Al Tajmouat For Touristic Projects Company
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated financial statements
and independent auditor's report
for the year ended December 31, 2025

Al Tajmouat For Touristic Projects Company
Public Shareholding Company
Amman – The Hashemite Kingdom of Jordan

Index

105181452

Independent Auditor's Report

To Messrs. Shareholders
Al Tajmouat For Touristic Projects Company
Public Shareholding Company
Amman – The Hashemite Kingdom of Jordan

Report on the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of **Al Tajmouat For Touristic Projects Company (Public Shareholding Company),** which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

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

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the consolidated Financial Statements* section of our report.

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

TAG.GD Corporate House
46 Abdel Rahim Al-Waked St., Shmeisani
Tel: +962 6 5100 900
Fax: +962 6 5100 901
P.O.Box: 921100 Amman 11192, Jordan
tagi.com
tagco.amman@tagi.com
مبنى الإدارة العامة - طلال أبوغزاله العالمية الرقمية
46 شارع عبدالرحيم الواكد، الشميساني
هاتف: 900 5100 6 962+
فاكس: 901 5100 6 962+
ص.ب: 921100 عمان 11192، الأردن

Investment property	Scope of audit
According to the requirements of International Financial Reporting Standards, investment property is initially measured at cost including transaction costs, and a test for impairment is made for the investment property in the consolidated statement of financial position when events or changes in circumstances indicate that the carrying value may not be recoverable. If any such indication of impairment exits, impairment loss is calculated according to the assets impairment policy.	Audit procedures that we have conducted among other matters included getting an appraisal from real estate experts in order to help us determine the market value of the investment property as at the date of consolidated financial statements.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditors' report thereon.
Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

In preparing the consolidated financial statements, management is responsible for assessing the Company's 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's consolidated financial reporting process.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 International Standards on Auditing (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 consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated 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 consolidated 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 consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the group consolidated financial statement. We are responsible for the direction, supervision and performance of the group audit. 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 significant 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 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 consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes 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 Company has proper accounting records which are, in all material respects, consistent with the accompanying consolidated financial statements, accordingly, we recommend to approve these consolidated financial statements by the general assembly.

طلال أبوغزاله وشركاه الدولية
Talal Abu-Ghazaleh & Co. Intl.

Talal Abu-Ghazaleh & Co. International

Mohammad Al-Azraq
(License # 1000)

Amman March 26, 2026

Al Tajmouat For Touristic Projects Company
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated statement of financial position as at December 31, 2025

	Note	2025	2024
ASSETS		JD	JD
Non-current Assets			
Investment properties	3	106,747,225	109,675,968
Property and equipment	4	45,302	39,142
Projects under construction	5	2,328,878	486,039
Checks on hand		29,171	53,125
Total Non-Current Assets		**109,150,576**	**110,254,274**
Current Assets			
Assets held for sale	6	135,966	135,966
Other debit balances	7	940,343	592,488
Trade receivables	8	4,127,010	4,173,913
Accounts with banks	9	4,933,014	8,279,054
Total Current Assets		**10,136,333**	**13,181,421**
TOTAL ASSETS		**119,286,909**	**123,435,695**
EQUITY AND LIABILITIES			
Equity			
Capital		93,000,000	93,000,000
Statutory reserve	10	3,201,225	2,865,090
Retained earnings	11	11,801,896	15,597,363
Total Equity		**108,003,121**	**111,462,453**
Liabilities			
Non -Current Liabilities			
Syndicated loan-long term	12	6,078,746	6,448,146
Unearned revenue		17,231	-
Tenants' refundable deposits		766,349	793,277
Total Non-Current Liabilities		**6,862,326**	**7,241,423**
Current Liabilities			
Unearned revenue - current portion		3,116,839	3,459,350
Other credit balances	13	750,579	600,410
Trade payables		554,044	672,059
Total Current Liabilities		**4,421,462**	**4,731,819**
Total Liabilities		**11,283,788**	**11,973,242**
TOTAL LIABILITIES AND EQUITY		**119,286,909**	**123,435,695**

The accompanying notes form part of these Consolidated financial statements

Al Tajmouat For Touristic Projects Company
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated statement of comprehensive income for the year ended December 31, 2025

