      | <b>(80,385)</b>      | <b>(159,073)</b>     |
| <b><u>INVESTING ACTIVITIES</u></b>  |      |                      |                      |
| Financial assets at amortized cost  |      | -                    | (213,265)            |
| Purchases of financial assets at amortized cost   |      | (198,308)            | -                    |
| Purchases of properties and equipment   |      | (302)                | (250)                |
| Purchases of financial assets at fair value through other comprehensive income          |      | -                    | (39,305)             |
| Purchases of financial assets at fair value through profit or loss                      |      | (128,714)            | (125,498)            |
| Proceeds from sale of financial assets at fair value through profit or loss             |      | 110,792              | 195,199              |
| Proceeds from sale of financial assets at fair value through other comprehensive income |      | 45,197               | -                    |
| Interest income received  |      | -                    | 55,436               |
| Properties under development  |      | (2,691)              | 63,540               |
| Bank deposits   |      | (248,943)            | 101,693              |
| Dividends from associates   |      | 546,555              | 546,555              |
| Investment properties   |      | 23,527               | -                    |
| Dividends income received   |      | 76,386               | 67,082               |
| <b>Net cash flows from investing activities</b>   |      | <b>223,499</b>       | <b>651,187</b>       |
| <b><u>FINANCING ACTIVITIES</u></b>  |      |                      |                      |
| Dividends distribution paid   |      | (410,000)            | (410,000)            |
| <b>Cash flows used in financing activities</b>  |      | <b>(410,000)</b>     | <b>(410,000)</b>     |
| <b>Net (decrease) increase in cash and cash equivalents</b>                             |      | <b>(266,886)</b>     | <b>82,114</b>        |
| Cash and cash equivalents at 1 January  |      | 563,140              | 329,935              |
| <b>Cash and cash equivalents at 30 September</b>  | 5    | <b>296,254</b>       | <b>412,049</b>       |

The accompanying notes from 1 to 11 form part of these interim condensed consolidated financial statements

**DARAT JORDAN HOLDINGS COMPANY**  
**PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**30 SEPTEMBER 2023 (UNAUDITED)**

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**(1) General**

Darat Jordan Holdings Company was established as a Public Shareholding Company on 6 December 2007 with an authorized and paid-in capital of JD 15,000,000 divided into 15,000,000 shares at a par value of JD 1 per share. The Company was granted the right to commence its operations on 10 April 2008. The Company's share capital was decreased during the previous years to become JD 10,250,000 divided into 10,250,000 shares at a par value of JD 1 per share.

The Company's objectives are to invest its funds and sources of financing in all types of available investments in different economic, financial, industrial, commercial, agriculture, real estate, tourism, and services sectors through its subsidiaries and owned companies.

The Company's headquarter is located in Khalda, King Abdullah the Second Street, Building 167, Amman - Jordan.

The interim condensed consolidated financial statements were issued and approved by the Group's Board of Directors on 30 October 2023.

**(2) Basis of preparation**

The interim condensed consolidated financial statements for the nine months ended 30 September 2023 have been prepared in accordance with IAS 34 "Interim Financial Reporting".

The interim condensed consolidated financial statements have been prepared under the historical cost convention, except for financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income which have been measured at fair value as at the date of the interim condensed consolidated financial statements.

The interim condensed consolidated financial statements are presented in Jordanian Dinars which is the functional currency of the Group.

The interim condensed consolidated financial statements do not contain all information and disclosures required for the annual financial statements prepared in accordance with International Financial Reporting Standards and should be read in conjunction with the Group's annual report as of 31 December 2022. In addition, the results for the nine months period ended 30 September 2023 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2023.

### **Change in Accounting Policies**

The accounting policies used in the preparation of the interim condensed consolidated financial statements are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2022 except for the adoption of new standards effective as of 1 January 2023 shown below:

#### **IFRS 17 Insurance Contracts**

In May 2017, the IASB issued IFRS 17 Insurance Contracts (IFRS 17), a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, IFRS 17 will replace IFRS 4 Insurance Contracts (IFRS 4) which was issued in 2005. IFRS 17 applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply. The overall objective of IFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in IFRS 4, which are largely based on grandfathering previous local accounting policies, IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of IFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach),
- A simplified approach (the premium allocation approach) mainly for short-duration contracts.

