

**THE HOUSING BANK FOR TRADE AND FINANCE
(PUBLIC SHAREHOLDING LIMITED COMPANY)
AMMAN - THE HASHEMITE KINGDOM OF JORDAN**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS FOR THE
THREE MONTH PERIOD ENDED 31 March 2026
TOGETHER WITH THE REVIEW REPORT**

Interim condensed consolidated financial statement review report

	<u>PAGE</u>
Interim Condensed Consolidated Statement of Financial Position	1
Interim Condensed Consolidated Statement of Profit or Loss	2
Interim Condensed Consolidated Statement of Comprehensive Income	3
Interim Condensed Consolidated Statement of Changes in Equity	4
Interim Condensed Consolidated Statement of Cash Flows	5
Notes to the Interim Condensed Consolidated Financial Statements	6 – 43



REVIEW REPORT ON THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**TO H.E. THE CHAIRMAN AND MEMBERS OF THE BOARD OF DIRECTORS OF
THE HOUSING BANK FOR TRADE AND FINANCE
(PUBLIC SHAREHOLDING LIMITED COMPANY)**

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of The Housing Bank for Trade and Finance (public shareholding limited company)(the “bank”) and its subsidiaries (together the “Group”) as at 31 March 2026 and the related interim condensed consolidated statements of profit or loss, interim condensed consolidated statement of comprehensive income, and the interim condensed consolidated changes in equity and the interim condensed consolidated cash flows for the three-month then ended, and other explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard (34) “interim financial reporting” as modified by the Central Bank of Jordan. 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 the International Standard on Review Engagements (2410) “Review of Interim Financial Information performed by the Independent Auditor of the Entity”. A review of interim financial statements 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 interim condensed consolidated financial statements are not properly prepared, in all material respects in accordance with International Accounting Standard (34) interim financial reporting as modified by the Central Bank of Jordan.

For and on behalf PricewaterhouseCoopers “Jordan”

Omar Jamal Kalanzi
License No. (1015)

Amman, Jordan
27 April 2026



The Housing Bank for Trade and Finance
(Public shareholding limited company)
Interim Condensed Consolidated Statement of Financial Position
As at 31 March 2026 (Reviewed)

	Note	31 March 2026 (Reviewed)	31 December 2025 (Audited)
		JD	JD
Assets			
Cash and balances at central banks – net	5	583,480,397	615,874,636
Balances at banks and financial institutions – net	6	237,583,793	477,033,239
Deposits at banks and financial institutions – net	7	49,356,317	54,998,024
Financial assets at fair value through profit or loss	8	5,959,710	5,362,870
Financial assets at fair value through other comprehensive income	9	458,361,663	469,469,455
Direct credit facilities at amortized cost - net	10	4,912,896,604	4,455,058,872
Financial assets at amortized cost – net	11	2,832,126,899	2,742,012,857
Property and equipment – net		157,109,830	155,094,774
Intangible assets – net		18,097,494	19,211,781
Right of use asset		25,159,702	21,002,769
Deferred tax assets		95,198,883	100,242,057
Other assets – net	12	284,469,390	276,679,713
Total Assets		9,659,800,682	9,392,041,047
Liabilities and equity			
Liabilities			
Banks and financial institutions deposits		1,013,357,054	957,912,873
Customers' deposits	13	5,904,340,822	5,881,539,006
Cash margins		406,094,187	359,155,422
Borrowed funds	14	410,729,076	324,363,397
Sundry provisions		27,112,424	25,240,296
Income tax provision	15/a	40,335,752	45,795,780
Deferred tax liabilities		18,784,224	16,641,787
Lease liability		24,448,212	20,416,930
Other liabilities	16	287,478,577	272,802,766
Total liabilities		8,132,680,328	7,903,868,257
Equity Shareholder's			
Bank Shareholder's Equity			
Authorized and paid-in capital		315,000,000	315,000,000
Share premium		328,147,537	328,147,537
Statutory reserve		337,542,932	337,542,932
Special reserve		11,993,467	11,993,467
Foreign currencies translation		(128,158,140)	(123,420,495)
Fair value reserve – net	18	18,729,342	16,226,674
Retained earnings	19	540,547,090	540,547,090
Profit for the period		41,716,448	-
Net shareholders' equity at the bank		1,465,518,676	1,426,037,205
Non-controlling interest		61,601,678	62,135,585
Total equity		1,527,120,354	1,488,172,790
Total liabilities and equity		9,659,800,682	9,392,041,047

