

للدريسة

* بورصة عمان

* تيد ٢٠١٧

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نموذج رقم (5-1)

Form No. (1-5)



Ad - Dulayl

Industrial Park & Real Estate Company

شركة مجمع الضليل الصناعي العقاري

المسجلة في السجل التجاري

**To: Jordan Securities Commission
Amman Stock Exchange**

Date: 31/10/2017

**Subject: English edition Quarterly
Report as of
30/09/2017**

السادة هيئة الأوراق المالية

السادة بورصة عمان

التاريخ: 2017/10/31

الموضوع: التقرير ربع السنوي باللغة الانجليزية
كما هي في 2017/09/30

**Attached the Quarterly Report in
English edition for (Ad-dulayl
Industrial Park & Real Estate) as of
30/09/2017**

مرفق طيه نسخة من البيانات المالية ربع السنوية
باللغة الانجليزية لشركة (مجمع الضليل الصناعي
العقاري) كما هي بتاريخ 2017/09/30م

**Kindly accept our highly
appreciation and respect
Company's Name : Ad-dulayl
Industrial Park & Real
General Manager's Signature**

وتفضلوا بقبول فائق الاحترام،،،

شركة مجمع الضليل الصناعي العقاري

توقيع المدير العام/ المهندس عماد الشقاقة

شركة مجمع الضليل الصناعي العقاري
المسجلة العامة المحدودة

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Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company

Condensed Interim Consolidated Financial Statements (Not Audited)
30 September 2017

Arab Professionals

(Member firm within of Grant Thornton International Ltd)

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company

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Report on Review of Condensed Interim Consolidated Financial Statements

To The Board of Directors
Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Amman - Jordan

Introduction

We have reviewed the accompanying condensed interim consolidated financial statements of The Al Dulayl Industrial Park Real Estate Company PLC, comprising the interim consolidated statement of financial position as at 30 September 2017 and the related interim consolidated statement of profit or loss and interim consolidated statement of comprehensive income, interim consolidated statement of changes in equity and interim consolidated statement of cash flows for the nine months period then ended and the notes about condensed interim consolidated financial statements. Management is responsible for the preparation and presentation of this condensed interim consolidated financial statement in accordance with International Accounting Standard number (34) "Interim Financial Reporting". Our responsibility is to express a conclusion on this condensed interim consolidated financial statements based on our review.


Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements (2410) "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of condensed interim consolidated financial statement consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing 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 condensed interim consolidated financial statement as at 30 September 2017 is not prepared, in all material respects, in accordance with International Accounting Standard number (34) "Interim Financial Reporting".

30 October 2017
Amman - Jordan


Arab Professionals
Ibrahim Hammoudeh
(License No. 606)



Arab Professionals
Grant Thornton

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Interim Consolidated Statement of Financial Position as at 30 September 2017
(In Jordanian Dinar)

	30 September 2017	31 December 2016
Assets		
Non - Current Assets		
Property, plant and equipment	1,175,720	1,323,823
Investment properties	42,170,366	40,328,371
Checks under collection – long term	4,282,399	3,551,596
Total Non - Current Assets	47,628,485	45,203,790
Current Assets		
Other receivables	226,841	207,406
Accounts receivable	348,121	346,312
Checks under collection – short term	1,147,873	960,259
Financial assets at fair value through statement of profit or loss	-	400,704
Notes receivable	-	34,690
Cash and cash equivalents	111,099	96
Total Current Assets	1,833,934	1,949,467
Total Assets	49,462,419	47,153,257
Equity and Liabilities		
Equity		
Paid-in capital	21,000,000	21,000,000
Additional paid- in capital	2,052,252	2,052,252
Statutory reserve	431,756	431,756
Merge revaluation surplus	15,801,315	15,960,546
Accumulated losses	(1,325,771)	(1,934,097)
Total Shareholder's Equity	37,959,552	37,510,457
Non-controlling interest	(93,337)	(33,508)
Total Equity	37,866,215	37,476,949
Liabilities		
Non - Current Liabilities		
Deferred revenues – long term	5,384,579	4,284,874
Bank loans – long term	2,184,452	1,900,750
Total Non - Current Liabilities	7,569,031	6,185,624
Current Liabilities		
Other liabilities	384,038	386,443
Amounts due to related parties	43,214	43,214
Accounts payable and postdated checks	1,099,242	338,903
Deferred revenues	1,996,122	1,781,412
Bank loans	504,557	662,847
Bank facilities	-	277,865
Total Current Liabilities	4,027,173	3,490,684
Total Liabilities	11,596,204	9,676,308
Total Equity and Liabilities	49,462,419	47,153,257