The standard is not applicable to the Group.

#### **Definition of Accounting Estimates - Amendments to IAS 8**

In February 2021, the IASB issued amendments to IAS 8, in which it introduces a definition of 'accounting estimates. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

These amendments had no impact on the interim condensed consolidated financial statements of the Group.

#### **Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2**

In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements, in which it provides guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

These amendments had no impact on the interim condensed consolidated financial statements of the Group.



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**Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to IAS 12**

In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations.

These amendments had no impact on the interim condensed consolidated financial statements of the Group.

**(3) Basis of consolidation**

The interim condensed consolidated financial statements comprise the financial statements of Darat Jordan Holdings Company and the following subsidiaries as of 30 September 2023:

| Company's name                                      | Paid in capital<br>JD | Nature of activities                    | Ownership percentage % |                  | Company type                 |
|---|-----------------------|---|------------------------|------------------|------------------------------|
|   |                       |   | 30 September 2023      | 31 December 2022 |                              |
| Darat Al Reef Jordan Real estate Company            | 50,000                | Real Estate Development                 | 100                    | 100              | Private Shareholding Company |
| Jordan European Real Estate Management Group        | 5,000                 | Real Estate Management                  | 100                    | 100              | Limited Liability Company    |
| Altanfezeyoun for Real Estate Development Company   | 10,000                | Real Estate Services Management         | 100                    | 100              | Limited Liability Company    |
| Al Mashkah Education Company                        | 10,000                | Financial and educational consultations | 100                    | 100              | Limited Liability Company    |
| Al Marsa Alamen for Real Estate Development Company | 1,000                 | Real Estate Services Management         | 100                    | 100              | Limited Liability Company    |
| Al Hadas for development and investments Company    | 19,000                | Real Estate Services Management         | 100                    | 100              | Limited Liability Company    |

The control exists when the Group controls the subsidiaries' significant and relevant activities, and is exposed, or has the rights, to variable returns from its involvement with the subsidiaries, and has the ability to affect those returns. Control over the subsidiaries is exercised when the following factors exist:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee).
- Exposure, or rights, to variable returns from its involvement with the investee.
- The ability to use its power over the investee to affect its returns.

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When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- Contractual arrangement with other vote holders of the investee.
- Rights arising from other contractual arrangements.
- The Group's voting rights and potential voting rights.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Revenues and expenses of a subsidiary acquired or disposed of during the period are included in the interim condensed consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the Company and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets, liabilities, equity, revenues, expenses and profit or loss relating to transactions between members of the Group are eliminated in full.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary.
- Derecognizes the carrying amount of any non-controlling interests.
- Derecognizes the cumulative translation differences recorded in equity.
- Recognizes the fair value of any amounts received.
- Recognizes the fair value of any investment retained in the subsidiary.
- Recognizes of profits or losses resulting from a loss of control.
- Reclassification of the Company's share previously recorded in other comprehensive income items to profit and loss.

#### **(4) Income tax**

##### **Darat Jordan Holdings Company:**

The Company income tax provision was calculated for the period ended on 30 September 2023 and 30 September 2022 according to the Income Tax Law No. (34) of 2014 and its amendments.

The Company's income tax rate according to the tax law No. (34) of 2014 and its amendments is 20% in addition to 1% for the national contribution tax.

Darat Jordan Holdings Company submitted its annual income tax returns for the years 2022 and 2021 and the Income and Sales Tax Department has not reviewed these tax returns up to the date of these interim condensed consolidated financial statements. The Company reached a final settlement with the Income and Sales Tax Department up to the year 2020.

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**Subsidiaries:**

No income tax provision was calculated on the results of the operations of the subsidiaries for the periods ended 30 September 2023 and 2022 according to Income Tax Law No. (34) of 2014 and its amendments due to the excess of deductible expenses over taxable income.

**Jordan European Real Estate Management Company:**

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2021. The Company submitted its annual income tax returns for the year 2022 and the Income and Sales Tax Department has not reviewed this tax return up to the date of these interim condensed consolidated financial statements.

**Executives for real estate development:**

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2022.

**Al Marsa Alamen for Real Estate Development:**

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2022.