The accompanying notes constitute an integral part of these interim condensed consolidated financial statements and should be read with them and with the review report.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Interim Condensed Consolidated Statement of Profit or Loss
For the Three Month periods Ended 31 March 2026 (Reviewed)

		For the Three-Month period Ended 31 March	
	Note	2026 (Reviewed) JD	2025 (Reviewed) JD
Interest income	20	144,264,035	148,368,079
Interest expense	21	(49,888,711)	(52,864,552)
Net Interest Income		94,375,324	95,503,527
Net commission income		6,668,558	6,746,883
Net Interest and Commission Income		101,043,882	102,250,410
Gain from foreign currencies		2,562,806	2,326,676
Gain from financial assets at fair value through profit or loss	22	136,433	155,834
Cash dividends from financial assets at fair value through other comprehensive income		2,108,751	150,000
Other income		11,180,531	8,200,100
Total Income		117,032,403	113,083,020
Expenses			
Employees' expenses		27,208,422	26,494,019
Depreciation and amortization		6,412,140	6,882,942
Other expenses		18,137,708	16,744,043
Expected credit loss expense	17	3,072,857	1,671,177
expense of (Recovery from) sundry provisions		695,954	(498,725)
Total Expenses		55,527,081	51,293,456
Profit for the period before income tax		61,505,322	61,789,564
Income tax expense	15/b	(19,113,029)	(21,781,735)
Profit for the period		42,392,293	40,007,829
Attributable to:			
Bank's Shareholders		41,716,448	39,506,061
Non-Controlling Interest		675,845	501,768
		42,392,293	40,007,829
		JD/Fils	JD/Fils
Basic and diluted earnings per share for the period attributable to the Bank's shareholders	23	0.132 JD	0.125 JD

The accompanying notes constitute an integral part of these interim condensed consolidated financial statements and should be read with them and with the review report.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Interim Condensed Consolidated Statement of Comprehensive Income
For the Three Month periods Ended 31 March 2026 (Reviewed)

	For the Three-Month period Ended 31 March	
	2026	2025
	(Reviewed)	(Reviewed)
	JD	JD
Profit for the period	42,392,293	40,007,829
<u>Other comprehensive income items which may be reclassified to profit or loss in the subsequent period</u>		
Foreign currencies translation	(5,936,850)	4,429,001
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax – debt instrument	(107,897)	1,755,561
<u>Other comprehensive income items that will not be reclassified to profit or loss in the subsequent period</u>		
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax - equity instruments	2,600,018	(1,434,023)
Total other comprehensive income for the period after tax	(3,444,729)	4,750,539
Total Comprehensive Income for the Period	38,947,564	44,758,368
Attributable to:		
Bank's shareholders	39,481,471	43,265,907
Non-controlling interest	(533,907)	1,492,461
	38,947,564	44,758,368

The accompanying notes constitute an integral part of these interim condensed consolidated financial statements and should be read with them and with the review report.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Interim Condensed Consolidated Statement of Changes in Equity
For the Three Month periods Ended 31 March 2026 (Reviewed)