	Notes	2025	2024
		JD	JD
Rental revenues		11,434,891	11,494,418
Cost of rental revenues	14	(3,574,328)	(3,837,268)
Depreciation of investment properties	3	(3,234,307)	(3,231,448)
Gross profit		**4,626,256**	**4,425,702**
Other revenues	15	347,685	294,876
Administrative expenses	16	(979,473)	(949,212)
Expected credit losses		(51,476)	(153,951)
Finance costs		(581,647)	(817,351)
Profit before income tax and national contribution		**3,361,345**	**2,800,064**
Income tax expense		(266,066)	(232,923)
National contribution expense		(44,611)	(38,577)
Income tax paid for previous years		-	(12,202)
National contribution paid for previous years		-	(2,315)
Comprehensive income		**3,050,668**	**2,514,047**
Weighted average number of shares during the year		93,000,000 Share	93,000,000 Share
Basic profit per share		JD -\033	JD -\027

The accompanying notes form part of these Consolidated financial statements

Al Tajmouat For Touristic Projects Company
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated statement of changes in equity for the year ended December 31, 2025

	Capital	Statutory reserve	Retained earnings	Total
	JD	JD	JD	JD
Balance as at January 1, 2024	93,000,000	2,585,084	13,363,322	108,948,406
Comprehensive income	-	-	2,514,047	2,514,047
Statutory reserve	-	280,006	(280,006)	-
Balance as at December 31, 2024	93,000,000	2,865,090	15,597,363	111,462,453
Divedends	-	-	(6,510,000)	(6,510,000)
Comprehensive income	-	-	3,050,668	3,050,668
Statutory reserve	-	336,135	(336,135)	-
Balance as at December 31, 2025	93,000,000	3,201,225	11,801,896	108,003,121

The accompanying notes form part of these Consolidated financial statements

Al Tajmouat For Touristic Projects Company
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated statement of cash flows for the year ended December 31, 2025

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES	**JD**	**JD**
Profit before income tax and national contribution	3,361,345	2,800,064
Adjustments for :		
Depreciation of investment properties	3,234,307	3,231,448
Depreciation	9,489	10,120
Profit from sale of property and equipment	24	-
Bank interest income	(326,112)	(287,084)
Finance cost	581,647	817,351
Expected credit losses	51,476	153,951
Change in operating assets and liabilities:		
Checks on hand	644,487	100,221
Other debit balances	(347,855)	46,903
Trade receivables	(625,106)	417,674
Unearned revenues	(325,280)	(635,762)
Other credit balances	102,632	33,813
Trade payables	(118,015)	305,067
	6,243,039	6,993,766
Taxes paid	(217,063)	(268,888)
National contribution deposits paid	(36,229)	(43,338)
Net cash from operating activities	**5,989,747**	**6,681,540**
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment properties	(305,564)	(291,356)
Purchase of property and equipment	(15,673)	(25,954)
Projects under construction	(1,842,839)	(459,523)
Interest received	326,112	287,084
Tenants' refundable deposits	(26,928)	11,654
Net cash from investing activities	**(1,864,892)**	**(478,095)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Divedends	(6,510,000)	-
Financing costs paid	(591,495)	(887,342)
Loan	(369,400)	(4,074,700)
Net cash from financing activities	**(7,470,895)**	**(4,962,042)**
Net change in cash and cash equivalents	**(3,346,040)**	**1,241,403**
Cash and cash equivalents - beginning of year	8,279,054	7,037,651
Cash and cash equivalents - end of year	**4,933,014**	**8,279,054**
Information about non-cash transactions		
Transferred to projects under construction to invsetment properties	183,164	291,356

The accompanying notes form part of these Consolidated financial statements

1. Legal status and activities

- Legal status and activity for the parent company and its subsidiary as follows:

Company's Name	Legal status	Record date at the Ministry of Industry and Trade	Record number	The main objectives of the company
Al Tajmouat For Touristic Projects Company	Public shareholding company	June 6, 1983	183	Owning, Managing and operation mails, the company owns the Taj Lifestyle center mall
Al Taj Al Thahabi For Alternative Power	Limited liability	February 25, 2019	53789	Investing in alternative energy projects, distributing them,buying, selling and exchanging alternative energy in the Kingdom and abroad

- The financial statements were approved by the Board of Directors at its meeting held on March 26, 2026, and require approval by the General Assembly of Shareholders.

2. Basis for preparation of consolidated financial statements and significant accountant policies

2-1 Basis for consolidated financial statement preparation

- <u>Consolidated financial statements preparation framework</u>

The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB).