**Al Mashkah for Education Company:**

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2022.

**Al Hadas for Development and Investments Company:**

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2022.

**Darat Al Reef Jordan Real Estate Company:**

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2018. The Company submitted its annual income tax returns for the years 2019, 2020, 2021 and 2022 and the Income and Sales Tax Department has not reviewed these tax returns up to the date of these interim condensed consolidated statement of financial position.

**(5) Cash and bank balances**

|                      | 30 September<br>2023 | 31 December<br>2022 |
|----------------------|----------------------|---------------------|
|                      | JD                   | JD                  |
|                      | (Unaudited)          | (Audited)           |
| Cash on hand         | 6,639                | 8,106               |
| Current accounts     | 289,615              | 555,034             |
| Short term deposits* | 1,269,010            | 1,020,067           |
|                      | <u>1,565,264</u>     | <u>1,583,207</u>    |

\* This item represents short-term deposits in Jordanian Dinars with maturities of one year and bearing an annual interest rate 4.5% (31 December 2022: 4%).

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Cash and cash equivalent shown in the interim condensed consolidated statement of cash flows represents the following:

|  | 30 September<br>2023 | 30 September<br>2022 |
|--|----------------------|----------------------|
|  | JD<br>(Unaudited)    | JD<br>(Unaudited)    |
| Cash on hand and at banks  | 1,565,264            | 1,432,049            |
| Less: deposits at banks with maturities of more than<br>three months | <u>(1,269,010)</u>   | <u>(1,020,000)</u>   |
| Cash and cash equivalents  | <u>296,254</u>       | <u>412,049</u>       |

**(6) Related parties transactions**

Related parties represent associated companies, major shareholders, directors and key management personnel of the Group, and entities controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group management.

Balances with related parties included in interim condensed consolidated statement of financial position are as follows:

|   | 30 September<br>2023 | 31 December<br>2022 |
|---|----------------------|---------------------|
|   | JD<br>(Unaudited)    | JD<br>(Audited)     |
| <b>Due from related parties</b>                         |                      |                     |
| Jordan Cyprus for Logistic Services Company (Associate) | 13,294               | -                   |
| Ajiad Investment Company (Associate)                    | 426                  | 1,341               |
|   | <u>13,720</u>        | <u>1,341</u>        |
| <b>Due to related parties</b>                           |                      |                     |
| Jordan Cyprus for Logistic Services Company (Associate) | -                    | 688                 |
|   | <u>-</u>             | <u>688</u>          |

Balances with related parties included in the Other comprehensive income are as follows:

| <b>Key management and board of directors benefits:</b> | For the nine months<br>ended 30 September |                   |
|--|---|-------------------|
|  | 2023                                      | 2022              |
|  | JD<br>(Unaudited)                         | JD<br>(Unaudited) |
| Salaries and other benefits                            | <u>62,351</u>                             | <u>69,918</u>     |

**DARAT JORDAN HOLDINGS COMPANY**  
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**(7) Contingent liabilities**

|                       | 30 September<br>2023 | 31 December<br>2022 |
|-----------------------|----------------------|---------------------|
|                       | JD<br>(Unaudited)    | JD<br>(Audited)     |
| Letters of guarantee* | 2,552                | 60,752              |

\* The cash margin against the letters of guarantee amounted to JD 255 as of 30 September 2023 (31 December 2022: JD 13,000).

**(8) Segment information**

**Business segments information**

For management purposes, the Group's activities are distributed into two main sectors:

- Land development - represents the purchases of lands for the purpose of development and sale.
- Financial investments - represents the investments in stocks and investments in associates.

Those sectors are the basis upon which the Group builds its main segment information reports.

