

AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS PERIOD ENDED
30 SEPTEMBER 2025
TOGETHER WITH THE REVIEW REPORT

**AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN**

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Review Report

**To the Chairman and Members of the Board of Directors
AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(Public Limited Shareholding Company)
Amman – Jordan**

Introduction:

We have reviewed the interim condensed statement of financial position for **AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY (Public Limited Shareholding Company)** as of 30 SEPTEMBER 2025 and the related interim condensed statements of income and comprehensive Income, changes in shareholders' equity and interim condensed statement of cash flows for the NINE -months period then ended, and a summary of significant accounting policies and other explanatory information. Management is responsible for the preparation and fair presentation of these interim condensed financial statements in accordance with International Accounting Standard (34) Related to Interim Financial Reporting, Our responsibility is to express a conclusion on these interim condensed financial Information 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 Company", A review of interim financial information consists of making inquiries, primarily from the 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 interim condensed financial statements of **AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY (Public Limited Shareholding Company)** are not prepared, in all material respects, in accordance with International Accounting Standard (34) relating to interim financial reporting.

Emphasis of Matter:

As shown in Note (4) to the Interim Condensed of financial statements, the company has changed its accounting policy regarding the subsequent measurement of property and equipment (land and buildings) from the cost model to the revaluation model, based on a decision made by the Board of Directors on October 15, 2025. The revaluation surplus amounted to JOD 681,202 and has been recorded in a separate account under shareholders' equity, titled " Revaluation Surplus of Property and equipment." According to the Securities Commission's "Instructions for the Recognition and Disposal of Revaluation Surplus for 2022," issued under Article (12) of the Securities Law No. (18) of 2017, the revaluation surplus cannot be disposed of except after exclusion or sale.

Other Matter:

The financial statements of the Company for the year ended 31 December 2024 were audited by another auditor, who issued an unqualified opinion thereon on 10 February 2025. The same auditor also reviewed the financial statements for the period ended 30 September 2024 and issued an unqualified conclusion thereon on 13 October 2024.

Methaq consulting & auditing

Ali Atieh

License 895



Amman – Jordan

16 October 2025

AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

		30 September 2025	
	Note	(Reviewed not Audited) JD	31 December 2024 JD
<u>Assets</u>			
<u>Non-current assets</u>			
Property and equipment-net	4	2,152,754	1,485,460
Financial assets at fair value through other comprehensive Income	5	265,211	103,963
Investments in lands - net		3,652	3,652
Total Non-current assets		2,421,617	1,593,075
<u>Current assets</u>			
Cash and cash equivalents		25,345	9,506
Accounts receivable and other debt balances		61,100	146,757
Related Parties		17,036	38,660
Inventory		149	-
Total current assets		103,630	194,923
Total Assets		2,525,247	1,787,998
<u>Shareholders' equity and Liabilities</u>			
<u>Shareholders' equity</u>			
Authorized and paid-up capital	1	2,300,000	2,300,000
Statutory reserve		127,614	127,614
Voluntary reserve		6,302	6,302
Fair value reserve		10,322	5,481
Revaluation surplus of property, plant, and equipment		681,202	-
Accumulated Losses		(665,797)	(709,220)
Total Shareholders' equity		2,459,643	1,730,177
<u>Current liabilities</u>			
Accounts Payable and other credit balances		59,449	55,291
Related Parties		6,155	2,530
Total Current liabilities		65,604	57,821
Total Shareholders' equity and Liabilities		2,525,247	1,787,998

The accompanying notes are an Integral part of these Interim Condensed Financial Statements and should be read with them as well as with the accompanying review report

AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME
(REVIEWED NOT AUDITED)

	Note	For the three months ended 30 September		For the nine months ended 30 September	
		2025	2024	2025	2024
		JD	JD	JD	JD
Revenues		73,737	46,968	125,948	111,106
Operating expenses		(32,225)	(46,115)	(82,684)	(126,660)
Gross profit (Loss)		41,512	853	43,264	(15,554)
General & Administrative Expenses		(23,557)	(5,355)	(43,785)	(59,523)
Other revenues		24,489	43	28,919	190
Dividends		-	-	7,795	2,550
Income / Loss for the period		42,444	(4,459)	36,193	(72,337)
<u>Other comprehensive income items:</u>					
Change in fair value reserve for financial assets		20,963	(456)	4,841	6,238
Realized gains from the sale of financial assets through other comprehensive income		1,171	2,526	7,230	2,503
Total other comprehensive income /loss for the period		64,578	(2,389)	48,264	(63,596)
Basic and diluted income/ loss per share for the period	6	0.018	(0.002)	0.016	(0.031)