	Net shareholders' equity at the bank										
			Reserves								
	Authorized and paid-in capital	Share Premium	Statutory	Special	Foreign currencies translation	Fair Value Reserve – Net	Retained Earnings	Profit for the Period	Net shareholders' equity at the bank	Non-controlling Interest	Total Equity
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
For the Three-Month period Ended 31 March 2026 (Reviewed)											
Beginning Balance for the Period	315,000,000	328,147,537	337,542,932	11,993,467	(123,420,495)	16,226,674	540,547,090	-	1,426,037,205	62,135,585	1,488,172,790
Profit for the period	-	-	-	-	-	-	-	41,716,448	41,716,448	675,845	42,392,293
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax– debt instruments	-	-	-	-	-	(97,350)	-	-	(97,350)	(10,547)	(107,897)
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax - equity instruments	-	-	-	-	-	2,600,018	-	-	2,600,018	-	2,600,018
Foreign currencies translation	-	-	-	-	(4,737,645)	-	-	-	(4,737,645)	(1,199,205)	(5,936,850)
Total comprehensive income for the period	-	-	-	-	(4,737,645)	2,502,668	-	41,716,448	39,481,471	(533,907)	38,947,564
Ending Balance for the Period	315,000,000	328,147,537	337,542,932	11,993,467	(128,158,140)	18,729,342	540,547,090	41,716,448	1,465,518,676	61,601,678	1,527,120,354
For the Three-Month period Ended 31 March 2025 (Reviewed)											
Beginning Balance for the Period	315,000,000	328,147,537	317,875,934	11,870,335	(133,342,835)	4,904,574	499,963,734	-	1,344,419,279	59,312,918	1,403,732,197
Profit for the period	-	-	-	-	-	-	-	39,506,061	39,506,061	501,768	40,007,829
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax– debt instruments	-	-	-	-	-	1,736,142	-	-	1,736,142	19,419	1,755,561
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax - equity instruments	-	-	-	-	-	(1,434,023)	-	-	(1,434,023)	-	(1,434,023)
Foreign currencies translation	-	-	-	-	3,457,727	-	-	-	3,457,727	971,274	4,429,001
Total comprehensive income for the period	-	-	-	-	3,457,727	302,119	-	39,506,061	43,265,907	1,492,461	44,758,368
Ending Balance for the Period	315,000,000	328,147,537	317,875,934	11,870,335	(129,885,108)	5,206,693	499,963,734	39,506,061	1,387,685,186	60,805,379	1,448,490,565

The Bank cannot use a restricted amount of JD 6,275,955 from retained earing which represents the financial assets revaluation differences in accordance with the instructions of Jordan Securities Commission and the Central Bank of Jordan as in 31 March 2026 and 31 December 2025.

Retained earnings includes an amount of JD 591,370 which represents the effect of early implementation of the International Financial Reporting Standard No (9). This amount may not be used except for the amounts actually realized from sale as in 31 March 2026 and 31 December 2025.

The Bank cannot use a restricted amount of JD 95,198,883 as at 31 March 2026 from retained earing which represents deferred tax assets which are restricted against capitalization or distribution only to the extent if actually recognized in accordance with the instructions of the Central Bank of Jordan and the Jordan Securities Commission (JD 100,242,057 as of 31 December 2025).

Retained earnings includes a restricted amount of JD 549,283 as at 31 March 2026 which represents the gain from the valuation of foreign currencies at the International Bank for Trade and Finance /Syria for the current year and the prior years (JD 548,769 as of 31 December 2025).

The accompanying notes constitute an integral part of these interim condensed consolidated financial statements and should be read with them and with the review report.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Interim Condensed Consolidated Statement of Cash Flows
For the Three Month periods Ended 31 March 2026 (Reviewed)

	Note	For the Three-Month period Ended 31 March	
		2026	2025
		(Reviewed)	(Reviewed)
		JD	JD
Operating activities			
Profit for the period before income tax		61,505,322	61,789,564
Adjustments for non-cash items:			
Depreciation and amortization		6,412,140	6,882,942
Provision for expected credit losses		3,072,857	1,671,177
Net unrealized gain from valuation of financial assets at fair value through profit or loss	22	(116,723)	(155,834)
Cash dividends from financial assets at fair value through other comprehensive income		(2,108,751)	(150,000)
Unrealized loss (gain) from valuation of derivatives		93,154	(20,877)
Net accrued interest and commission income		(1,219,120)	(8,261,024)
Effect of the change in exchange rates on cash and cash equivalents		(1,615,401)	(1,455,563)
Provision for end of service indemnity expense		1,486,819	1,208,273
Premiums and discounts amortization		(654,910)	(1,038,983)
expense of (Recovery from) sundry provisions		695,954	(498,725)
Others		252,783	483,020
Cash flows from operating activities before changes in assets and liabilities		67,804,124	60,453,970
Decrease (Increase) in assets:			
Deposits at banks and financial institutions (maturing within more than 3 months)		5,679,189	7,439,624
Direct credit facilities at amortized cost		(473,651,714)	(228,449,963)
Financial assets at fair value through profit or loss		(480,117)	-
Other assets		(4,941,101)	(30,846,680)
Increase (Decrease) in liabilities:			
Banks and financial institutions' deposits (maturing within more than 3 months)		78,272,218	26,587,560
Customers' deposits		32,518,477	28,253,470
Cash margins		48,000,320	27,557,473
Other liabilities		16,208,320	(24,859,717)
Sundry provisions paid		(364,635)	(563,623)
Net cash flow used in operating activities before income tax		(230,954,919)	(134,427,886)
Income tax paid	15	(18,923,408)	(26,093,288)
Net cash flow used in operating activities		(249,878,327)	(160,521,174)
Investing activities			
Purchase of financial assets at fair value through other comprehensive income		(35,118,646)	(57,378,973)
Matured financial assets at fair value through other comprehensive income		50,743,290	52,999,297
Cash dividends from financial assets at fair value through other comprehensive income		2,108,751	150,000
Purchase of financial assets at amortized cost		(229,920,924)	(243,940,638)
Matured financial assets at amortized cost		134,837,987	164,881,954
Purchase of property and equipment		(5,657,395)	(4,331,945)
Proceeds from sale of property and equipment		128,439	11,045
Purchase of intangible assets		(520,879)	(923,256)
Net cash flows used in investing activities		(83,399,377)	(88,532,516)
Financing activities			
Borrowed funds		114,906,184	40,102,915
Paid from borrowed funds		(28,540,505)	(63,049,533)
Dividends paid to shareholders		(39,059)	(35,805)
Paid lease liabilities		(1,641,507)	(1,399,929)
Net cash flows generated from (used in) financing activities		84,685,113	(24,382,352)
Net decrease in cash and cash equivalent		(248,592,591)	(273,436,042)
Effect of the change in exchange rates on cash and cash equivalents		(764,620)	2,855,776
Cash and cash equivalents - beginning of the period		173,288,269	310,046,686
Cash and cash equivalents - end of the period	24	(76,068,942)	39,466,420