"The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report"

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Interim Consolidated Statement of Profit or Loss
For the nine months ended at 30 September 2017

(In Jordanian Dinar)

	For the three months ended		For the nine months ended	
	30 September 2017	30 September 2016	30 September 2017	30 September 2016
Lease revenue	403,819	365,154	1,203,158	1,050,160
Net revenue from servicers & others	47,413	49,884	116,191	113,555
Leased building depreciation	(49,696)	(46,441)	(149,023)	(128,543)
Operating expenses	(39,344)	(40,463)	(118,322)	(129,200)
Net operating profit	362,192	328,134	1,052,004	905,972
Administrative expenses	(117,033)	(101,557)	(341,336)	(393,064)
Finance cost	(75,505)	(69,961)	(198,382)	(190,816)
Unneeded provision for doubtful accounts	-	-	20,000	-
Other income	-	1,598	79,911	(81)
(Loss) profit from sale of financial assets through profit or loss	(59,985)	87,999	(63,700)	198,976
Change in fair value of financial assets through profit or loss	33,750	(162,134)	-	(118,926)
Profit for the period	143,419	84,079	548,497	402,061
Attributable to:				
Shareholders of the company	163,207	104,310	608,326	466,661
Non-controlling interest	(19,788)	(20,231)	(59,829)	(64,600)
	143,419	84,079	548,497	402,061
 Basic and diluted earnings per share	 0,008	 0,005	 0,029	 0,022

“The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report”

AL Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Interim Consolidated Statement of Comprehensive Income
For the nine months ended 30 September 2017

(In Jordanian Dinar)

	For the three months ended		For the nine months ended	
	30 September 2017	30 September 2016	30 September 2017	30 September 2016
Profit for the period	143,419	84,079	548,497	402,061
Other comprehensive income:				
Changes in fair value of financial assets through other comprehensive income	-	(6,945)	-	7,377
Total comprehensive income for the period	143,419	77,134	548,497	409,438
Attributable to:				
Shareholders of the company	163,207	97,365	608,326	474,038
Non-controlling interest	(19,788)	(20,231)	(59,829)	(64,600)
	143,419	77,134	548,497	409,438

“The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report”

AL Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Interim Consolidated Statement of Changes in Equity for the nine months ended at 30 September 2017
(In Jordanian Dinar)

	Paid - in capital	Additional Paid- in capital	Statutory reserve	Merge revaluation surplus	Cumulative change in Fair value	Accumulated Losses	Total shareholder's equity	Non- controlling interest	Total equity
Balance at 1 January 2017	21,000,000	2,052,252	431,756	15,960,546	-	(1,934,097)	37,510,457	(33,508)	37,476,949
Total comprehensive income for the period	-	-	-	-	-	608,326	608,326	(59,829)	548,497
Revaluation from sale of lands	-	-	-	(159,231)	-	-	(159,231)	-	(159,231)
Balance at 30 September 2017	21,000,000	2,052,252	431,756	15,801,315	-	(1,325,771)	37,959,552	(93,337)	37,866,215
Balance at 1 January 2016	21,000,000	2,052,252	351,363	15,960,546	(59,720)	(2,605,292)	36,699,149	48,414	36,747,563
Total comprehensive income for the period	-	-	-	-	7,377	466,661	474,038	(64,600)	409,438
Loss from sale of financial assets at fair value through other comprehensive income	-	-	-	-	52,343	(52,343)	-	-	-
Non-controlling interest	-	-	-	-	-	-	-	101,586	101,586
Balance at 30 September 2016	21,000,000	2,052,252	351,363	15,960,546	-	(2,190,974)	37,173,187	85,400	37,258,587

“The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report”

AL Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Interim Consolidated Statement of Cash Flows
For the nine months ended at 30 September 2017

