

Real Estate Development Company
Public Shareholding Company
Amman– Jordan

Interim condensed consolidated Financial Statements
31 March 2026

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Public Shareholding Company
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WISE AUDITORS

JCPA-Audit - Consultancy - Training

Independent Auditor's Review Report

To the Real Estate Development Company

Introduction

We have reviewed the accompanying consolidated condensed interim statement of financial position of Real Estate Development (a Public Shareholding Company and its subsidiaries (The "Group") as of March 31, 2026 and the related consolidated condensed interim statements of profit and loss, and comprehensive income, changes in owners' equity and cash flows for the three-month period then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for preparation and fair presentation of this consolidated condensed interim financial information in accordance with the international accounting standard (34) "Interim Financial Reporting" as adopted by company, our responsibility is to express a conclusion on these condensed consolidated interim 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 consolidated condensed interim financial information 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 consolidated condensed interim financial information is not prepared, in all material respects, in accordance with amended International Accounting Standard (34) "Interim Financial Reporting" as adopted by company.

WISE AUDITORS

Amman- Jordan

Adnan AbdelMawala

As on April 29th 2026

License number 607

عبدان عبدالمولى
إجازة رقم 607
محاسب قانوني

Real Estate Development Company
Public Shareholding Company
Amman– Jordan

Interim condensed consolidated statement of financial position
as of 31 Mar. 2026

<u>Assets</u>	31 March 2026	31 December 2025
Non – Current Assets		
Real Estate Investment	14,017,270	14,017,270
Property and equipment	37,108	37,108
Financial assets at fair value through income statement	3,794,718	3,802,986
Financial assets measured at fair value through comprehensive income	1,890,202	1,971,564
Investment in associate companies	1,129,061	1,138,107
Amounts due from related parties – long term	10,332,444	10,341,963
Properties under development	2,596,533	2,596,033
Total Non – Current Assets	33,797,336	33,905,031
Current Assets		
Lands held for sale	11,503,762	11,503,762
Other current assets	39,299	29,439
Accounts receivable	3,863	4,265
Financial assets at fair value through income statement	1,868,667	1,958,532
Checks under collection	195,415	378,977
Cash and cash equivalents	34,655	57,373
Total Current Assets	13,645,661	13,932,348
Total Assets	47,442,997	47,837,379

"The accompanying notes are an integral part of these statements"

Real Estate Development Company
Public Shareholding Company
Amman– Jordan

Interim condensed consolidated statement of financial position
as of 31 Mar. 2026

Equity and Liabilities	31 March 2026	31 March 2025
Shareholders' Equity		
Paid – in capital	49,625,545	49,625,545
Statutory reserve	570,771	570,771
Parent company's shares owned by subsidiaries	(2,889,115)	(2,889,115)
The cumulative change in the fair value of the financial assets	(1,289,226)	(1,225,954)
Accumulated losses	(20,132,859)	(19,915,561)
Total Shareholders' Equity	25,885,116	26,165,686
Non-controlling interests	12,144,068	12,220,255
Total Equity	38,029,184	38,385,941
Liabilities		
Non – Current Liabilities		
Amounts due to related parties – long term	4,702,800	4,731,866
Total Non – Current Liabilities	4,702,800	4,731,866
Current Liabilities		
Bank facilities – short term	3,366,419	3,289,918
Accounts payable	219,756	220,114
Obligation against shares repurchase agreement	200,000	200,000
Other current liabilities	924,838	1,009,540
Total Current Liabilities	4,711,013	4,719,572
Total Liabilities	9,413,813	9,451,438
Total Equity and Liabilities	47,442,997	47,837,379

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Real Estate Development Company
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Amman– Jordan

Interim condensed consolidated income statement for the Three Month ended at 31 Mar. 2026

