

**SPECIALIZED INVESTMENT COMPOUNDS
COMPANY**
(PUBLIC SHAREHOLDING COMPANY)

**INTERIM CONSOLIDATED FINANCIAL
STATEMENTS AND REVIEW REPORT
FOR THE PERIOD ENDED MARCH 31, 2025**

SPECIALIZED INVESTMENT COMPOUNDS COMPANY
(PUBLIC SHAREHOLDING COMPANY)

INTERIM CONSOLIDATED FINANCIAL STATEMENTS AND REVIEW REPORT
FOR THE PERIOD ENDED MARCH 31, 2025

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REPORT ON REVIEWING THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To the President and Members of the Board of Directors
Specialized Investment Compounds Company
(Public Shareholding Company)

Introduction

We have reviewed the accompanying interim consolidated statement of financial position for Specialized Investment Compounds Company (P.L.C) as of March 31, 2025, and the related statements of interim consolidated comprehensive income, shareholders' equity and cash flows for the period then ended. The management is responsible for preparing and presenting company's interim consolidated financial statements in accordance with International Accounting Standard No. 34 (Interim Financial Reporting), which is an integral part of International Financial Reporting Standards. Our responsibility is limited to issue a conclusion on these 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". This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. Our review is primarily limited to inquiries of the company's accounting and financial departments personnel, as well as applying analytical procedures to financial data. The range of our review is narrower than the broad range of audit procedures applied according to International Auditing Standards. Accordingly, getting assurances and confirmations about other important aspects checked through an audit procedure was not achievable. Hence, we don't express an opinion regarding in this regard.

Conclusion

Based on our review, nothing has come to our attention that causes us to be believed that the accompanying interim consolidated financial statements do not give a true and fair view in accordance with International Accounting Standard No. 34.

Modern Accountants

Walid M Taha
License No.(703)

Amman-Jordan
April 24, 2025

Modern Accountants



SPECIALIZED INVESTMENT COMPOUNDS COMPANY
(PUBLIC SHAREHOLDING COMPANY)

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
AS OF MARCH 31, 2025, AND DECEMBER 31, 2024
(EXPRESSED IN JORDANIAN DINAR)

| | Note | 2025 | 2024 |
|--|------|-------------------|-------------------|
| ASSETS | | | |
| Non-Current Assets | | | |
| Property and Equipment | | 832,931 | 804,673 |
| Investments in Lands | | 4,906,443 | 4,906,443 |
| Rented Buildings - Net | | 6,201,944 | 6,032,601 |
| Projects in Progress | | 203,098 | 287,510 |
| Investment in a Subsidiary | | - | - |
| Financial Assets Designated at Fair Value Through Statements of other Comprehensive Income | | 292,454 | 367,133 |
| Total Non-Current Assets | | 12,436,870 | 12,398,360 |
| Current Assets | | | |
| Prepaid Expenses and Other Receivables | | 335,931 | 309,306 |
| Accounts Receivable and Checks Under Collection | | 1,690,429 | 1,732,799 |
| Financial Assets Designated at Fair Value Through a Statement of comprehensive Income | | 1,059,174 | 964,404 |
| Cash and Cash Equivalent | | 86,605 | 64,373 |
| Total Current Assets | | 3,172,139 | 3,070,882 |
| TOTAL ASSETS | | 15,609,009 | 15,469,242 |
| LIABILITIES AND SHAREHOLDERS' EQUITY | | | |
| Shareholders' Equity | | | |
| Share Capital | 1 | 8,100,000 | 8,100,000 |
| Statutory Reserve | | 1,095,439 | 1,095,439 |
| Treasury Shares | | (422,542) | (422,542) |
| Fair Value Reserve | | 13,174 | 88,393 |
| Retained Earnings | | 4,364,576 | 4,228,024 |
| Total Shareholders' Equity | | 13,151,187 | 13,089,314 |
| Non-Current Liabilities | | | |
| Long-Term Deferred Revenues | | 1,034,248 | 1,104,627 |
| Long-Term Deferred Checks | | 6,000 | 10,500 |
| Total Non-Current Liabilities | | 1,040,248 | 1,115,127 |
| Current Liabilities | | | |
| Accrued Expenses and Other Payables | | 295,122 | 328,314 |
| Accounts Payable and Deferred Checks | | 146,279 | 164,608 |
| Short-Term Deferred Revenues | | 738,476 | 771,879 |
| Margin Financing Receivables | | 237,697 | - |
| Total Current Liabilities | | 1,417,574 | 1,264,801 |
| TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY | | 15,609,009 | 15,469,242 |