- <u>Measurement bases used in preparing the consolidated financial statements</u>

The consolidated financial statements have been prepared on the historical cost basis except for measurement of certain items at bases other than historical cost.

- <u>Functional and presentation currency</u>

The consolidated financial statements have been presented in Jordanian Dinar (JD) which is the functional currency of the entity.

2-2 Using of estimates

- When preparing of consolidated financial statements, management uses judgments, assessments and assumptions that affect applying the accounting policies and currying amounts of assets, liabilities, revenue and expenses. Actual result may differ from these estimates.
- Change in estimates are reviewed on a constant basis and shall be recognized in the period of the change, and future periods if the change affects them.
- For example, estimates may be required for expected credit losses, useful lives of depreciable assets, provisions, and any legal cases against the entity.

2-3 Standards and Interpretations issued that became effective

Standard or interpretation number.	description	Effective date
Amendments to IAS (21).	Lack of Exchangeability	January 1, 2025.

Standards and Interpretations issued but not yet effective

Standard or interpretation number	Description	Effective date
Amendments to IFRS 1,7,9,10 and IAS 7.	Annual improvements to international financial reporting standards.	January 1, 2026.
Amendments to IFRS (7) and (9).	Amendments to the Classification and Measurement of Financial Instruments.	January 1, 2026.
Amendments to IAS (21).	Translation to Hyperinflationary Presentation Currency	January 1, 2027.
IFRS (18) Issued.	Presentation and disclosure in financial statements that will replace IAS 1 (Presentation of Financial Statements).	January 1, 2027.
IFRS (19) Issued.	Disclosure requirements for subsidiaries without Public Accountability.	January 1, 2027.
IFRS 10. IAS 28.	Sale or contribution of assets between an investor and its associate or joint venture.	Available for optional application- Effective date deferred indefinitely.

2-4 Summary of significant accounting policies

- <u>Basis of consolidation</u>
  - Control is presumed to exist when the parent is exposed, or has rights, to variable returns from its involvement through its power over the investee, in exceptional circumstances, it can be clearly demonstrated that such ownership does not constitute control.
  - Intergroup balances, transactions, income and expenses shall be eliminated in full.
  - Non-controlling interests represent the equity in a subsidiary not attributable, directly or indirectly, to the parent.
  - If a parent loses a control of a subsidiary, the parent derecognize the assets and liabilities of the subsidiary and non-controlling interests and other equities, recognize any profit or loss resulted from loss of control in the statement of comprehensive income, recognize any investment retained after loss of control at its fair value.

- <u>Investment property</u>
  - Investment property is property (land or building- or part of a building- or both):
    - Held by the entity to earn rentals,
    - For capital appreciation,

    Or both, rather than for use in production or supply of goods or services or for administrative purposes, or for sale in the ordinary course of business.
  - Investment property is measured initially at its cost, including transaction costs.
  - After initial recognition, investment property is carried, in the statement of financial position, at its cost less any accumulated depreciation and any accumulated impairment. Land is not depreciated.
  - Buildings depreciation charge for each period is recognized in the statement of comprehensive income. Depreciation is calculated on a straight line basis, which reflects the pattern in which the buildings' future economic benefits are expected to be consumed by the following percentages:

Category	Depreciation rate
	%
Constructions works	2
Electromechanical works	4
Out door works	7
Furniture and fixture	15

  - The estimated useful lives are reviewed at each year-end, with the effect of any changes in estimate accounted for on a prospective basis.
  - The carrying values of investments property are reviewed for impairment when events or changes in the circumstances indicate the carrying value may not be recoverable. If any such indication of impairment exists, impairments losses are calculated in accordance with impairment of assets policy.
  - On the subsequent derecognition (sale or retirement) of the investment property, the resulting gain or loss, being the difference between the net disposal proceed, if any, and the carrying amount, is included in profit or loss.

- <u>Property and equipment</u>
  - Property and equipment are initially recognized at their cost being their purchase price plus any other costs directly attributable to bringing the assets to the location and condition necessary for them to be capable of operating in the manner intended by management.
  - After initial recognition, the property and equipment are carried, in the statement of financial position, at their cost less any accumulated depreciation and any accumulated impairment. Land is not depreciated.