(In Jordanian Dinar)

	30 September 2017	30 September 2016
Operating Activities		
Profit for the period	548,497	402,061
Depreciation	273,996	282,113
Changes in fair value of financial assets through profit or loss	-	(118,926)
Changes in operating activities		
Financial assets at fair value through profit or loss	400,704	(111,962)
Notes receivables	34,690	34,692
Accounts receivable and checks under collection	(920,226)	(562,702)
Other receivables	(19,435)	(30,613)
Amounts due to related parties	-	(58,372)
Accounts payable and postdated checks	760,339	23,998
Other liabilities	(2,405)	(22,851)
Deferred revenues	1,314,415	1,902,533
Net cash flows from operating activities	<u>2,390,575</u>	<u>1,739,971</u>
Investing Activities		
Investment properties	(2,150,249)	(1,181,209)
Non-controlling interest	-	69,687
Property, plant and equipment	23,130	(234,910)
Net cash flows used in investing activities	<u>(2,127,119)</u>	<u>(1,346,432)</u>
Financing Activities		
Banks facilities	125,412	540,697
Non-controlling interest	-	101,586
Bank loans	(277,865)	(52,805)
Net cash flows (used in) from financing activities	<u>(152,453)</u>	<u>589,478</u>
Net change in cash and cash equivalents	111,003	983,017
Cash and cash equivalents, beginning of year	96	172,979
Cash and cash equivalents, end of period	<u><u>111,099</u></u>	<u><u>1,155,996</u></u>

"The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report"

AL Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Notes to the Condensed Interim Consolidated Financial Statements (Not Audited)
30 September 2017

(In Jordanian Dinar)

1. General

Al Dulayl Industrial Park Real Estate Company was established on 23 August 1995 as a Public Shareholding Company and registered at the Ministry of Trade and Industry under number (290). The Company registered in the Hashemite Kingdom of Jordan. The Company's main activity is to establish and manage the companies, manufacturing the liquid chemical cleaners, precast concrete walls and clothing.

The Company shares are listed in Amman Stock Exchange – Jordan.

The condensed interim consolidated financial statements have been approved for issue by the Company's Board of Directors on 30 October 2017.

2. Summary of Significant Accounting Policies

Basis of Preparation

The condensed interim consolidated financial statements of the Company have been prepared in accordance with International Accounting Standard number (34) "Interim Financial Reporting". They do not include all of the information required in annual consolidated financial statements in accordance with IFRSs, and should be read in conjunction with the consolidated financial statements of the Company for the year ended 31 December 2017.

The condensed interim consolidated financial statements have been prepared on a historical cost basis.

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

The accounting policies are consistent with those used in the previous period.

Principles of Consolidation

The condensed interim consolidated financial statements comprise of the financial statements of the parent and its subsidiaries where the Company has the power to govern the financial and operating policies of the subsidiaries so as to obtain benefits from their activities. The financial statements of the subsidiaries are prepared for the same reporting year as the Company using consistent accounting policies. All balances, transactions, income, and expenses between the Company and its subsidiaries are eliminated.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continue to be consolidated until the date that such control ceases.

The results of operations of the subsidiaries are included in the interim consolidated statement of profit or loss from the acquisition date which is the date on which control over subsidiaries is transferred to the Company. The results of operation of the disposed subsidiary are included in the interim consolidated statement of profit or loss to the disposal date which is the date on which the Company loses control over the subsidiaries.

AL Dulayl Industrial Park Real Estate Company PLC
Notes to the Condensed Interim Consolidated Financial Statements (Not Audited)
30 September 2017

The following subsidiaries have been consolidated:

<u>Company</u>	<u>Capital</u>	<u>Ownership</u>	<u>Activity</u>	<u>Country</u>
Regional Industrial Shoring Co.	30,000	100%	Manufacturing	Jordan
Al-Jedar Al Hadeeth Company	300,000	50%	Manufacturing	Jordan

Use of Estimates

The preparation of the condensed interim consolidated financial statements requires management to make estimates and assumptions that affect the reported amount of the consolidated financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues and expenses and the resultant provisions and in particular, considerable judgment by management is required in the estimation of the amount and timing of future cash flows. Such estimates are necessarily based on assumptions about several factors involving varying degrees of judgment and uncertainty and actual results may differ resulting in future changes in such provisions.