The accompanying notes are an integral part of these interim consolidated financial statements

SPECIALIZED INVESTMENT COMPOUNDS COMPANY
(PUBLIC SHAREHOLDING COMPANY)

INTERIM CONSOLIDATED INCOME STATEMENT (UNAUDITED)
FOR THE PERIOD ENDED MARCH 31, 2025
(EXPRESSED IN JORDANIAN DINAR)

| | FOR THE PERIOD ENDED MARCH 31, 2025 | For The Period Ended March 31, 2024 |
|---|--|--|
| Revenues | 547,576 | 517,281 |
| Cost of Revenues | (271,290) | (319,612) |
| Gross Profit | 276,286 | 197,669 |
| Selling and Marketing Expenses | (2,895) | (2,508) |
| General and Administrative Expenses | (98,735) | (115,004) |
| Other Revenues and Expenses | 101,585 | - |
| Gains Realized from Financial Assets Designated at Fair Value Through the Statement of Comprehensive Income | 6,329 | - |
| Unrealized Loss of Financial Assets Designated at Fair Value Through Statement of Comprehensive Income | (142,489) | (63,973) |
| Financial Charges | (3,529) | (9,967) |
| PROFIT FOR THE PERIOD BEFOR TAX | 136,552 | 6,217 |
| Income Tax and National Contribution Account | - | (9,433) |
| PROFIT / (LOSS) FOR THE PERIOD | 136,552 | (3,216) |
| OTHER COMPREHENSIVE INCOME: | | |
| Total Comprehensive Income Transferred to Retained Earnings | 136,552 | (3,216) |
| Changes in Fair Value Reserve | (74,679) | (13,921) |
| TOTAL COMPREHENSIVE /(LOSS) INCOME | 61,873 | (17,137) |
| Earnings / (Loss) Per Share: | | |
| Earnings / (Loss) Per Share – JOD / Share | 0,02 | (0,002) |
| Outstanding Shares Weighted Average – Share | 8,100,000 | 8,100,000 |

The accompanying notes are an integral part of these interim consolidated financial statements

SPECIALIZED INVESTMENT COMPOUNDS COMPANY
(PUBLIC SHAREHOLDING COMPANY)

INTERIM CONSOLIDATED STATEMENT OF SHAREHOLDERS' EQUITY (UNAUDITED)
FOR THE PERIOD ENDED MARCH 31, 2025
(EXPRESSED IN JORDANIAN DINAR)

| | Share Capital | Statutory Reserve | Treasury Shares | Fair Value Reserve | Retained Earnings | Total |
|-------------------------------------|---------------|-------------------|-----------------|--------------------|-------------------|------------|
| Balance at January 1, 2025 | 8,100,000 | 1,095,439 | (422,542) | 88,393 | 4,228,024 | 13,089,314 |
| Comprehensive income for the period | - | - | - | (74,679) | 136,552 | 61,873 |
| Balance at March 31, 2025 | 8,100,000 | 1,095,439 | (422,542) | 13,714 | 4,364,576 | 13,151,187 |
| Balance at January 1, 2024 | 8,100,000 | 1,079,797 | (422,542) | 27,577 | 4,106,195 | 12,891,027 |
| Comprehensive income for the period | - | - | - | (13,921) | (3,216) | (17,137) |
| Balance at March 31, 2024 | 8,100,000 | 1,079,797 | (422,542) | 13,656 | 4,102,979 | 12,873,890 |

The accompanying notes are an integral part of these interim consolidated financial statements

SPECIALIZED INVESTMENT COMPOUNDS COMPANY
(PUBLIC SHAREHOLDING COMPANY)