- The depreciation charge for each period is recognized as expense. Depreciation is calculated on a straight line basis, which reflects the pattern in which the asset's future economic benefits are expected to be consumed over the estimated useful life of the assets using the following rates:

Category	Depreciation rate
	%
Computers	25
Furniture and fixture	10
Vehicles	15

- The estimated useful lives are reviewed at each year-end, with the effect of any changes in estimate accounted for on a prospective basis.
- The carrying values of property and equipment are reviewed for impairment when events or changes in the circumstances indicate the carrying value may not be recoverable. If any such indication of impairment exists, impairments losses are calculated in accordance with impairment of assets policy.
- On the subsequent derecognition (sale or retirement) of the property and equipment, the resulting gain or loss, being the difference between the net disposal proceed, if any, and the carrying amount, is included in profit or loss.
- Amounts paid for the creation of property or equipment are initially recorded in the work-in-progress projects account, and when the project is ready for use it is transferred to its specific item under property and equipment.

- <u>Impairment of non-financial assets</u>

  - At each statement of financial position date, management reviews the carrying amounts of its non-financial assets (property, plant and equipment and investment property) to determine whether there is any indication that those assets have been impaired.
  - If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any, being the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of asset's fair value less costs to sell and the value in use. The asset's fair value is the amount for which that asset could be exchanged between knowledgeable, willing parties in arm's length transaction. The value in use is the present value of the future cash flows expected to be derived from the asset.
  - For the purpose of impairment valuation, assets are grouped at the lower level that have cash flow independently (cash generating unit), previous impairment for non-financial assets (excluding goodwill) is reviewed for the possibility of reversal at the date of the financial statements.
  - An impairment loss is recognized immediately as loss.
  - Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but the increased carrying amount due to reversal should not be more than what the depreciated historical cost would have been if the impairment had not been recognized in prior years. A reversal of an impairment loss is recognized immediately as income.

- <u>Provisions</u>

  - Provisions are present obligations (legal or constructive) resulted from past events, the settlement of the obligations is probable and the amount of those obligations can be estimated reliably. The amount recognized as a provision is the best estimate of the expenditure required to settle the present obligation at the statement of financial position date.
  - Provisions reviewed and adjusted at each statement of financial position date. If outflows, to settle the provisions, are no longer probable, reverse of the provision is recorded as income.

- If the entity expected to be reimbursed for a part or full provision, the reimbursement shall be recognized within assets, when it is virtually certain and its value can be measured reliably.
- In the statement of comprehensive income, the expense relating to a provision may be presented net of the amount recognized for reimbursement.
- Where the effect of the time value of money is material, provisions are discounted by using a currently pre-tax discount rate that reflect the risks specific to the liability, when using discount any increase in provision is recognized as a financial cost over time.

- **Related parties**

- Transactions with related parties represent transfer of resources, services, or obligations between related parties.
- Terms and conditions relating to related party transactions are approved by management.

- **Financial instruments**

Financial instrument is any contract that gives rise to a financial asset of one entity and financial liability or equity instrument of another entity.

- **Financial assets**

- A financial asset is any asset that is:
  - (a) Cash;
  - (b) An equity instrument of another entity;
  - (c) A contractual right to receive cash or another financial asset from another entity, or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity.
  - (d) A contract that will or may be settled in the entity's own equity instruments.

- **Financial liabilities**

- A financial liability is any liability that is:
  - (a) A contractual obligation to deliver cash or another financial asset to another entity, or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or
  - (b) A contract that will or may be settled in the entity's own equity instruments.
- Financial liabilities are initially recognized at fair value less transaction costs, directly attributable to the acquisition or issue of those liabilities, except for the financial liabilities classified as at fair value through profit or loss, which are initially measured at fair value.
- After initial recognition, the entity measures all financial liabilities at amortized cost using the effective interest method, except for financial liabilities at fair value through profit or loss which are measured at fair value and other determined financial liabilities which are not measured under amortized cost method.
- Financial liabilities at fair value through profit or loss are stated at fair value, with any resulting gain or loss from change in fair value is recognized through profit or loss.

- **Trade payables and accruals**

Trade payables and accruals are liabilities to pay for goods or services that have been received or supplied and have been either invoiced or formally agreed with the suppliers or not.

- **Offsetting financial instruments**

A financial asset and a financial liability are offset and the net amount presented in the statement of financial position when, and only when, an entity currently has a legally enforceable right to set off amounts and intends to either settle in a net basis, or through realize the asset and settle the liability simultaneously.

- **Cash and cash equivalents**

Cash comprises cash on hand, current accounts and short term deposits at banks with a maturity date of three months or less, which are subject to an insignificant risk of changes in value.

