



UNION LAND  
DEVELOPMENT

الإتحاد  
لتطوير الأراضي

بورصة عمان  
السيد حاتم  
٨١٤٤  
٤٢٤

Tel: +962 6 552 0842  
Fax: +962 6 552 0912  
P.O.BOX 926648  
Amman-11190, Jordan  
e-mail: info@uld.jo  
www.uld.jo

هيئة الأوراق المالية  
الدائرة الإدارية / الديوان

٢٠٢٠ آب ٢٤

الرقم المتسلسل ٤٣٥٣  
الجهة المختصة ١٢٤٣

To: Jordan Securities Commission  
Amman Stock Exchange  
Date: 24/8/2020

السادة هيئة الأوراق المالية  
السادة بورصة عمان  
التاريخ: 2020/8/24

Subject Quarterly Report as of 31/3/2020

الموضوع: التقرير الربع سنوي كما هو في 2020/3/31

Attached the Quarterly Report of (Union Land  
Development Corp. plc) As of 31/3/2020 in  
English.

مرفق طيه نسخة من البيانات المالية الربع سنوية لشركة  
(الإتحاد لتطوير الأراضي م.ع.م) باللغة الإنجليزية كما هي  
بتاريخ 2020/3/31

Kindly accept our highly appreciation and  
respect  
Union Development Land. P.L.C  
General Manager  
Muath Enaya

وتفضلوا بقبول فائق الاحترام...  
شركة الإتحاد لتطوير الأراضي م.ع.م  
المدير العام  
معاذ عناية

شركة الإتحاد لتطوير الأراضي  
المساهمة العامة  
عمان - الأردن

UNION LAND DEVELOPMENT CORPORATION  
PUBLIC SHAREHOLDING COMPANY

INTERIM CONDENSED CONSOLIDATED  
FINANCIAL STATEMENTS (UNAUDITED)

31 MARCH 2020



Building a better  
working world

Ernst & Young Jordan

P.O.Box 1140

Amman 11118

Jordan

Tel : 00 962 6580 0777/00 962 6552 6111

Fax: 00 962 6553 8300

www.ey.com/me

**REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
TO THE BOARD OF DIRECTORS OF UNION LAND DEVELOPMENT CORPORATION  
PUBLIC SHAREHOLDING COMPANY  
AMMAN - JORDAN**

**Introduction**

We have reviewed the accompanying interim condensed consolidated financial statements of Union Land Development Corporation (the "Company") and its subsidiaries (the "Group") as at 31 March 2020, comprising of the interim condensed consolidated statement of financial position as at 31 March 2020 and the related interim condensed consolidated statements of profit or loss, interim condensed consolidated statements of comprehensive income, interim condensed consolidated statements of changes in equity and interim consolidated statements of cash flows for the three months then ended and explanatory information. 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" ("IAS 34"). 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.

**Emphasis of matters**

- As disclosed in note (8) to the interim condensed consolidated financial statements, investment properties include land plots amounting to JD 2,785,399 that are not registered in the name of the Group as at 31 March 2020.
- As disclosed in note (13) to the interim condensed consolidated financial statements, and as a result of the continued impact of the Corona virus (Covid-19) on the global and local economy and various business sectors, it is possible that operational activities may be affected.

Amman – Jordan  
6 August 2020

*Ernst + Young*

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2020**

	Notes	31 March 2020 JD (Unaudited)	31 December 2019 JD (Audited)
<b><u>ASSETS</u></b>			
<b>Non-current assets -</b>			
Property, plant and equipment	6	2,496,416	2,506,128
Projects under construction		3,083,636	3,080,376
Investment properties	8	40,715,308	40,820,060
Financial assets at fair value through other comprehensive income	9	4,774,001	4,999,690
		<u>51,069,361</u>	<u>51,406,254</u>
<b>Current assets-</b>			
Inventories		18,022	18,022
Accounts receivable		209,524	209,581
Other current assets		336,087	336,048
Due from related parties	5	17,698,589	17,677,195
Cash and bank balances	7	75	247,386
		<u>18,262,297</u>	<u>18,488,232</u>
<b>Total Assets</b>		<u><u>69,331,658</u></u>	<u><u>69,894,486</u></u>
<b><u>EQUITY AND LIABILITIES</u></b>			
<b>Equity -</b>			
<b>Equity attributable to equity holders of the parent -</b>			
Paid in capital	1	42,065,129	42,065,129
Share premium		4,253,659	4,253,659
Statutory reserve	3	2,174,694	2,174,694
Voluntary reserve	3	1,495,745	1,495,745
Other reserves		1,309,287	1,309,287
Fair value reserve		(2,085,809)	(1,771,859)
Retained earnings		2,108,141	2,229,050
<b>Total equity</b>		<u><u>51,320,846</u></u>	<u><u>51,755,705</u></u>
<b>Liabilities -</b>			
<b>Non-current liabilities -</b>			
Long term loans	10	12,288,445	11,990,774
<b>Current liabilities -</b>			
Current portion of long term loans	10	2,833,902	2,833,902
Accounts payable and other current liabilities		2,645,391	3,071,031
Income tax provision	4	243,074	243,074
		<u>5,722,367</u>	<u>6,148,007</u>
<b>Total liabilities</b>		<u><u>18,010,812</u></u>	<u><u>18,138,781</u></u>
<b>Total Equity and Liabilities</b>		<u><u>69,331,658</u></u>	<u><u>69,894,486</u></u>