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
FOR THE PERIOD ENDED MARCH 31, 2025
(EXPRESSED IN JORDANIAN DINAR)

| | FOR THE PERIOD ENDED MARCH 31, 2025 | For The Period Ended March 31, 2024 |
|---|--|--|
| OPERATING ACTIVITIES | | |
| Profit of the period before tax | 136,552 | 6,217 |
| Adjustments for gain of the period before tax: | | |
| Depreciation | 118,476 | 123,039 |
| Financial charges | 3,529 | 9,967 |
| Gains realized from financial assets designated at fair value through the statement of comprehensive income | (6,329) | - |
| Unrealized gains of financial assets designated at fair value through statement of comprehensive income | 142,489 | 63,973 |
| Changes in operating assets and liabilities: | | |
| Financial assets designated at fair value through statement of comprehensive income | (230,930) | - |
| Accounts receivable, checks under collection | 42,370 | 8,821 |
| Prepaid expenses and other receivables | (26,625) | (89,443) |
| Accounts payable and deferred checks | (22,829) | (63,595) |
| Accrued expenses and other payables | (33,192) | 8,458 |
| Margin financing receivables | 237,697 | - |
| Deferred revenues | (103,782) | (69,175) |
| Net cash available from / (used in) operating activities | 257,426 | (1,738) |
| INVESTING ACTIVITIES | | |
| Proceeds from the sale of property and equipment | (316,077) | 4,467 |
| Projects in Progress | 84,412 | - |
| Net cash (used in) / available from investing activities | (231,665) | 4,467 |
| FINANCING ACTIVITIES | | |
| Paid financial charges | (3,529) | (9,967) |
| Net cash used in financing activities | (3,529) | (9,967) |
| Net change in cash and cash equivalents | 22,232 | (7,238) |
| Cash and cash equivalents, January 1 | 64,373 | 78,129 |
| CASH AND CASH EQUIVALENTS, MARCH 31 | 86,605 | 70,891 |

The accompanying notes are an integral part of these interim consolidated financial statements

SPECIALIZED INVESTMENT COMPOUNDS COMPANY
(PUBLIC SHAREHOLDING COMPANY)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED MARCH 31, 2025
(EXPRESSED IN JORDANIAN DINAR)

1. ORGANIZATION AND ACTIVITIES

Specialized Investment Compound Company is a Jordanian public shareholding Company registered on August 7, 1994 under No. (252). The authorized and paid capital is 8,100,000 JOD divided to 8,100,000 shares of 1 JOD each.

The Company main activities are utilizing, developing and investing lands for establishing, selling and investing industrial buildings and specialized craft warehouses.

The Company and its subsidiary are located in Amman.

2. New and Amended International Financial Reporting Standards

The following new and amended standards and interpretations have not yet become effective

It is valid for annual periods beginning on or after

Non-Fungibility of Exchange Rates (Amendments to IAS (21))

January 1, 2025

Presentation and Disclosure in Financial Statements (Amendments to IFRS (18))

January 1, 2027

Investments in Associates and Joint ventures (Amendments to IAS (28) and IFRS (10))

The implementation has been postponed indefinitely.

Management anticipates that these new standards, interpretations and amendments will be adopted in the Company's financial statements as and when they are applicable and adoption of these new standards, interpretations and amendments, may have no material impact on the financial statement of the Company in the period of initial application.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The interim consolidated financial statements have been prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting".

The interim consolidated financial statement is presented in Jordanian Dinar, since that is the currency in which the majority of the Company's transactions are denominated.

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

SPECIALIZED INVESTMENT COMPOUNDS COMPANY
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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
(CONTINUED)
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The interim consolidated statement does not include all the information and notes needed in the annual financial statement and must be reviewed with the ended financial statement at December 31, 2024, in addition to that the result for the three months ended in March 31, 2025 is not necessarily to be the expected results for the financial year ended December 31, 2025.

Significant Accounting Policies

The accounting policies used in the preparation of the interim consolidated financial information are consistent with those used in the audited financial statements for the period ended December 31, 2024.

Basis of Consolidating Interim Financial Statements

The interim consolidated financial statements incorporate the financial statements of Specialized Investment Compounds Company (Public Shareholding Company) and the subsidiaries controlled by the Company (Subsidiary Company).

Control is achieved where the Company:

- Ability to exert power over the investee.
- Exposure, or rights, to variable returns from its involvement with the investee.
- Ability to exert power over the investee to affect the amount of the investor's returns.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described in the accounting policy for subsidiaries above.

When the Company has less than a majority of the voting, the Company shall have control over the investee when the voting rights sufficient to give it the ability to direct relevant activities of the investee individually.