The accompanying notes constitute an integral part of these interim condensed consolidated financial statements and should be read with them and with the review report.

(1) General Information

The Housing Bank for Trade and Finance ("the Bank") was established in 1973 and registered as a public shareholding limited company in accordance with the Jordanian Companies Law No. (12) of 1964. The Bank's paid up capital amounted to JD 315 million distributed to 315 million shares, with a par value of JD 1 per share.

The Bank provides its banking and financing business activities through its headquarter in Amman – Jordan and through its branches in Jordan (103 branches) and abroad in Palestine and Bahrain (16 branches) and through its subsidiaries in Jordan, Syria, Algeria and the United Kingdom.

The Bank's shares are traded on Amman Stock Exchange.

The interim condensed consolidated financial statements were approved by the Bank's Board of Directors on 23 April 2026.

(2) Basis of Preparation of the Interim Condensed Consolidated Financial Statements

The accompanying interim condensed consolidated financial statements have been prepared in accordance with the International Accounting Standard No. (34) "Interim Financial Reporting", as modified by the Central Bank of Jordan instructions.

The interim condensed consolidated financial statements are prepared in accordance with the historical cost convention, except for financial assets, financial liabilities and derivatives which are stated at fair value at the date of the interim condensed consolidated financial statements.

The reporting currency of the interim condensed consolidated financial statements is the Jordanian Dinar, which is the functional currency of the Bank.

The interim condensed consolidated financial statements do not include all notes and information presented in the annual financial statements which is prepared in accordance with the IFRS Accounting Standards as modified by the Central Bank of Jordan instructions and should be read with the Bank's annual report for the year ended 31 December 2025. The results of the three months ended 31 March 2026 do not indicate the expected results for the year ending 31 December 2026. There was no appropriation of the profit of the three months period ended 31 March 2026 which is performed at year end.

The key differences between IFRS Accounting Standards that should be applied and what has been modified by the Central Bank of Jordan are as follows:

- 1- Some items in the statement of financial position and statement of comprehensive income are presented and classified as per the instructions of the Central bank of Jordan and related illustrative template, which may not include all the IFRS Accounting standards disclosure requirements such as those outlined in IFRS 7,9 and 13.