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AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
(REVIEWED NOT AUDITED)

	Paid-up capital	Statutory reserve	Voluntary reserve	Cumulative change in fair value	Revaluation surplus of property, plant, and equipment	Accumulated losses	Total
	JD	JD	JD	JD	JD	JD	JD
<u>For the period ended 30 September 2025</u>							
Balance at the beginning of the period	2,300,000	127,614	6,302	5,481	-	(709,220)	1,730,177
Realized gains from the sale of financial assets through other comprehensive income	-	-	-	-	-	7,230	7,230
Comprehensive income for the period	-	-	-	4,841	-	36,193	41,034
Revaluation Surplus of Property and equipment	-	-	-	-	681,202	-	681,202
Balance at the end of period	2,300,000	127,614	6,302	10,322	681,202	(665,797)	2,459,643
<u>For the period ended 30 September 2024</u>							
Balance at the beginning of the period	2,300,000	127,614	6,302	(162)	-	(698,928)	1,734,826
Realized gains from the sale of financial assets through other comprehensive income	-	-	-	-	-	2,503	2,503
Comprehensive loss for the period	-	-	-	6,238	-	(72,337)	(66,099)
Balance at the end of period	2,300,000	127,614	6,302	6,076	-	(768,762)	1,671,230

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AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED STATEMENT OF CASH FLOWS
(REVIEWED NOT AUDITED)

	For the nine months ended 30	
	September	
	2025	2024
	JD	JD
<u>Operating activities</u>		
Income / Loss for the period	36,193	(72,337)
<u>Adjustments:</u>		
Depreciation	13,908	13,908
Realized gains from the sale of financial assets	7,230	2,503
Cash Flows from Operations before Changes in Working Capital	57,331	(55,926)
Accounts receivable and other debt balances	85,657	28,523
Related Parties	25,252	103,927
Accounts Payable and other credit balances	4,158	(65,947)
Inventory	(149)	-
Net cash flows from operating activities	172,249	10,577
<u>Investing activities</u>		
Financial assets at fair value through other comprehensive Income	(156,410)	(10,308)
Net cash flows from investing activities	(156,410)	(10,308)
Net Increase in Cash	15,839	269
Cash and Cash Equivalents at beginning of the period	9,506	5,493
Cash and Cash Equivalents at the end of the period	25,345	5,762
<u>Non-Cash Items</u>		
Revaluation surplus of property, plant, and equipment	681,202	-

The accompanying notes are an Integral part of these Interim Condensed Financial Statements and should be read with them as well as with the accompanying review report

**AL-TAHDAITH FOR REAL ESTATE INVESTMENTS COMPANY
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN -JORDAN
NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS
(REVIEWED NOT AUDITED)**

1) General

Al-Tahdith for Real Estate Investments Company is a Jordanian limited public shareholding company, registered on October 22, 2006 at the Controller of Companies in the Ministry of Industry and Trade under the number (420), Authorized and paid up capital JD 2,300,000 divided into 2,300,000 shares, the value of each share is JD one.

The main objectives of the company are:

- To invest in land and buildings and to develop, improve ,enhance and trade them
- To own projects and companies in whole or partially which are operating in different sectors according to the laws and regulations in Jordan .

The Company's Board of Directors approved the condensed interim financial statements on 15 October 2025.

2) Basis of Preparation of the Interim Condensed Financial Statements

The accompanying interim condensed financial statements are prepared in accordance with IAS 34 'Interim Financial Reporting' .These interim condensed financial statements should be read in conjunction with the 2024 annual audited financial statements of the Company.

The condensed interim financial statements have been prepared in accordance with the historical cost principle, except for financial assets and financial liabilities, which are presented at fair value as of the date of the condensed interim financial statements.

The Jordanian Dinar is the presentation currency of the condensed interim financial statements and also represents the Company's functional currency

The interim condensed financial statements do not contain all information and disclosures required for full financial statements prepared in accordance with International Financial Reporting Standards. In addition, results for the nine months period ended 30 September 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

The preparation of the interim condensed 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 expenses. Actual results may differ from these estimates.

The significant judgements made by management in applying the Company 's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the financial statements for the year ended 31 December 2024.