When the Company reassesses whether or not it controls an investee, it considers all the relevant facts and circumstances, including:

- Size of the holding relative to the size and dispersion of other vote holders
- Potential voting rights, others vote-holders, and other parties
- Other contractual rights
- Any additional facts and circumstances may indicate that the company has, or does not have, the current ability to direct the activities related to the time needed to make decisions, including how to vote at previous shareholders meetings.

The consolidation process begins when the company's achieve control on the investee enterprise (subsidiary), while that process stops when the company's loses control of the investee (subsidiary). In particular, income and expenses of subsidiaries acquired or disposed of during the year are included in the consolidated income statement, and the consolidated comprehensive income statement from the effective date of acquisition and up to the effective date of which it loses control of a subsidiary Company.

The profit or loss and each component of other comprehensive income elements distributed on the company's owners and owners of non-controlling interests, total comprehensive income for the subsidiary distributed to the owners of the company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

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When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by the parent company.

All intra-group transactions, balances, income, and expenses are eliminated in full-on consolidation.

The interim consolidated financial statements as of March 31, 2025, consist the financial statements of the following subsidiary:

| Company | Place of Registration | Paid Capital | Vote and Ownership Ratio | Paid Capital Ratio | Main Activity |
|-------------------------------|-----------------------------------|--------------|--------------------------------|-----------------------|--|
| Pluto Residential Projects | Hashemite Kingdom of Jordan | 850,000 JOD | 100% | 100% | Building and selling residential projects without interests and purchase, sell and invest in real estate and lands |

Equity Instruments at FVTOCI

Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognized in other comprehensive income and accumulated in the cumulative changes in fair value of securities reserve. The cumulative changes or loss will not be reclassified investments, but reclassified to retained earnings. The Company has designated all instruments that are not held for trading as at FVTOCI.

Dividends on these investments in equity instruments are recognized in profit or loss when the Company right to receive the dividends is established, unless the dividends clearly represent a recovery of a part of the cost of the investments. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

The Company assesses the classification and measurement of the cash flow characteristics of the contractual asset and the Company's business model for managing the asset.

For an asset to classified and measured at amortized cost or at FVTOCI, is contractual terms should give rise to cash flows that are solely represent payments of principal and interest on the principal outstanding (SPPI).

At initial recognition of a financial asset, the Company determines whether newly recognized financial assets are part of an existing business model or whether they reflect the commencement of a new business model. The Company reassess its business models each reporting period to determine whether the business models have changed since the preceding period. For the current and prior reporting period the Company has not identified a change in its business models.

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When a debt instrument measured a FVTOCI is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss. In contrast, for an equity investment designated as measured FVTOCI, the cumulative gain/loss previously recognized in OCI is not subsequently reclassified to profit or loss but transferred within equity.

Debt instruments that are subsequently measured at amortized cost or FVTOCI are subject to impairment.

Financial Assets at FVTPL

Financial assets at FVTPL are:

- (i) assets with contractual cash flows that are not SPPI; or and
- (ii) assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
- (iii) assets designated at FVTPL using the fair value option.

These assets are measured at fair value, with any gains / losses arising on remeasurement recognized in profit or loss.

Fair value option: A financial instrument with a reliably measureable fair value can be designated as FVTPL (the fair value option) on its initial recognition, even if the financial instrument was not acquired or incurred principally for the purpose of selling or repurchasing. The fair value option can be used for financial assets if it eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities, or recognizing related gains and losses on a different basis ("accounting mismatch").

Reclassifications

If the business model under which the Company holds financial assets changes, the financial assets affected are reclassified. The classification and measurement requirements related to the new category apply prospectively from the first day of the first reporting period following the change in business model that results in reclassifying the Company's financial assets. During the current financial year and previous accounting period, there was no change in the business model under which the Company holds its financial assets, therefore, no reclassifications were made.

Impairment

IFRS 9 replaces the "incurred loss" model in IAS 39 with an expected credit loss model (ECLs). The Company recognizes loss allowance for expected credit losses on the following financial instruments that are not measured at FVTPL

- Cash and bank balances
- Trade and other receivables;
- Due from related party.

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With the exception of purchased or originated credit impaired (POCI) financial assets (which are considered separately below), ECLs are required to be measured through a loss allowance at an amount equal to:

- 12 Month ECL, i.e., lifetime ECL that results from those default events on the financial instrument that are possible within 12 months after the reporting date (referred to as stage1); or
- Full lifetime ECL, i.e. Lifetime ECL that results from all possible default events over the life of the financial instruments, (referred to as stage2 and stage3).