Management believes that the estimates are reasonable and are as follows:

- Management reviews periodically the tangible assets in order to assess the depreciation for the year based on the useful life and future economic benefits. Any impairment is taken to the interim consolidated statement of profit or loss.
- Management reviews periodically its financial assets, which presented by cost to estimate any impairment in its value, and an impairment of loss (if founded) is accrued in the interim consolidated statement of profit or loss.

Property, Plant and Equipment

Property plant and equipment are stated at cost less accumulated depreciation (except lands) and accumulated impairment loss. When assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is included in the interim consolidated statement of profit or loss.

Depreciation is computed on a straight-line basis at annual depreciation rates:

Buildings	4%
Machines & Equipment	2-20%
Water Station	8%
Vehicles	15-25%
Furniture & Fixtures	4-25%

The useful life and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from items of property plant and equipment.

Investment properties

Investment properties are stated at cost less accumulated depreciation and any impairment provision. Investment properties (except lands) are depreciated using the straight-line method at annual depreciation rates from 2%-10%.

Projects under construction

Projects under construction are recorded at cost which represents the contractual obligations of the Company for the construction. Allocated costs directly attributable to the construction of the asset are capitalized. The Projects under construction is transferred to the appropriate asset category and depreciated in accordance with the Company's policies when construction of the asset is completed and commissioned.

Trade Receivables

Trade Receivables are carried at original invoice amount less an estimate made for doubtful receivables based on a review of all outstanding amounts at the year end. Bad debts are written off when identified.

Financial Assets at Fair Value through Statement of Profit or Loss

It is the financial assets held by the company for the purpose of trading in the near future and achieving gains from the fluctuations in market prices in the short term or trading margins.

Financial assets at fair value through profit or loss are initially stated at fair value at acquisition date (purchase costs are recorded at the interim consolidated statement of profit or loss upon acquisition) and subsequently measured at fair value. Moreover, changes in fair value are recorded in the interim consolidated statement of profit or loss including the change in fair value resulting from translation of non-monetary assets stated at foreign currency. Gains or losses resulting from the sale of these financial assets are taken to the interim consolidated statement of profit or loss.

Dividends and interests from these financial assets are recorded in the interim consolidated statement of profit or loss.

Trading and Settlement Date Accounting

Purchases and sales of financial assets are recognized on the trade date, i.e. the date on which the Company commits its self to purchase or sell the asset.

Fair Value

For fair value of investments, which are traded in organized financial markets, is determined by reference to the quoted market bid price at the close of the business on consolidated statement of financial position date. For investments which are listed in inactive stock markets, traded in small quantities or have no current prices, the fair value is measured using the current value of cash flows or any other method adopted. If there is no reliable method for the measurement of these investments, then they are stated at cost less any impairment in their value.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, deposits held at call with banks and short term deposits with the original maturity of three months or less.

Accounts Payable and Accruals

Accounts payable and accrued payments are recognized upon receiving goods or performance of services.

Provisions

A provision is recognized when, and only when the Company has a present legal or constructive obligation as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed at each interim consolidated statement of financial position date and adjusted to reflect the current best estimate.

Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the interim consolidated financial statement when there is a legally enforceable right to offset the recognized amounts and the company intends to either settle them on a net basis, or to realize the asset and settle the liability simultaneously.

Revenue Recognition

Leased units revenue is recognized on a time proportion basis that reflects the effective yield on the lease agreement.

Revenues are recognized from services provided by Al-Dulayl Industrial Park & Real Estate Company upon rendering the service and issuing invoice.

Construction commission revenues are recognized upon signing the contract.

Revenues are recognized from cleaning garments factory upon delivery of the service and issue the invoice.

Other revenues are recognized on the accrual basis.

Leasing

Leases are classified as capital lease whenever the terms of the lease transfer substantially all of the risks and rewards of ownership to the lessee. All other leases are classified as operating lease.

Rentals payable under operating leases are recorded in the interim consolidated statement of profit or loss on a straight-line basis over the term of the operating lease.