	31 March 2026	31 March 2025
Valuation gain (loss) of financial asset at fair value through income statement	(89,865)	(269,595)
Company's share from associate companies operations	(2,498)	(448)
Administrative expenses	(96,118)	(79,875)
Finance costs	(69,043)	(60,737)
Other expenses and revenues, net	(11,161)	(52,082)
Profit (loss) for the period before tax	(268,685)	(462,737)
Profit/(Loss) for the period	(268,685)	(462,737)
Attributable to :		
Shareholders of the company	(217,298)	(362,260)
Non-controlling interests	(51,387)	(100,477)
Total	(268,685)	(462,737)
Basic and diluted losses per share	(0.0046)	(0.0080)

"The accompanying notes are an integral part of these statements"

Real Estate Development Company

Public Shareholding Company

Amman– Jordan

**Interim condensed consolidated comprehensive income statement for the Three Month ended at 31
Mar. 2026**

	31 March 2026	31 March 2025
profit/(loss) for the period	(268,685)	(462,737)
Other comprehensive income items:		
Changes in fair value of financial assets through other comprehensive income	(88,072)	(266,470)
Total comprehensive loss for the period	(356,757)	(729,207)
Attributable to :		
Shareholders of the company	(280,570)	(548,499)
Non–controlling interests	(76,187)	(180,708)
Total	(356,757)	(729,207)

Real Estate Development Company
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Amman– Jordan

Interim condensed consolidated statement of changes in equity for the Three Month ended at 31 Mar. 2026

31 March 2026	Paid – in capital	Statutory reserve	Parent company's shares owned by subsidiaries	The cumulative change in the fair value of the financial assets	Accumulated losses *	Total shareholders' equity	Non–controlling interests	Total equity
Beginning of the period balance	49,625,545	570,771	(2,889,115)	(1,225,954)	(19,915,561)	26,165,686	12,220,255	38,385,941
Total comprehensive loss for the period				(63,272)	(217,298)	(280,570)	(76,187)	(356,757)
Non–controlling interests								
Balance at the end of the period	49,625,545	570,771	(2,889,115)	(1,289,226)	(20,132,859)	25,885,116	12,144,068	38,029,184

31 March 2025	Paid – in capital	Statutory reserve	Parent company's shares owned by subsidiaries	The cumulative change in the fair value of the financial assets	Accumulated losses *	Total shareholders' equity	Non–controlling interests	Total equity
Beginning of the period balance	49,625,545	570,771	(2,889,115)	(928,826)	(19,878,730)	26,499,645	11,886,924	38,386,569
Total comprehensive loss for the period				(186,239)	(362,260)	(548,499)	(100,477)	(648,976)
Non–controlling interests							(80,231)	(80,231)
Balance at the end of the period	49,625,545	570,771	(2,889,115)	(1,115,065)	(20,240,990)	25,951,146	11,706,216	37,657,362

Real Estate Development Company
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Amman– Jordan

Interim condensed consolidated statement of cash flows for the Three Month ended at 31
Mar. 2026
(In Jordanian Dinar)

	31 March 2026	31 March 2025
Operating activities		
Profit/Loss for the period	(268,685)	(462,737)
Changes in fair value of financial assets at fair value through income statement	0	269,595
Company's share from associate companies operations	2,498	448
Changes in working capital		
Financial assets at fair value through income statement	89,865	33,068
Financial assets at fair value through comprehensive income	1,561	0
Accounts receivable	401	1,960
Other Receivable	(9,860)	(774)
Other current liabilities	10,095	(9,889)
Checks under collection	183,562	
Current liabilities	(95,157)	(10,859)
Net cash flows used in operating activities	(85,720)	(179,188)
Investing activities		
Investment properties	0	(6,001)
Projects under construction	(500)	0
Investment in associate companies	6,548	(240)
Net cash flows from investing activities	6,048	(6,241)
Financing activities		
Credit facilities	76,501	150,654
Related parties	(19,547)	(12,001)
Net cash flows (used in) from financing activities	56,954	138,653
Cash and cash equivalents, beginning of period	57,373	53,208
Changes in cash and cash equivalents	(22,718)	(46,776)
Cash and cash equivalents, end of period	34,655	6,432

"The accompanying notes are an integral part of these statements"

Real Estate Development Company
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Notes to the condensed interim consolidated financial statements

1 . General

Real Estate Development Company was established on 24 June 1995 as a Public Shareholding Company and registered at the Ministry of Trade and Industry under number (287).