- **Trade receivables**
  - Trade receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.
  - Trade receivables are stated at invoices (claims) amount net of allowance for expected credit losses which represents the collective impairment of receivables.

- **Revenue recognition**
  - The entity recognize revenue from sale of good and rendering of service when control is transferred to the customer.
  - Revenues are recognized based on consideration specified in contract with customer that expected to be received excluding amounts collected on behalf of third parties.

- **Leases contracts**

  The entity assesses at the commencement date of the lease agreement whether the contract is a lease or includes a lease agreement. And if the contract is in whole or in part transfer the right to control the use of a specific asset from one party to another for a specified period of time in exchange for a consideration, the entity recognizes the right-of- use assets and lease liability with the exception of low value and for short term leases (i.e. those with a lease term of 12 months or less) in which the entity recognizes the lease payments as operating expenses on either a straight-line basis over the lease term or another systematic basis is more representative of the time period to depreciate the economic benefits of the leased assets.

- **The entity as a lessor**
  - Leases are classified as finance leases when the terms of the contract transfer all risks and benefits of ownership to the lessee. Other types of leases are classified as operating leases. The classification is determined at the commencement of the lease.
  - Lease income from an operating lease is recognized consistently and equally over the term of the lease. Initial direct costs incurred by the entity in negotiating and preparing the lease are added to the amount at which the leased asset is presented on the statement of financial position and are recognized as expenses over the term of the lease in the same way as lease income. Assets leased under operating leases are depreciated according to the same depreciation policies the entity applies to similar assets.

Dividend and interest revenue

- Dividend revenue from investments is recognized when the shareholder's right to receive payment is established.
- Interest revenue is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

- **Borrowing costs**
  - Borrowing costs are interest and other costs that an entity incurs in connection with the borrowing of funds.
  - Borrowing costs are expensed in the period in which they are incurred.

- **Income tax**

  Income tax is calculated in accordance with laws and regulations applicable in Jordan

- **Contingent liabilities**
  - Contingent liabilities are possible obligations depending on whether some uncertain future events occur, or they are present obligations but payments are not probable or the amounts cannot be measured reliably.
  - Contingent liabilities are not recognized in the financial statements.

3. Investment properties

	Lands	Constructions works	Electro-mechanical works	Outdoor works	Furniture and fixtures	Payment for purchasing land	Total
2025	JD	JD	JD	JD	JD	JD	JD
Cost							
Balance - beginning of year	31,703,645	80,597,979	36,393,482	2,239,014	731,073	-	151,665,193
Additions	-	-	-	-	-	122,400	122,400
Transferred from projects under construction	-	164,996	18,168	-	-	-	183,164
Balance - end of year	31,703,645	80,762,975	36,411,650	2,239,014	731,073	122,400	151,970,757
Accumulated depreciation							
Balance - beginning of year	-	20,680,042	18,675,779	1,945,400	688,004	-	41,989,225
Depreciation	-	1,613,052	1,452,990	156,729	11,536	-	3,234,307
Balance - end of year	-	22,293,094	20,128,769	2,102,129	699,540	-	45,223,532
Net	31,703,645	58,469,881	16,282,881	136,885	31,533	122,400	106,747,225
2024							
Cost							
Balance - beginning of year	31,703,645	80,506,685	36,214,692	2,239,014	709,801	-	151,373,837
Transferred from projects under construction	-	91,294	178,790	-	21,272	-	291,356
Balance - end of year	31,703,645	80,597,979	36,393,482	2,239,014	731,073	-	151,665,193
Accumulated depreciation							
Balance - beginning of year	-	19,068,393	17,226,803	1,788,671	673,910	-	38,757,777
Depreciation	-	1,611,649	1,448,976	156,729	14,094	-	3,231,448
Balance - end of year	-	20,680,042	18,675,779	1,945,400	688,004	-	41,989,225
Net	31,703,645	59,917,937	17,717,703	293,614	43,069	-	109,675,968

(*) Average market value of investment properties based on the assessment of two real estate experts on 26 and 27 November, 2025 an amount of JD 112,663,000.

(**) The land and commercial complex erected on it (Taj Life Style) mortgaged in favor of syndicate loan bank as referred to it in note no (12).