- 2- Provisions for expected credit losses are calculated in accordance with the Central Bank of Jordan (CBJ) instructions No. (13/2018) "International Financial Reporting Standard (9) Implementation" dated 6 June 2018 and in accordance with the regulatory authorities' instructions in the countries that the Group operates whichever is more strict, the main significant differences are as follows:
- a) Exclusion of the debt instruments issued or guaranteed by the Jordanian Government, so that credit exposures issued or guaranteed by the Jordanian Government are considered to have no credit losses.
 - b) When calculating credit losses against credit exposures, the calculation results in accordance with IFRS (9) are compared with the calculation as per the instructions of the Central Bank of Jordan No. (8/2024) dated 1 January 2025 for each stage separately and the stricter results are recorded.
 - c) Restructuring and Rescheduling: Under Instruction 8/2024, restructured exposures are automatically classified as "Under Watchlist". Rescheduled exposures are classified as "non-Performing", regardless of the number of times they have been restructured or rescheduled. In contrast, Instruction 47/2009 considered the number of restructurings/reschedulings when determining classification.
 - d) Reclassification and Observation Periods: Instruction 8/2024 introduces observation probation periods for upgrading a customer's classification from a more severe category to a performing one. Instruction 47/2009 did not include such observation periods for reclassification between categories.
 - e) Collateral and Provisioning Rates: According to Instruction 8/2024 collateral is taken into account, and a 5% provision is calculated (net of eligible collateral) for all customers classified as "Under Watchlist". Compared to Instruction 47/2009 applied different provisioning rates: 1.5% for individual customers, 15% for corporate customers. These changes reflect a more granular and risk-sensitive approach in the new regulations, aligning with international best practices.
- 3- In accordance with the instructions of the Central Bank of Jordan and the instructions of the supervisory authorities in the countries in which the Group operates, interest and commissions are suspended on non-performing credit facilities classified within stages.
- 4- Additional provisions are calculated in the consolidated financial statements against some of the Bank's foreign investments in some neighboring countries.
- 5- In previous years, additional provisions were recorded against seized assets under the instructions of the Central Bank of Jordan until October 2022, these instructions were canceled based on CBJ decision No. 10/3/16234 as of 10 October 2022, and reversing the booked provisions is allowed only upon the disposal of the related assets.
- 6- The statutory cash reserve held at the Central Bank of Jordan is not excluded from the cash and cash equivalents.
- 7- Based on certain agreements with the Central Bank of Jordan, the bank may book additional provisions against direct facilities granted to specific customers. additionally, the Central bank of Jordan's instructions may require additional provisions to be booked against some of the seized assets.

2-1 Basis of Consolidation of the Interim Condensed Consolidated Financial Statements

The interim condensed consolidated financial statements are consolidated from the date control is exercised until such control ceases. The assets, liabilities, expenses, and revenues of the subsidiaries are consolidated into the profit or loss statement from the date the group gains control over the subsidiaries until control ceases.

Control is achieved when the group has rights to variable returns from its involvement with the investee company and has the ability to influence those returns through its power over the investee. Control over the investee company is achieved only when the following conditions are met:

- Has the power over the investee. (Existing rights that give the group the ability to direct the relevant activities of the company invested in)
- Is exposed, or has rights, to variable returns from its involvement with the investee; and
- Has the ability to use its power to affect the investee's returns.

In the event that the Bank's voting rights fall below the majority of voting rights in any of the investees, The bank takes into account all facts and circumstances when estimating whether the Bank has voting rights in the investee that are sufficient to give it the ability to control or not. These facts and circumstances include:

- Contractual arrangements with other shareholders holding voting rights in the investee company.
- Rights arising from other contractual arrangements; and
- Potential voting rights held by the Bank and any other voting rights holders or parties.

The Group will re-estimate whether it controls the investees or not if the facts and circumstances indicate that there are changes on one or more of the control points referred to above.

Profits, losses, and every item of other comprehensive income are allocated to the equity holders of the parent company and non-controlling interests, even if this results in a deficit in the non-controlling interests' balance. If necessary, the financial statements of subsidiaries are adjusted to align their accounting policies with those of the group. Assets, liabilities, equity, income, expenses, profits, and losses related to transactions between the group and its subsidiaries are eliminated in full.

Non-controlling interests in subsidiaries are determined separately from the Bank's ownership rights in these entities. Non-controlling interests currently held by equity interests granted to their holders in a proportionate share of the net assets upon liquidation may initially be measured at fair value or at the proportionate share of non-controlling interests in the fair value of the identifiable net asset purchase. The measurement is chosen on the basis of acquisition. Other non-controlling interests are initially measured at fair value after acquisition. The book value of non-controlling interests is the value of these interests upon initial recognition, in addition to the share of the non-controlling interests from subsequent changes in ownership rights. Total comprehensive income is attributed to the non-controlling interests, even if this leads to a deficit in the balance of the non-controlling interests.

Changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for as equity transactions. The present value of the Group's and non-controlling interests is adjusted to reflect changes in their relative interests in subsidiaries. Any difference between the amount by which non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to the owners of the Group.

2-2 As of 31 March 2025, the group owns the following subsidiaries:

(a) Foreign subsidiaries:

International Bank for Trade and Finance / Syria: paid-in capital is Syrian Lira 525 million, of which the Bank owns 49.063%. The Bank has the power to control the administrative and financial policies of this bank. Therefore, its financial statements have been consolidated with the financial statements of the Bank. In this regard, the Bank's main objective is to conduct commercial banking activities, and ownership of this bank dates back to 2003. In addition, the International Bank for Trade and Finance has a subsidiary – The International Financial Center/ Syria (Under liquidation) with an ownership percentage of 85% of the company's capital amounting to 100 million SYL, whereas The Housing Bank for Trade and Finance owns a percentage of 5% of the company's capital.

Housing Bank for Trade and Finance – Algeria: the ownership is 85% of the bank's capital of 20 billion Algerian dinars. The main objective of this Bank is to conduct commercial banking activities, and ownership of this bank dates back to 2002.

Jordan International Bank / London: The Bank ownership is 75% of paid-up capital, which amounts to 65-million-pound sterling (65 million shares). The main objective of this Bank is to conduct banking activities.

(b) Local subsidiaries:

Specialized Lease Finance Company – Jordan: The Bank owns 100% of paid- in capital of JD 30 million (30 million shares). The Company's main activity is to conduct finance leases for various types of equipment and machinery, in addition to real estate, land, vehicles, and other items purchased by the company for finance lease purposes. The Bank's ownership in this Company dates back to 2005. Specialized Lease Finance Company has a subsidiary – Specialized Islamic Finance Company with a capital of JD 15 million on 3 July 2025.

(3) Significant Accounting Policies

The accounting policies used in the preparation of the interim condensed consolidated financial statements for the period ended on 31 March 2026 are consistent with those used in the preparation of the annual consolidated financial statement for the year ended 31 December 2025. However, the Group has adopted the following amendments and interpretations that apply for the first time in January 2026 and have not materially affected the amounts and disclosures in the interim condensed consolidated financial statements for the period and prior years, which may have an impact on the accounting treatment of future transactions and arrangements.

3.1 Changes in accounting policy and disclosures

a) New and amended IFRS Accounting Standards and interpretations issued and adopted by the Company in the financial year beginning on 1 January 2026:

Key requirements	Effect date
Amendments to IFRS 9 and IFRS 7- Classification and Measurement of Financial Instruments On 30 May 2024, the IASB issued targeted amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities.	1 January 2026
Annual Improvements to IFRS Accounting Standards – Volume 11 These amendments are part of the Annual Improvements to IFRS Accounting Standards. Annual improvements are limited to changes that either clarify the wording in an Accounting Standard or correct relatively minor unintended consequences, oversights or conflicts between the requirements in the Accounting Standards	1 January 2026
Amendment to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity: These amendments change the 'own use' and hedge accounting requirements of IFRS 9 and include targeted disclosure requirements to IFRS 7. These amendments apply only to contracts that expose an entity to variability in the underlying amount of electricity because the source of its generation depends on uncontrollable natural conditions.	1 January 2026

The implementation of the above standard did not have a material impact on the financial statements of the Company

b) New IFRS Accounting Standards issued and not yet applicable or early adopted by the Company for periods starting on or after 1 January 2026:

The management is still in the process of evaluating the impact of these new amendments and standards on the Company's financial statements, and it believes that there will be no significant impact upon implementation.

Key requirements	Effect date
Amendment to IAS 21 - Translation to a Hyperinflationary Presentation Currency: These narrow-scope amendments specify the translation procedures for an entity whose presentation currency is that of a hyperinflationary economy. The amendments aim to improve the usefulness of the resulting information in a cost-effective manner. Developed in response to stakeholder feedback, these amendments are expected to reduce diversity in practice and provide a clearer basis for reporting in a hyperinflationary currency.	1 January 2027