A loss allowance for full lifetime ECL is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition. For all other financial instruments, ECLs are measured at an amount equal to the 12-month ECL.

The Company has elected to measure loss allowances of cash and bank balances. Trade and other receivables, and due from a related party at an amount equal to lifetime ECLs.

ECLs are probability-weighted estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flow to the Company under the contract and the cash flows that the Company expects to receive arising from weighting of multiple future economic scenarios. Discounted at the asset's EIR.

Loss allowance for financial investments measured at amortized costs are deducted from gross carrying amount of assets. For debt securities a FVTOCI, the loss allowance is recognized in the OCI, instead of reducing the carrying amount of the asset.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue costs or effort. This includes both quantitative and qualitative information and analysis based on the previous company experience and on the available credit score including forward-looking information.

For certain categories of financial assets, assets that are assessed not to be impaired individually are. In addition, assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Company's past experience of collecting payments, an increase in the number of delayed payments in the portfolio, as well as observable changes in national or local economic conditions that correlate with default on receivables.

Impairment losses related to cash and bank balances, trade and other receivables and due from a related party, are presented separately in the interim consolidated statement of income and other comprehensive income.

The Company considers a debt security to have low credit risk when its credit risk rating is equivalent to the globally accepted definition of the grade of the investment.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
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Measurement of ECL

The Company employs statistical models for ECL calculations. ECLs are a probability-weighted estimate of credit losses. For measuring ECL under IFRS 9, the key input would be the term structure of the following variables.

- Probability of Default (PD);
- Loss Given Default (LGD); and
- Exposure at Default (ED).

These parameters will be derived from our internally developed statistical models and other historical data. They will be adjusted to reflect forward-looking information.

Credit-Impaired Financial Assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial assets have occurred. Credit-impaired financial assets are referred to stage 3 assets. At each reporting date, the Company assesses whether financial assets carried at amortized costs and debt securities at FVTOCI are credit-impaired. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Derecognition of Financial Assets

The Company derecognizes a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

On derecognition of a financial asset measured at amortized cost or measured at FVTPL, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss.

On derecognition of a financial asset that is classified as FVTOCI, the cumulative gain or loss previously accumulated in the cumulative changes in fair value of securities reserve is not reclassified to profit or loss, but is reclassified to retained earnings.

Presentation of allowance for ECL are presented in the interim financial information

Loss allowances for ECL are presented in the interim financial information as follows:

For financial assets measured at amortized cost (loans and advances, cash and bank balances): as a deduction from the gross carrying amount of the assets.

For debt instruments measured at FVTOCI no loss allowance is recognized in the interim consolidated statement of financial position as the carrying amount is at fair value. However, the loss allowance is included as part of the revaluation amount in the revaluation reserve and recognized in other comprehensive income.

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Recognition of Revenues and Expenses

Revenue is recognized when it is probable that economic benefits will flow to the company as a result of a reliably measurable exchange.

Rental income is calculated on the basis of the value of the consideration received or expected to be received on a straight-line basis and over the term of the lease contract.

Expenses are recognized on an accrual basis.

Critical Accounting Judgments and Key Sources of Estimation Uncertainty

The preparation of interim consolidated financial statements requires management to make judgments estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these interim consolidated financial statements, the significant judgments made by management in applying the Company accounting policies and the key sources of estimation uncertainty were the same as those that applied to the audited annual financial interim consolidated statements.

Critical Judgments in Applying the Company's Accounting Policies in Respect of IFRS 9

Business Model Assessment:

Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgments reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate, and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

Significant Increase of Credit Risk

ECLs are measured as an allowance equal to 12-month ECL for stage1 assets, or lifetime ECL assets for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Company takes into consideration qualitative and quantitative reasonable and supportable forward-looking information.

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Establishing a Group of Assets with Similar Credit Risk Characteristics

When ECLs are measured on a collective basis, the financial instruments are Company collected on the basis of shared risk characteristics (e.g., instrument type, credit risk grade, collateral type, date of initial recognition, remaining term to maturity, industry, geographic location of the borrower, etc.). The Company monitors the appropriateness of the credit risk characteristics on an ongoing basis to assess whether they continue to be similar. This is required in order to ensure that should credit risk characteristics change there is appropriate re-segmentation of the assets. This may result in new portfolios being created or assets moving to an existing portfolio that better reflects the similar credit risk characteristics of that Company of assets. Re-segmentation of portfolios and movement between portfolios is more common when there is a significant increase in credit risk (or when that significant increase reverses) and so assets move from 12-month to lifetime ECLs, or vice versa, but it can also occur within portfolios that continue to be measured on the same basis of 12-month or lifetime ECLs, but the amount of the ECLs changes because the credit risk of the portfolios differ.