4. Property and equipment

2025	Computers	Furniture and fixture	Vehicles	Payments on purchase of property and equipment	Total
	JD	JD	JD	JD	JD
Cost					
Balance - beginning of year	96,635	90,653	32,388	10,358	230,034
Additions	-	-	-	15,673	15,673
Disposals	-	(6,927)	-	-	(6,927)
Transfers	8,117	-	-	(8,117)	-
Balance - end of year	104,752	83,726	32,388	17,914	238,780
Accumulated depreciation					
Balance - beginning of year	79,393	79,114	32,385	-	190,892
Depreciation	8,061	1,428	-	-	9,489
Disposals	-	(6,903)	-	-	(6,903)
Balance - end of year	87,454	73,639	32,385	-	193,478
Net	17,298	10,087	3	17,914	45,302
2024					
Cost					
Balance - beginning of year	86,715	81,168	32,388	3,809	204,080
Additions	-	-	-	25,954	25,954
Transferred	9,920	9,485	-	19,405-	-
Balance - end of year	96,635	90,653	32,388	10,358	230,034
Accumulated depreciation					
Balance - beginning of year	70,732	77,655	32,385	-	180,772
Depreciation	8,661	1,459	-	-	10,120
Balance - end of year	79,393	79,114	32,385	-	190,892
Net	17,242	11,539	3	10,358	39,142

5. Projects under construction

	2025	2024
	JD	JD
Balance - beginning of year	486,039	26,516
Addtions	2,348,235	750,879
Transferred to investment properties	(183,164)	(291,356)
Disposals	(322,232)	-
Balance - end of year	**2,328,878**	**486,039**

(*) This item represents the costs of the renovation and development project for the Taj Mall investment building and its expansion works, according to the plan approved by the company's management. The project covers an area exceeding 50,000 square meters, and the company commenced implementation in 2025. Specialized engineering design firms were engaged to prepare the necessary plans for the development and expansion works. The company also completed a portion of the renovation works, which included several areas:

1- Commencing the development and redesign of the open areas on the upper floors (terraces).

2- Redesigning the market area (MK Level) with an area exceeding 6,000 square meters, which was divided into multiple units to provide diverse rental spaces.

3-Expansion works were carried out on the walkways to utilize them for rental purposes.

4-Rental spaces were created on the parking level (P1) to provide small rental units to meet the mall's integrated services

6. Assets for sale

- On August 4, 2020 the company have owned a piece of land (No.110\Basin 30) Located in Salt - Jordan. According to the settlement agreement with one of the tenants. The company obtained an evaluation of the land from a real estate expert, and the land was registered at its fair value in the amount of JD 135,966. The Board of Directors approved the settlement agreement on February 16, 2020.
- The average market value of the land based on real estate expert dated on Decemaber 30, 2025 an amount of JD 136,000.

7. Other debit balances

	2025	2024
	JD	JD
Accrued revenues	185,243	109,905
Advance payments to suppliers	256,603	153,285
Refundable deposit	252,654	217,154
Prepaid expenses	153,989	42,662
Advance payments to income and sales tax department	49,055	22,967
Guarantee deposit	36,930	33,830
Employees receivable	3,459	12,275
Credit card	2,000	-
Other	410	410
Total	**940,343**	**592,488**

8. Trade receivables

	2025	2024
	JD	JD
Trade receivables(*)	5,287,265	4,662,159
Checks on hand	4,023,624	4,644,157
Less :Allowance for expected credit losses (**)	(5,183,879)	(5,132,403)
Total	**4,127,010**	**4,173,913**

(*) Receivables ages details based on issued invoices are as the following:

	2025	2024
	JD	JD
From 1 to 60 days	844,523	508,270
From 61 to 120 days	625,671	397,780
From 121 to 180 days	224,879	239,706
From 181 to 360 days	349,282	512,487
More than 361 days	3,242,910	3,003,916
Total	**5,287,265**	**4,662,159**

(**) Following is the movement of expected credit loses allowance during the year:

	2025	2024
	JD	JD
Balance - beginning of year	5,132,403	4,978,452
Provided for the year	51,476	153,951
Balance - end of year	**5,183,879**	**5,132,403**

9. Accounts with banks

	2025	2024
	JD	JD
Deposit with bank (*)	4,520,556	6,900,459
Current accounts with banks - security(**)	292	928,520
Current account with bank	412,166	450,075
Total	**4,933,014**	**8,279,054**

(*) The deposit mentioned above is tied monthly with an interest rate of 5,25 - 6%.