The attached notes from 1 to 13 form part of these interim condensed consolidated financial statements

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS**  
**FOR THE THREE MONTHS ENDED IN 31 MARCH 2020 (UNAUDITED)**

	Notes	For the three months ended in 31 March	
		2020	2019
		JD	JD
Rental revenue	12	692,990	695,864
<b>Total revenue</b>		692,990	695,864
Rental costs		(114,716)	(111,993)
Commodore Hotel operating expenses		(5,679)	(5,360)
<b>Gross profit</b>		572,595	578,511
Administrative expenses		(95,318)	(104,477)
Provision for expected credit losses	5	(269,469)	-
Finance costs		(313,796)	(317,204)
Other expenses		(2,155)	(241)
<b>(Loss) profit for the period</b>		(108,143)	156,589
		Fils / JD	Fils / JD
<b>Basic and diluted (loss) earnings per share attributable to equity holders of the parent</b>	11	(0/003)	0/004

The attached notes from 1 to 13 form part of these interim condensed consolidated financial statements

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE THREE MONTHS ENDED IN 31 MARCH 2020 (UNAUDITED)**

	For the three months ended in 31 March	
	2020	2019
	JD	JD
<b>(Loss) Profit for the period</b>	(108,143)	156,589
<b>Add: other comprehensive income items not to be reclassified to profit or loss in subsequent periods, net of tax:</b>		
Net loss on financial assets at fair value through other comprehensive income	(326,716)	(59,325)
<b>Total comprehensive income for the period</b>	<b>(434,859)</b>	<b>97,264</b>

The attached notes from 1 to 13 form part of these interim condensed consolidated financial statements

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE THREE MONTHS ENDED IN 31 MARCH 2020 (UNAUDITED)**

	Attributable to equity holders of the parent									
	Paid in capital	Share premium	Statutory reserve	Voluntary reserve	Other reserves	Fair value reserve	Retained earnings	Total		
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
<b>For the three months ended in 31 March 2020 -</b>										
<b>Balance as at 1 January 2020</b>	42,065,129	4,253,659	2,174,694	1,495,745	1,309,287	(1,771,859)	2,229,050	51,755,705		
Loss for the period	-	-	-	-	-	-	(108,143)	(103,143)		
Other comprehensive income items	-	-	-	-	-	(326,716)	-	(325,716)		
Total comprehensive income for the period	-	-	-	-	-	(326,716)	(108,143)	(434,859)		
Loss on sale of financial assets at fair value through other comprehensive income	-	-	-	-	-	12,766	(12,766)	-		
<b>Balance at 31 March 2020</b>	<u>42,065,129</u>	<u>4,253,659</u>	<u>2,174,659</u>	<u>1,495,745</u>	<u>1,309,287</u>	<u>(2,085,809)</u>	<u>2,108,141</u>	<u>51,320,846</u>		
<b>For the three months ended in 31 March 2019 -</b>										
<b>Balance as at 1 January 2019</b>	42,065,129	4,253,659	2,082,418	1,495,745	1,309,287	(1,060,182)	2,630,189	52,776,245		
Profit for the period	-	-	-	-	-	-	156,589	156,589		
Other comprehensive income items	-	-	-	-	-	(59,325)	-	(59,325)		
Total comprehensive income for the period	-	-	-	-	-	(59,325)	156,589	97,264		
Loss on sale of financial assets at fair value through other comprehensive income	-	-	-	-	-	141,967	(141,967)	-		
<b>Balance at 31 March 2019</b>	<u>42,065,129</u>	<u>4,253,659</u>	<u>2,082,418</u>	<u>1,495,745</u>	<u>1,309,287</u>	<u>(977,540)</u>	<u>2,644,811</u>	<u>52,873,509</u>		