The Company has consistently applied the accounting policies as applied in the annual financial statements for the year ended 31 December 2024, except for the changes that became effective from 1 January 2025.

The Company's financial risk management objectives and policies are consistent with those disclosed in the financial statements for the year ended 31 December 2024.

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The following amendment to existing standard has been applied by the Company in preparation of these interim condensed financial statements. The adoption of this does not have significant impact on the interim condensed financial statements.

Description	Effective from
Lack of Exchangeability – Amendments to IAS 21	1 January 2025

New Standards, Amendments Issued but not yet Effective

Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7	1 January 2025
Annual Improvements to IFRS Accounting Standards – Volume 11	1 January 2025
Power Purchase Agreements – Amendments to IFRS 9 and IFRS 7	1 January 2025
IFRS 18, Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19, Subsidiaries without Public Accountability: Disclosures	1 January 2027
Sale or Contribution of Assets between an Investor and its Associate or Joint Venture – Amendments to IFRS 10 and IAS 28	Deferred indefinitely

The Company is currently evaluating the impact of these standards and amendments. The Company will adopt it when these become effective

3) Critical accounting estimates and judgments

The Company makes certain estimates and assumptions regarding the future. Estimates and judgments are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Property and equipment

The Company reviewed the estimated useful life of property and equipment and depreciation method to verify that it reflects the used economic benefits and in case there is a difference it will be treated as changes in estimates (in the year of change and subsequent years).

Legal proceedings

The Company reviews outstanding legal cases through following the developments of the legal procedures at each reporting date, in order to assess the need of provisions and disclosures in its financial statements. Among the factors considered in making decisions on provisions are the nature of litigation, the progress of the case (including the progress after the date of the financial statements but before those statements are issued), the opinions or views of legal advisers, experience on similar cases and any decision of the Company management as to how it will respond.

Income tax

The Company is subject to income tax and significant judgment is required in determining the provision for income taxes. During the ordinary course of business, there are transactions and calculations for which the ultimate tax determination is uncertain. As a result, the company recognizes tax liabilities based on estimates of whether additional taxes and interest will be due.

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4) Property and equipment-net

	Land	Buildings	Electrical devices	Furniture and furnishings	Decorations	Kitchen tools and supplies	Computer software and devices	Fire extinguishing system	Total
	JD	JD	JD	JD	JD	JD	JD	JD	JD
<u>Cost</u>									
Balance at 1 January 2025	796,000	927,163	200,520	227,250	146,311	175,030	10,395	830	2,483,499
Write-off of Accumulated Depreciation of Revalued Buildings	-	(251,611)	-	-	-	-	-	-	(251,611)
Revaluation of Property, Plant and Equipment Additions	310,913	370,289	-	-	-	-	-	-	681,202
	-	-	-	-	-	-	-	-	-
Balance at 30 September 2025	1,106,913	1,045,841	200,520	227,250	146,311	175,030	10,395	830	2,913,090
<u>Accumulated Depreciation</u>									
Balance at 1 January 2025	-	237,703	200,520	227,250	146,311	175,030	10,395	830	998,039
Depreciations	-	13,908	-	-	-	-	-	-	13,908
Write-off of Accumulated Depreciation of Revalued Buildings	-	(251,611)	-	-	-	-	-	-	(251,611)
Balance at 30 September 2025	-	-	200,520	227,250	146,311	175,030	10,395	830	760,336
<u>Net Book Value</u>									
As at 30 September 2025	1,106,913	1,045,841	-	-	-	-	-	-	2,152,754
As at 31 December 2024	796,000	689,460	-	-	-	-	-	-	1,485,460

5) Financial assets at fair value through comprehensive income

	30 September 2025 JD	31 December 2024 JD
<u>Local</u>		
<u>Public Shareholding Companies (Listed)</u>		
Financial assets portfolio - at cost	254,889	98,479
Total	254,889	98,479
Fair value reserve for financial assets	10,322	5,484
Fair Value	265,211	103,963

6) Basic and diluted income/ loss per share for the period

	For the three months ended 30 September		For the nine months ended 30 September	
	2025	2024	2025	2024
Income / Loss for the period attributable to Company's shareholders	42,444	(4,459)	36,193	(72,337)
Weighted average number of shares	2,300,000	2,300,000	2,300,000	2,300,000
Earnings per Share for the Period (Basic & Diluted)	0.018	(0.002)	0.016	(0.031)