(**) This item represents the value of rental income generated from the Taj Lifestyle Mall, which is deposited as security for the company's commitment to pay the installments of the bank syndicate loan

10. Statutory reserve

- Statutory reserve is allocated according to the Jordanian Companies Law by deducting 10% of the annual net profit until the reserve equals one quarter 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.
- For the general assembly after exhausting other reserves to decide in an extraordinary meeting to quench its losses from the accumulated amounts in statuary reserve, and to rebuild it in accordance with the provisions of the law.

11. Retained earnings

The company's board of directors has decided to proposed to the General Assembly a distribution of cash dividends amounting to 5% which equivalent to JD 4,650,000 subject to the approval of the General Assembly of shareholders.

12. Syndicate loan

- The company signed a syndicated loan agreement managed by the Housing Bank for Trade and Finance on January 18, 2010, in the amount of 40 million Jordanian dinars. During September 2011, the value of the bank syndicate loan was increased by 20 million Jordanian dinars, bringing the total bank syndicate loan to 60 million Jordanian dinars.
- -Bank financing was granted in exchange for the mortgage of the commercial complex in addition to the land on which it is built in the Abdoun area quench.
- The company rescheduled the loan several times, the last of which was on December 19, 2019, where the final payment due date became November 3, 2029, while the method of calculating interest remained the same, by calculating the weighted average value of the lending rates granted to the best clients from all donors. Excluding from it an annual margin of 2,76%.
- Quarterly installments amounting to JD 582,100 are paid, in addition to the interest due in February, May, August and November of each year.
- During the year 2024, the company paid seven payments amounting to JD 4,074,700, which represent the installments due for the period from November 2026 until May 2028.
- During the year 2025 the company paid an amount of 369,400 JD, which represents part of the installment that will be due in August 2028.
- The annual payments of loans mature more than a year as the follows:

	Amount
	JD
Year 2028	794,800
Year 2029	5,283,946
Total	**6,078,746**

13. Other credit balances

	2025	2024
	JD	JD
Income tax provision (*)	199,621	150,618
Accrued expenses	193,037	209,835
Others	115,641	95,841
Shareholders payables	97,022	962
Accrued interest	84,680	94,528
National contribution provision (**)	33,199	24,817
Sales tax deposits	25,232	12,146
Provision for contingent liabilities	2,147	11,663
Total	**750,579**	**600,410**

(*) Income tax provision movement were as follows:

	2025	2024
	JD	JD
Balance - beginning of year	150,618	174,381
Provided for previous years	-	12,202
Provided during the year	266,066	232,923
Paid during the year	(217,063)	(268,888)
Balance - end of year	**199,621**	**150,618**

(**) National contribution provision movement were as follows:

	2025	2024
	JD	JD
Balance - beginning of year	24,817	27,263
Provided for previous years	-	2,315
Provided during the year	44,611	38,577
Paid during the year	(36,229)	(43,338)
Balance - end of year	**33,199**	**24,817**

14. Cost of rental revenues

	2025	2024
	JD	JD
Building and property tax	1,176,855	1,199,086
Maintenance	621,616	415,595
Salaries, wages and benefits	413,400	482,175
Services	392,624	457,824
Cleaning	345,180	410,404
Marketing	212,515	377,235
Security	194,729	295,710
Insurance	61,652	63,218
Contribution to social security	60,617	62,578
Miscellaneous	24,500	24,500
Employees rewards	22,764	-
Over time	20,482	28,658
Health insurance	16,426	19,385
End of service reward	10,968	900
Total	3,574,328	3,837,268

15. Other revenues

	2025	2024
	JD	JD
Interest income	326,112	287,084
Other	21,597	7,792
Loss from the sale of property and equipment	(24)	-
TOTAL	347,685	294,876

16. Administrative expenses

	2025	2024
	JD	JD
Salaries, wages and related benefits	355,019	368,290
Governmental license fess and subscriptions	120,071	86,083
Emolyee rewards	88,749	-
Professional fees	81,726	179,124
BOD and its affiliated commitlees allowance (*)	76,964	135,085
Donations	58,718	17,436
Social security contribution	47,735	48,248
End of service indemnity	47,275	990
Travel and accomodation	15,049	717
Maintenance	13,881	15,636
Hospitality	13,317	18,138
Bank commissions and fees	10,455	8,410
Communication	9,924	13,791
Depreciation	9,489	10,120
Health insurance	9,168	10,791
Non-deductable tax	5,624	12,179
Stationery and printings	5,285	7,882
Over time	4,539	8,273
Miscellaneous	3,817	4,087
Vehicles	2,275	3,841
Advertisng	393	91
Total	**979,473**	**949,212**

(*) According to the board of director's decision in its session held on March 27, 2024. It has been decided to provide a provision of representing BOD and its affiliated committee's members as of January 1, 2023.