The attached notes from 1 to 13 form part of these interim condensed consolidated financial statements

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE THREE MONTHS ENDED IN 31 MARCH 2020 (UNAUDITED)**

	Notes	For the three months ended in 31 March	
		2020	2019
		JD	JD
<b><u>OPERATING ACTIVITIES</u></b>			
(Loss) profit for the period		(108,143)	156,589
<b>Adjustments for -</b>			
Depreciation		16,552	16,741
Provision for expected credit losses	5	269,469	-
Deprecation of investment properties		104,752	104,520
Finance costs		313,796	317,204
<b>Working capital changes -</b>			
Accounts receivable and other current assets		18	226,729
Accounts payable and other current liabilities		(425,640)	(668,209)
Income tax paid		-	(218,205)
<b>Net cash flows from (used in) operating activities</b>		<b>170,804</b>	<b>(64,631)</b>
<b><u>INVESTING ACTIVITIES</u></b>			
Purchase of property, plant and equipment		(6,840)	(2,585)
Purchase of financial assets at fair value through other comprehensive income		(102,150)	(436,771)
Proceeds from sale of financial assets at fair value through other comprehensive income		1,123	457,607
Projects under construction		(3,260)	(2,445)
<b>Net cash flows (used in) from investing activities</b>		<b>(111,127)</b>	<b>15,806</b>
<b><u>FINANCING ACTIVITIES</u></b>			
Proceeds from loans		297,671	110,194
Related parties		(290,863)	(4,623,761)
Finance costs paid		(313,796)	(317,204)
<b>Net cash flows used in financing activities</b>		<b>(306,988)</b>	<b>(4,830,771)</b>
<b>Net decrease in cash and cash equivalents</b>		<b>(247,311)</b>	<b>(4,879,596)</b>
Cash and cash equivalents at 1 January	7	247,386	11,920,402
<b>Cash and cash equivalents at 31 March</b>	7	<b>75</b>	<b>7,040,806</b>

The attached notes from 1 to 13 form part of these interim condensed consolidated financial statements



**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**31 MARCH 2020**

---

**(1) GENERAL**

Union Land Development Corporation (the "Company") was established as a public shareholding company on 1 August 1995, under the registration number (288) and paid in capital of JD 42,065,129 divided into 42,065,129 shares at a par value of JD 1 per share.

The Company was registered as an entity in Aqaba Special Economic Zone Authority under No. 1101032808 dated 28 March 2001.

The Company's current main activity is the establishment and management of tourism enterprises and the investment of their funds in shares, bonds, lands and real estate development, in addition to the establishment, ownership, operation, management and investment of hotels.

The interim condensed consolidated financial statements were approved by the Company's Board of Directors in their meeting held on 6 August 2020 and It is subject to the approval of the General Assembly of Shareholders

**(2) BASIS OF PREPARATION AND ACCOUNTING POLICIES**

**(2-1) BASIS OF PREPARATION -**

The interim condensed consolidated financial statements for the three months ended in 31 March 2020 have been prepared in accordance with International Accounting Standard 34 (Interim Financial Reporting).

The interim condensed consolidated financial statements have been prepared in accordance with the principle of historical cost, except for financial assets at fair value through other comprehensive income.

The Jordanian Dinar is the currency for presentation of the condensed consolidated interim financial statements, which represents the main 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 2019. In addition, the results for the three months ended 31 March 2020 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2020.

**(2-2) BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS**

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full upon consolidation.

These interim condensed consolidated financial statements include the financial statements of the Company and the following subsidiaries:

	<u>Country</u>	<u>Paid In Capital</u> JD	<u>Main Activity</u>	<u>Percentage Of Ownership</u> %
Nibal Housing Company LLC	Jordan	30,000	Land Development	100
Paradise Contracting LLC	Jordan	50,000	Contracting	100
Adam Investment Company LLC	Jordan	30,000	Investment in properties	100
Paradise Architectural Industries LLC	Jordan	100,000	Architectural	100
Thiban Real Estate Investment LLC	Jordan	30,000	Land development	100
Al Mahila Real Estate Investment LLC	Jordan	1,000	Land development	100
Al Amiri Real Estate Investments LLC	Jordan	1,000	Land development	100
Al Farait Real Estate Investments LLC*	Jordan	1,000	Land development	100
Al Ghuzlanieh Real Estate Investments LLC	Jordan	1,000	Land development	100
Dhaba'a Real Estate Investment LLC	Jordan	1,000	Land development	100
Taj Al-Madina For Housing LLC	Jordan	50,000	Land development	100