The Company obtained the right to start its operations on 21 October 1995.

The company's head office is in the Hashemite Kingdom of Jordan. The Company shares are listed in Amman Stock Exchange – Jordan.

The accompanying condensed interim consolidated financial statements have been approved for issue by the company's Board of Directors on 27 April 2026.

2 . Summary of Significant Accounting Policies

Basis of Preparation The condensed interim consolidated financial statements of the company have been prepared in accordance with IAS (34) Interim Financial Reporting. They do not include all of the information required in annual financial statements in accordance with IFRS, and should be read in conjunction with the financial statements of the Company for the year ended 31 December 2025.

The condensed interim consolidated financial statements have been prepared on a historical cost basis except for the financial assets at fair value.

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, except for the adoption of new and amended standards effective as at the beginning of the period.

Principles of Consolidation

The condensed interim consolidated financial statements comprise of the interim financial statements of the company 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 consolidated 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 subsidiaries are consolidated in the comprehensive income to the disposal date which is the date on which the company loses control over the subsidiaries.

The following subsidiaries have been consolidated:

Company	Ownership	Paid- in capital	Activity
Iwan for Construction LLC	100%	10000	Housing construction
Al-Ula for Investment Management	100%	10000	Real estate development
Arab East Investments for Real Estate LLC	70%	9996082	Real estate development
Companies owned by Arab East Investments for Real Estate			
Daret Amman for Housing Projects LLC	83%	10000	Housing construction
Asrar for Real Estate Investments LLC	70%	10000	Real estate development
Dghaileeb for Real Estate Investments LLC	70%	10000	Real estate development
Al - Molheq for Real Estate Investments LLC	52%	10000	Real estate development
Noor Al Sharq for Real Estate Investments LLC	43%	10000	Real estate development
Al - Ifsah for Real Estate Investments LLC	35%	10000	Real estate development
Al - Fanneyyah Lelmantojat Al Kharasaneyah LLC	35%	10000	Real estate development

The financial statements for Noor Al Sharq for Real Estate Investments, Al – Ifsah for Real Estate Investments and Al Fanneyyah Lelmantojat Al Kharasaneyah were consolidated with the accompanying condensed interim consolidated financial statements even though the ownership percentage is below 50% due to the control imposed by the Real Estate Development Company on the financial and operational policies of these companies.

Use of estimates

Preparation of the condensed interim consolidated financial statements and the application of accounting policies require the company's management to estimate and assess some items affecting financial assets and liabilities and to disclose contingent liabilities. These estimates and assumptions also affect certain elements of the company's assets, liabilities and provisions, and revenue and expenses, and require estimating and assessing the amounts and timing of future cash flows. The mentioned estimates and assumptions are based on multiple factors with varying degrees of assessment and uncertainty. Moreover, the actual results may differ from the estimates due to the changes resulting from the conditions and circumstances of those estimates in the future. 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. – The measurement of impairment losses under IFRS 9 requires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances. Elements of the expected credit loss model that are considered accounting judgments and estimates include Probability of default (PD), Loss given default (LGD) and Exposure at default (EAD).

3 . Tax Status

The tax status of the company as at 31/03/2026 is as follows.

- We hereby confirm that the company's final tax position has been fully settled through the end of the fiscal year 2024.
- tax return for 2025 have been filed according to laws
- On the basis of the financial lists for the three months ending 31-03-2026, the company does not incur an income tax due to the absence of taxable income.

4 . 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 interim 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.