17. Legal cases

According to the lawyer latter, there are legal cases raised by the company against others amounting to JD 3,130,424 and ten legal case with unspecified value, and there are two legal case raised by others against the company with unspecified value, and these cases still pending at related courts.

18. Tax status

The company's tax status has been settled with the Income and Sales Tax Department until the end of year 2022, and in the opinion of the management and the company's tax advisor, there is no need to take any provisions and that the company will not incur any potential future financial tax liabilities.

19. Contingent liabilities

At the date of the statement of financial position, the company has the following contingent liabilities:

	Net commitment amount
	JD
Guarantees	149,300

20. Risk management

a) Capital risk:

Regularly, the capital structure is reviewed and the cost of capital and the risks associated with capital are considered. In addition, capital is managed properly to ensure continuing as a going concern while maximizing the return through the optimization of the debt and equity balance.

b) Currency risk:

- Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.
- The risk arises on certain transactions denominated in foreign currencies, which imposes sort of risk due to fluctuations in exchange rates during the year.
- Certain procedures to manage the exchange rate risk exposure are maintained.
- Most of foreign currency transactions are in USD, and JD exchange rate is fixed against USD.

c) Interest rate risk:

- Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.
- The risk arises on exposure to a fluctuation in market interest rates resulting from borrowings and depositing in banks.
- The risk is managed by maintaining an appropriate mix between fixed and floating interest rates balances during the financial year.
- The following table shows the sensitivity of profit or loss and equity to changes in interest rates received by the entity on its deposits with banks and on interest rates paid by the entity on borrowing from the banks:

As of December 31, 2025	Change in interest		Effect on profit (loss) and equity
	%		JD
Deposit at bank	0.5	±	22,603
Loan	0.5	±	30,394

d) Other price risk:

- Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.
- The risk arises from investing in equity investments. However, this risk is insignificant since no active trading on these investments is occurred.
- The entity is not exposed to other price risk.

e) Credit risk:

- Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.
- Credit policies are maintained to state dealing with only creditworthy parties and obtaining sufficient collateral where appropriate, as a means of mitigating the risk of financial loss from defaults.
- Regularly, the credit ratings of debtors and the volume of transactions with those debtors during the year are monitored.
- Ongoing credit evaluation is performed on the financial condition of debtors, also adequate provisions for doubtful receivables is taken.
- The carrying amount of financial assets recorded in the financial statements represents the - maximum exposure to credit risk without taking into account the value of any collateral obtained.

f) Liquidity risk:

- Liquidity risk is the risk of encountering difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial assets.
- Liquidity risk is managed through monitoring cash flows and matching with maturity dates of the financial assets and liabilities.
- The following table shows the maturity dates of financial assets and liabilities as of December 31:

Description	Less than a year		More than a year	
	2025	2024	2025	2024
Assets	JD	JD	JD	JD
Checks on hand	-	-	29,171	53,125
Assets held for sale	135,966	135,966	-	-
Other debit balances	480,696	373,574	-	-
Trade receivables	4,127,010	4,173,913	-	-
Accounts with banks	4,933,014	8,279,054	-	-
Total	9,676,686	12,962,507	29,171	53,125
Liabilities				
Syndicated loan	-	-	6,078,746	6,448,146
Unearned revenue	3,116,839	3,459,350	17,231	-
Tenants' refundable deposits	-	-	766,349	793,277
Other credit balances	515,612	413,312	-	-
Trade payables	554,044	672,059	-	-
Total	4,186,495	4,544,721	6,862,326	7,241,423

21. Financial statements for the subsidiary

The consolidated financial statements include the financial statement of the subsidiary as of December 31, 2025 as follows:

Company name	Paid capital	Percentage of ownership	Total assets	Total liabilities	Accumulated losses	Loss
	JD	%	JD	JD	JD	JD
Golden Crown Company for investment in alternative energy projects	5,000	100	5,000	1,773	(1,773)	-

22. The potential effects of economic fluctuations

As a result of the current global conflict, where the entity has taken into account any possible impact of current economic fluctuations in the inputs of future macroeconomic factors when determining the severity and probability of economic scenarios to determine expected credit losses.