**(2-3) CHANGES 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 2019 except for the adoption of new standards effective as of 1 January 2020 shown below:

**Amendments to IFRS 3: Definition of a Business**

The IASB issued amendments to the definition of a business in IFRS 3 Business Combinations to help entities determine whether an acquired set of activities and assets is a business or not. They clarify the minimum requirements for a business, remove the assessment of whether market participants are capable of replacing any missing elements, add guidance to help entities assess whether an acquired process is substantive, narrow the definitions of a business and of outputs, and introduce an optional fair value concentration test.

The amendments are applied to transactions that are either business combinations or asset acquisitions for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 January 2020. Consequently, the Group did not have to revisit such transactions that occurred in prior periods. Earlier application is permitted and must be disclosed.

Since the amendments apply prospectively to transactions or other events that occur on or after the date of first application, the Group was not be affected by these amendments on the date of transition.

### **Interest Rate Benchmark Reform Amendments to IFRS 9 and IFRS 7**

Interest Rate Benchmark Reform Amendments to IFRS 9 and IFRS 7 includes a number of reliefs, which apply to all hedging relationships that are directly affected by interest rate benchmark reform. A hedging relationship is affected if the reform gives rise to uncertainties about the timing and or amount of benchmark-based cash flows of the hedged item or the hedging instrument. As a result of interest rate benchmark reform, there may be uncertainties about the timing and or amount of benchmark-based cash flows of the hedged item or the hedging instrument during the period before the replacement of an existing interest rate benchmark with an alternative risk-free interest rate (an RFR). This may lead to uncertainty whether a forecast transaction is highly probable and whether prospectively the hedging relationship is expected to be highly effective.

The amendments provide temporary reliefs which enable hedge accounting to continue during the period of uncertainty before the replacement of an existing interest rate benchmark with an alternative risk-free interest rate (an "RFR"). The effective date of the amendments was for annual periods beginning on or after 1 January 2020, with early application permitted. The requirements must be applied retrospectively. However, any hedge relationships that have previously been de-designated cannot be reinstated upon application, nor can any hedge relationships be designated with the benefit of hindsight.

With phase one completed, the IASB is now shifting its focus to consider those issues that could affect financial reporting when an existing interest rate benchmark is replaced with an RFR. This is referred to as phase two of the IASB's project.

These amendments do not have any impact on the Company's financial statements.

### **(3) LEGAL RESERVES**

The Group did not appropriate for legal reserves in accordance with the Jordanian Companies Law as these financial statements are interim financial statements.

**(4) INCOME TAX**

Income tax expense for the three months ended 31 March 2020 and 31 March 2019 in accordance with the Income Tax Law No. (38) of 2019 which was adopted on 1 January 2019. The Group is subject to a statutory income tax of 20% plus 1% as national contribution.

The Company and its Subsidiaries have submitted tax returns for the years for which a final clearance has not yet been obtained.

**Union Land Development Corporation - Public Shareholding Company –**

The Company has received a final clearance from the Income and Sales Tax Department up to 2014.

**Union Land Development Corporation – Aqaba Branch –**

The Company has received a final clearance from the Income and Sales Tax Department up to 2013.

**Nibal Housing Company LLC –**

The Company has received a final clearance from the Income and Sales Tax Department up to 2018, with the exception of the year ended 31 December 2017.

**Thiban Real Estate LLC, Al Amiri Real Estate Investments LLC, Al Ghuzlanieh Real Estate Investments Company, Al Farait Real Estate Investments LLC, Al Mahila Real Estate LLC, Dhaba'a Real Estate Company–**

These Companies are currently not fully operational and have received a final clearance from the Income and Sales Tax Department up to 2017.

**Paradise Contracting LLC, Adam Investment Company LLC, Paradise Architectural Industries LLC –**

These Companies are currently not fully operational and have received a final clearance from the Income and Sales Tax Department up to 2015.

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**31 MARCH 2020**

**(5) RELATED PARTIES**

Related parties include associates, major shareholders; board of directors members, executive management, as well as companies controlled or have a significant influence directly or indirectly, by those entities.