Models and Assumptions Used

The Company uses various models and assumptions in measuring fair value of financial assets, as well as in estimating ECL. Judgment is applied in identifying the most appropriate model for each type of asset. Furthermore, for determining the assumptions used in these models, including assumptions that relate to key drivers of credit risk.

Key Sources of Estimation Uncertainty in Respect of IFRS 9

The following are key estimations that the management has used in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognized in interim consolidated financial statements.

Establishing the number and relative weightings of forward-looking scenarios for each type of product/market determining the forward-looking information relevant to each scenario. When measuring ECL the Company uses reasonable and supportable forward-looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other.

Probability of Default

PD is a key input in measuring ECL. It represents an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.

Loss Given to Default

LGD is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into consideration cash flows from collateral and integral credit enhancements.

Accounts Receivable

Accounts receivable are recorded at the original amount less a provision for any uncollectible amount. An estimate for doubtful debts is made when collection of the full amount is no longer probable.

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Accounts Payable and Accruals

Liabilities are recognized for amounts to be paid in the future for services or goods received whether billed by the supplier or not.

Treasury Shares

Treasury shares are reported as a separate item deducted from owners' equity. They do not have the right to receive distributed dividends to shareholders and do not have the right to vote at the Company's general assembly meetings. Treasury shares are reported and presented at acquisition cost.

Real Estate for Sale

Real estate for sale stated at the lower of cost or net realizable value.

Expenses

Selling and marketing expenses principally comprise costs incurred in the distribution and sale of the Company's products. All other expenses are classified as general and administrative expenses.

General and administrative expenses include direct and indirect expenses that are not directly related to the costs of real estate sales and rental costs of real estate in accordance with generally accepted accounting standards. Expenses are distributed, if necessary, between general and administrative expenses, the cost of real estate sales and the cost of real estate rentals.

Cash and Cash Equivalents

Cash and cash equivalent include cash, demand deposits, and highly liquid investments with original maturities of three months or less.

Expected Credit Losses

Management estimates possibility of collection from the receivables and the expected credit losses provision had been estimated according to the previous experience and the prevailing economic environment.

Investment in Real Estates

Rented real estates are stated at cost less accumulated depreciation. Depreciation is provided over the estimated useful life of building using the straight-line method, with an annual rate ranging between 2% and 4%.

Investments in land appear at cost (according to International Standard No. 40), where the best criterion is for the company to record its real estate investments either at cost or at fair value provided that there is no obstacle that prevents the ability to determine the value of real estate investments reliably, and the company's management has chosen the cost to record its investments in land, based on the accounting principles instructions and applicable standards related to estimating the fair value and disposing of the revaluation surplus for the year 2007, issued in accordance with the provisions of Articles (8) and (12) of the Securities Law No. (76) For the year 2002, and in accordance with the Board of Commissioners Resolution No. (727/2007), dated December 16, 2007.

SPECIALIZED INVESTMENT COMPOUNDS COMPANY
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Property and Equipment

Property and equipment are stated at cost less accumulated depreciation. Depreciation is provided over the estimated useful lives of the applicable assets using the straight-line method. The estimated rates of depreciation of the principal assets using the straight-line method. The estimated rates of depreciation of the principal classes of assets are as follows:

| | <u>Annual Depreciation Rate</u> |
|--------------------------------|---------------------------------|
| Building | 4% |
| Furniture and Office Equipment | 9-15% |
| Computers | 25% |
| Vehicles | 15% |
| Decoration | 12% |
| Tools | 20% |
| Cooling and Heating Equipment | 15% |
| Bill Boards | 10% |

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 and equipment.

Impairment test is performed for property and equipment in the interim consolidated statement of financial position when any events or changes occur in circumstances that show that this value may not be recoverable. In case of any indication of impairment, impairment losses are calculated depending on the impairment policy of declining the value of the assets.