|  | Land<br>development | Financial<br>investments | Other            | Total           |
|--|---------------------|--------------------------|------------------|-----------------|
|  | JD                  | JD                       | JD               | JD              |
| <b>For the nine months ended 30 September<br/>2023 (Unaudited)</b> |                     |                          |                  |                 |
| Segment revenues   | 94,665              | 99,367                   | 114,667          | 308,708         |
| Cost of sales  | (44,781)            | -                        | -                | (44,781)        |
| Group's share from associates net income                           | -                   | 239,916                  | -                | 239,916         |
| Depreciation   | -                   | -                        | (25,626)         | (25,626)        |
| Other expenses   | (15,000)            | -                        | (222,120)        | (237,120)       |
| <b>Profit (loss) for the period before income tax</b>              | <u>34,884</u>       | <u>339,292</u>           | <u>(133,079)</u> | <u>241,097</u>  |
| <b>Income tax expenses for the period</b>                          |                     |                          |                  | <u>(18,795)</u> |
| <b>Profit for the period after income tax</b>                      |                     |                          |                  | <u>222,302</u>  |

|  | Land<br>development | Financial<br>investments | Other            | Total             |
|--|---------------------|--------------------------|------------------|-------------------|
|  | JD                  | JD                       | JD               | JD                |
| <b>As at 30 September 2023 (Unaudited)</b> |                     |                          |                  |                   |
| <b>Assets and liabilities</b>              |                     |                          |                  |                   |
| Segment assets                             | 5,069,637           | 2,087,419                | 1,661,483        | 8,818,539         |
| Investments in associates                  | -                   | 2,596,869                | -                | 2,596,869         |
| Segment liabilities                        | (11,851)            | -                        | (175,866)        | (187,717)         |
| <b>Net assets</b>                          | <u>5,057,687</u>    | <u>4,684,288</u>         | <u>1,485,617</u> | <u>11,227,691</u> |

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|  | Land<br>development | Financial<br>investments | Other            | Total           |
|--|---------------------|--------------------------|------------------|-----------------|
| <b>For the nine months ended 30 September<br/>2022 (Unaudited)</b> | JD                  | JD                       | JD               | JD              |
| Segment revenues   | 100,000             | 19,629                   | 78,170           | 197,799         |
| Cost of sales  | (129,874)           | -                        | -                | (129,874)       |
| Group's share from associates net income                           | -                   | 182,852                  | -                | 182,852         |
| Depreciation   | -                   | -                        | (3,437)          | (3,437)         |
| Other expenses   | -                   | -                        | (240,818)        | (240,818)       |
| <b>Profit (loss) for the period before income tax</b>              | <u>(29,874)</u>     | <u>202,481</u>           | <u>(166,085)</u> | <u>6,522</u>    |
| <b>Income tax expenses for the period</b>                          |                     |                          |                  | <u>(14,127)</u> |
| <b>Loss for the period after income tax</b>                        |                     |                          |                  | <u>(7,605)</u>  |

|   | Land<br>development | Financial<br>investments | Other            | Total             |
|---|---------------------|--------------------------|------------------|-------------------|
| <b>As at 31 December 2022 (Audited)</b> | JD                  | JD                       | JD               | JD                |
| <b>Assets and liabilities</b>           |                     |                          |                  |                   |
| Segment assets                          | 4,933,663           | 1,906,142                | 1,849,037        | 8,688,842         |
| Investments in associates               | -                   | 2,903,508                | -                | 2,903,508         |
| Segment liabilities                     | -                   | -                        | (176,961)        | (176,961)         |
| <b>Net assets</b>                       | <u>4,933,663</u>    | <u>4,809,650</u>         | <u>1,672,076</u> | <u>11,415,389</u> |

**(9) Earnings per share from profit for the period**

|   | 30 September<br>2023<br>(Unaudited) | 30 September<br>2022<br>(Unaudited) |
|---|-------------------------------------|-------------------------------------|
| Profit (loss) for the period  | 222,302                             | (7,605)                             |
| Weighted average number of shares during the period (share)                       | <u>10,250,000</u>                   | <u>10,250,000</u>                   |
|   | <u>JD/ Fils</u>                     | <u>JD/ Fils</u>                     |
| <b>Basic and diluted earnings per share from profit (loss) for<br/>the period</b> | <u>0/022</u>                        | <u>(0/001)</u>                      |

**(10) Legal reserves**

The Group did not transfer to the legal reserve as required by the Jordanian Companies law since these consolidated financial statements are interim financial statements.

**(11) Dividends paid**

The General Assembly approved in their meeting held on 26 March 2023 the Board of Directors proposal for the dividend's distribution to the Shareholders amounting to JD 410,000 which represents 4% of the paid-in capital amounting to JD 10,250,000 (30 September 2022: JD 410,000).