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

	31 March 2020	31 December 2019
	JD	JD
<b>Due from related parties:</b>	(Unaudited)	(Audited)
Union Tobacco and Cigarette Industries (Sister Company)	5,657,557	5,655,964
Union Investment Corporation (Parent Company)	12,310,501	12,021,231
Provision for expected credit losses	(269,469)	-
	<u>17,698,589</u>	<u>17,677,195</u>

The movement on the provision expected credit losses for the period/year was as follows:

	31 March 2020	31 December 2019
	JD	JD
	(Unaudited)	(Audited)
Balance at the beginning of the period/year	-	-
Provision for the period/year	269,469	-
Balance at the end of the period/year	<u>269,469</u>	<u>-</u>

The Group's investments in Union Tobacco and Cigarette Industries (Sister Company) and Union Investment Corporation (Parent Company) which is represented by the investments at fair value through other comprehensive income amounted to JD 4,773,914 as at 31 March 2020, as compared to 4,999,589 as at 31 December 2019 (Note 9).

**Key management salaries and bonuses:**

The Group's key management salaries and bonuses amounted to JD 15,000 for the three months ended in 31 March 2020 against JD 15,000 for the three months ended in 31 March 2019.

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**31 MARCH 2020**

**(6) PROPERTY, PLANT AND EQUIPMENT**

Additions to property, plant and equipment amounted to JD 6,840 for the three months ended in 31 March 2020 (31 March 2019: JD 2,585).

**(7) CASH AND BANK BALANCES**

For the purpose of interim consolidated statement of cash flows, cash and cash equivalents comprise of the following:

	31 March 2020	31 December 2019
	JD	JD
	(Unaudited)	(Audited)
Cash on hand	-	4,742
Cash at banks	75	242,644
	<u>75</u>	<u>247,386</u>

**(8) INVESTMENT PROPERTIES**

The movement on investment properties is as follows:

	31 March 2020	31 December 2019
	JD	JD
	(Unaudited)	(Audited)
<b>Cost -</b>		
Balance at 1 January*	44,776,939	46,075,958
Additions	-	53,501
Disposals – lands **	-	(1,352,520)
<b>Ending balance for the period/year</b>	<u>44,776,939</u>	<u>44,776,939</u>
<b>Accumulated depreciation -</b>		
Balance at 1 January	(3,956,879)	(3,533,866)
Depreciation	(104,752)	(423,013)
<b>Ending balance for the period/year</b>	<u>(4,061,631)</u>	<u>(3,956,879)</u>
<b>Net book value as of the period/year</b>	<u>40,715,308</u>	<u>40,820,060</u>

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**31 MARCH 2020**

\* This balance includes lands secured by a first-degree mortgage to Invest Bank in the amount of JD 17,000,000 on the land No. 266 and the buildings of IKEA.

\*\* During the year ended 31 December 2019, the Group sold a plot of land, number 2050, block 8 - Shmeisani. The group received a sum of JD 1,797,219 with a cost of JD 1,352,520 dinars, with a total gain of JD 444,699 as a result of the transaction.

The Group's management believes that the fair value of investment properties amounts to approximately JD 89 million as at 31 March 2020 (2019: JD 89 million). Management determines the fair value of these investment based upon the current real estate market for similar plots of land.

Investment properties include land that is registered in the name of a third party on behalf of the Group as follows:

	31 March 2020	31 December 2019
	JD (Unaudited)	JD (Audited)
Land	2,785,399	2,785,399

**(9) FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME**

This amount represents the Group's investments in the capital of the following companies:

	31 March 2020	31 December 2019
	JD (Unaudited)	JD (Audited)
<b>Quoted Shares / Inside Jordan</b>		
Union Tobacco and Cigarettes Industries Corporation / P.L.C	127,343	126,420
Union Investments Corporation / P.L.C	4,646,571	4,873,169
Al Tajamouat for Touristic Projects Company / P.L.C	87	101
	<u>4,774,001</u>	<u>4,999,690</u>

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**31 MARCH 2020**

The movement on the fair value reserve is as follows:

	31 March 2020	31 December 2019
	JD (Unaudited)	JD (Audited)
Balance at the beginning of the year	(1,771,859)	(1,060,182)
Change in fair value of financial assets at fair value through other comprehensive income	(326,716)	(1,827,010)
Loss on sale of financial assets at fair value through other comprehensive income	12,766	1,115,333
Ending balance for the period/year	<u>(2,085,809)</u>	<u>(1,771,859)</u>

**(10) LOANS**

This item represents the details of the loan granted from Invest Bank:

		Loans installments					
		31 March 2020 (Unaudited)			31 December 2019 (Audited)		
Currency		Current portion	Long-term portion	Total	Current portion	Long-term portion	Total
		JD	JD	JD	JD	JD	JD
Invest Bank	JD	2,833,902	12,288,445	15,122,347	2,833,902	11,990,774	14,824,676
		<u>2,833,902</u>	<u>12,288,445</u>	<u>15,122,347</u>	<u>2,833,902</u>	<u>11,990,774</u>	<u>14,824,676</u>

**Invest Bank - JD**

During the year 2019, the Group received a declining loan amounting to JD 17,000,000 at an annual interest rate of 8%. The loan is repayable in 16 installments payable on 30 May and 30 November each year beginning from the period 30 November 2019 until the final installment payment on 30 November 2026. This loan is secured by a first degree mortgage of JD 17,000,000 on the land No. 266 and the buildings of IKEA. The Group rescheduled the loan payment due to Invest Bank on 30 May 2020 to 30 November 2020.



**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**31 MARCH 2020**

**(11) BASIC AND DILUTED (LOSS) PROFIT FOR THE PERIOD PER SHARE**

	31 March 2020	31 March 2019
	(Unaudited)	(Audited)
(Loss) profit for the period attributable to equity holders of the parent (JD)	(108,143)	156,589
Weighted average number of shares (Share)	42,065,129	42,065,129
<b>Basic earning per share attributable to equity holders of the parent (JD / Fils)</b>	<b>(0/003)</b>	<b>0/004</b>

The diluted earning per share equals the basic earning per share.

**(12) OPERATING SEGMENTS**

The presentation of key segments is determined on the basis that the risks and rewards related to the Group are materially affected by the difference in the products or services of those segments. These segments are organized and managed separately according to the nature of the services and products, each of which represents a separate unit and is measured according to reports used by the Group's Chief Executive Officer and Chief Decision Maker.

The Group is organized for administrative purposes through the following two business segments:

- Investment Properties
- Land Development

The Group's management monitors the results of the business segment separately for performance evaluation purposes. Segment performance is evaluated based on operating profit or loss for each segment.

A geographical segment is associated with providing products or services in a specific economic environment that is subject to risks and rewards that differs from those related to business segments in other economic environments.

**UNION LAND DEVELOPMENT CORPORATION - PUBLIC SHAREHOLDING COMPANY**  
**NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**  
**31 MARCH 2020**

Revenues, profit, assets and liabilities by business segments are as follows:

	Investment properties	Land Development	Total
	JD	JD	JD
<b>For the three months ended in 31 March 2020</b>			
<b>(Unaudited) -</b>			
<b><u>Revenues:</u></b>			
Revenues	635,831	57,159	692,990
<b><u>Segment results:</u></b>			
(Loss) profit for the period	(153,612)	45,469	(108,143)
<b><u>Other segment information:</u></b>			
Depreciation	(119,486)	(1,818)	(121,304)
Finance costs	(313,796)	-	(313,796)
<b>For the three months ended in 31 March 2019</b>			
<b>(Unaudited) -</b>			
<b><u>Revenues:</u></b>			
Revenues	638,357	57,507	695,864
<b><u>Segment results:</u></b>			
Profit for the period	112,075	44,514	156,589
<b><u>Other segment information:</u></b>			
Depreciation	(119,443)	(1,818)	(121,261)
Finance costs	(317,204)	-	(317,204)
<b>As at 31 March 2020 (Unaudited)</b>			
<b><u>Assets and liabilities:</u></b>			
Segment assets	66,833,126	2,498,532	69,331,658
Segment liabilities	17,826,886	183,926	18,010,812
<b>As at 31 December 2019 (Audited)</b>			
<b><u>Assets and liabilities:</u></b>			
Segment assets	67,387,488	2,506,998	69,894,486
Segment liabilities	17,863,467	275,314	18,138,781

**(13) THE OUTBREAK OF CORONAVIRUS (COVID-19) AND ITS IMPACT OF ON THE GROUP**

As a result of the continued impact of the Corona virus (Covid-19) on the global economy and various business sectors and the accompanying restrictions and measures imposed by the Jordanian Government and neighboring countries and the rest of the world, it is possible that operational activities may be affected by global developments that currently affect various economic and geographical sectors. The management has prepared a preliminary study to determine the impact of the Corona virus on the Group's activities and the financial performance of the Group to take appropriate measures to enable it to continue its activities in light of the current circumstances. Also, the management is preparing a detailed study to determine the impact of the virus on the Group's operations and the possibility of recovering its assets and meeting its obligations.