When any subsequent disposal of property and equipment, the value of the gains or losses arising are recognized, this represents the difference between the net disposal proceeds and the value that appears out of property and equipment in the interim consolidated statement of financial position, gross profit and loss.

Provisions

The provisions had been formed, when the company has a present obligation (legal or expected) from past events which its cost of repayment consider accepted and it has ability to estimate it reliably.

The provision had been measured according to the best expectations of the required alternative to meet the obligation as of the financial position statement date after considering the risks and not assured matters about the obligation. When the provision had been measured with the estimated cash flows to pay the present obligation, then the accounts receivable had been recognized as asset in case of receipt and replacement of the amount is certain and it able to measure the amount reliably.

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The Sector Report Represents

The business sector represents a collection of assets and operation engaged together in providing product or services subjected to risks and returns that are different from those of other business sectors, which are measured according to the reports that are used by the executive director and the main decision-makers in the Company.

Geographical segment is associated in providing products in particular economic environment subject to risks and returns that are differed from those for sectors to work in economic environment.

Offsetting

Financial assets and financial liabilities are offset, and the net amount is reflected in the interim consolidated statement of financial position only when there are legal rights to offset the recognized amounts, the Company intends to settle them on a net basis, or assets are realized and liabilities settled simultaneously.

Income Tax

The company is subject to Income Tax Law for the year and its subsequent amendments and the regulations issued by the Income Tax Department in the Hashemite Kingdom of Jordan and provided on accrual basis. Income Tax is computed based on adjusted net income. According to International Accounting Standard number (12), the company may have deferred taxable assets resulting from the differences between the accounting value and tax value of the assets and liabilities related to the provisions, these assets are not shown in the financial statements since it is immaterial.

Foreign Currency Translation

Foreign currency transactions are translated into Jordanian Dinar at the rates of exchange prevailing at the time of the transactions. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are translated at the exchange rates prevailing at that date. Gains and losses from settlement and translation of foreign currency transactions are included in the consolidated income statement.

When compiling the financial statements of subsidiaries abroad with the financial statements of the parent company, the assets and liabilities of those companies, as at the date of the statement of financial position, are transferred to the Jordanian dinar at the rates prevailing at the end of the year, and revenues and expenses are transferred on the basis of the average price for the period, that the resulting transfer differences are include it in the statement of changes in equity if it appears.

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4. FINANCIAL INSTRUMENTS

Management of Share Capital Risks

The Company manages its capital to make sure that the Company will continue when it takes the highest return by the best limit for debts and owner's equity balances.

Structuring of Company's capital includes debts that consist of loans and the owner's equity in the Company, which includes share capital, issuance premium, reserves, fair value reserve, and accumulated losses as it listed in the changes in consolidated owner's equity statement

The Debt Ratio

The Board of Directors is reviewing the share capital structure periodically. As a part of this reviewing, the Board of Directors consider the cost of share capital and the risks that is related in each faction from capital and debt factions. The Company's capital structure includes debts from the borrowing. The Company does not determine the highest limit of the debt ratio and it does not expect increase in the debt ratio.

Financial Risk Management

Include the risks those they may be exposed to the following risks:

Foreign Currency Risk Management

When consolidating financial statements of subsidiaries outside Jordan with the parent Company, the assets and liabilities are exchanged as of financial position date to Jordanian Dinar by exchange rates as at the year end, for revenues and expenses it exchanged based on average exchange rates for the period, exchange differences, if any, included in owners' equity.

Interest Rates Risk

Interest rate risk arises mainly from floating rate borrowings (floating rate) and short-term fixed-rate deposits. Interest rate risk for borrowed funds is managed effectively.

The sensitivity of the statement of income is the effect of the assumed changes in interest rates on the Company's profit for one year and is calculated based on financial liabilities bearing a variable interest rate at the end of the period.

Other Price Risk

The Company is exposed to price risk arising from its investments in the equity of other companies. The Company maintains investments in the equity of other companies for strategic purposes and not for trading purposes. The Company does not actively trade in those investments.

Management of Liquidity Risks

Board of Directors is responsible for management of liquidity risks to manage the cash requirements-, short-, medium- and long-term liquidity. The Company managed the liquidity risks through controlling the future cash flow that evaluated permanently and correspond the due dates of assets and liabilities.

5. APPROVAL OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The interim consolidated financial statements were approved by the Directors and authorized for issuance on April 24, 2025.