Expenses

Administrative expenses include direct and indirect costs not necessarily parts of leasing assets and services performed by the company as required under accounting principles. An allocation between general administrative expenses and cost of leasing states are made on a consistent basis when required.

Borrowing costs

Borrowing costs generally are expenses as incurred.

Foreign Currency

Assets and liabilities denominated in foreign currencies are translated to Jordanian Dinar using the prevailing exchange rates at year end. Foreign currency transactions during the year are recorded using exchange rates that were in effect at the dates of the transactions. Foreign exchange gains or losses are reflected in the interim consolidated statement of profit or loss.

Income Taxes

Income tax expenses are accounted for on the basis of taxable income. Taxable income differs from income declared in the interim consolidated financial statements because the latter includes non-taxable revenues or disallowed taxable expenses in the current year but deductible in subsequent years, accumulated losses acceptable by the tax law, and items not accepted for tax purposes or subject to tax.

Taxes are calculated on the basis of the tax rates according to the prevailing laws, regulations, and instructions of the countries where the Company operates.

3. Income Tax

- The Company has settled its tax liabilities with the Income Tax Department up to 2014.
- The income tax returns for the years 2015 and 2016 have been filed with the Income Tax Department but the Department has not reviewed the Company's records till the date of this report.
- No income tax provision was calculated for the nine months ended 30 September 2017 as the Company's profits are exempted from income taxes from the Jordanian Investment Commission.

4. Financial Instruments

Financial instruments comprise of financial assets and financial liabilities. Financial assets of the Company include cash and cash equivalents, checks under collection and account receivables. Financial liabilities of the Company include accounts payable and postdated checks, bank facilities, loans and other liabilities.

Fair Value

The fair values of the financial assets and liabilities are not materially different from their carrying values as most of these items are either short-term in nature or re-priced frequently.

Financial assets and financial liabilities measured at fair value in the consolidated statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

<u>30 September 2017</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Financial assets at fair value through statement of profit or loss	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>31 December 2016</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Financial assets at fair value through statement of profit or loss	<u>400,704</u>	<u>-</u>	<u>-</u>	<u>400,704</u>

Credit Risk

Credit risks are those risks resulting from the default of counterparties to the financial instrument to repay their commitment to the Company. The Company limits its credit risk by only dealing with reputable banks and by setting credit limits for individual customers and monitoring outstanding receivables. The maximum exposure to credit risk is represented by the carrying value of each financial asset.

Currency Risk

The management considers that the Company is not exposed to significant currency risk. The majority of their transactions and balances are in either Jordanian Dinar or US Dollar. As the Jordanian Dinar is pegged to the US Dollar, balances in US Dollar are not considered to represent significant currency risk and the Company's results or equity to movements in exchange rates is not considered significant.

Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its net financial obligation. In this respect, the Company's management diversified its funding sources, and managed assets and liabilities taking into consideration liquidity and keeping adequate balances of cash, and cash equivalents and quoted securities.

The table below analyses the Company's financial liabilities into relevant maturity groupings based on the remaining period at the interim consolidated financial position to the contractual maturity date:

30 September 2017	Less than one year	More than one year	Total
Deferred revenues	1,996,122	5,384,579	7,380,701
Bank loans	504,557	2,184,452	2,689,009
Other liabilities	384,038	-	384,038
Accounts payable and postdated checks	1,099,242	-	1,099,242
Amounts due to related parties	43,214	-	43,214
	4,027,173	7,569,031	11,596,204

31 December 2016	Less than one year	More than one year	Total
Deferred revenues	1,781,412	4,284,874	6,066,286
Bank loans	662,847	1,900,750	2,563,597
Other liabilities	386,443	-	386,443
Accounts payable and postdated checks	338,903	-	338,903
Bank facilities	277,865	-	277,865
Amounts due to related parties	43,214	-	43,214
	3,490,684	6,185,624	9,676,308

5. Capital Management

The Company manages its capital structure with the objective of safeguarding the entity's ability to continue as a going concern and providing an adequate return to shareholders by keeping a balance between shareholders equity and total debt..

	30 September 2017	31 December 2016
Total Debt	2,689,009	2,841,462
Total Equity	37,866,215	37,476,949
Debt to Equity ratio	7%	8%