<p>IFRS 18, 'Presentation and Disclosure in Financial Statements':</p> <p>The new requirements introduced in IFRS 18 will help to achieve comparability of the financial performance of similar entities, especially related to how 'operating profit or loss' is defined. The new disclosures required for some management-defined performance measures will also enhance transparency.</p> <p>This new standard replaces the previous IAS 1 and is specific on matters related to presentation and disclosure in financial statements, with a focus on updates to the statement of profit or loss to meet the matters mentioned above.</p>	<p>1 January 2027</p>
<p>IFRS 19, 'Subsidiaries without Public Accountability: Disclosures' and amendments:</p> <p>The new amendments work alongside other IFRS Accounting Standards. An eligible subsidiary applies the requirements in other IFRS Accounting Standards except for the disclosure requirements; and it applies instead the reduced disclosure requirements in IFRS 19. IFRS 19's reduced disclosure requirements balance the information needs of the users of eligible subsidiaries' financial statements with cost savings for preparers. IFRS 19 is a voluntary standard for eligible subsidiaries.</p> <p>These amendments help eligible subsidiaries by reducing disclosure requirements for certain Standards and amendments.</p>	<p>1 January 2027</p>

There are no other standards that are not yet effective and that would be expected to have a material impact on the Company in the current year starting 1 January 2026 or future reporting periods and on foreseeable future transactions.

(4) Significant Accounting Judgments and key Sources of Uncertainty Estimates:

Preparation of the interim condensed consolidated financial statements and application of the accounting policies require management to make judgments, estimates, and assumptions that affect the amounts of financial assets and financial liabilities, and to disclose potential liabilities. Moreover, these estimates and judgments affect revenues, expenses, provisions, in general, expected credit losses, as well as changes in fair value that appear in the interim condensed consolidated statement of comprehensive income and within shareholders' equity. In particular, the Group's management requires judgments to be made to estimate the amounts and timing of future cash flows. These estimates are necessarily based on multiple assumptions and factors with varying degrees of estimation and uncertainty. Meanwhile, the actual results may differ from estimates due to the changes arising from the conditions and circumstances of those estimates in the future.

The critical judgements and estimates used in the preparation of these interim condensed consolidated financial statements are reasonable and consistent with those used in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(5) Cash and Balances at Central Banks - Net

The details of this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Cash in hand and vault	150,603,397	149,804,690
Balance at central banks:		
Current accounts and demand deposits	115,576,769	131,538,104
Term and notice deposits*	85,376,152	97,452,606
Statutory cash reserve	231,950,338	237,105,609
Total Balances at Central Banks	432,903,259	466,096,319
Total Cash and Balances at Central Banks	583,506,656	615,901,009
<u>Less: Provision for expected credit losses</u>	<u>(26,259)</u>	<u>(26,373)</u>
Net	583,480,397	615,874,636

- Except for the statutory cash reserve, there are no restrictions balances as of 31 March 2026 and 31 December 2025 and it's not excluded from the cash and cash equivalents.

* There are no term and notice deposits maturing within a period of three months as of 31 March 2026 and 31 December 2025.

The above balances are classified under stage 1. There were no transfers between stages (1, 2 and 3) for the balances and expected loss provision or written off balances during the three months period ended 31 March 2026 and for the year ended 31 December 2025.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(6) Balances at Banks and Financial Institutions - Net

The details of this item are as follows:

<u>Description:</u>	<u>Local Banks and</u> <u>Financial Institutions</u>		<u>Foreign Banks and</u> <u>Financial Institutions</u>		<u>Total</u>	
	<u>31</u>	<u>31 December</u>	<u>31</u>	<u>31 December</u>	<u>31</u>	<u>31 December</u>
	<u>March 2026</u>	<u>2025</u>	<u>March 2026</u>	<u>2025</u>	<u>March 2026</u>	<u>2025</u>
	<u>(Reviewed)</u>	<u>(Audited)</u>	<u>(Reviewed)</u>	<u>(Audited)</u>	<u>(Reviewed)</u>	<u>(Audited)</u>
	<u>JD</u>	<u>JD</u>	<u>JD</u>	<u>JD</u>	<u>JD</u>	<u>JD</u>
Current and demand accounts	1,487,787	1,995,930	147,610,390	233,265,494	149,098,177	235,261,424
Deposits maturing within or less than 3 months	28,720,855	45,221,704	59,942,561	197,069,361	88,663,416	242,291,065
Total	30,208,642	47,217,634	207,552,951	430,334,855	237,761,593	477,552,489
Provision for expected credit losses	(62,170)	(253,278)	(115,630)	(265,972)	(177,800)	(519,250)
Net	30,146,472	46,964,356	207,437,321	430,068,883	237,583,793	477,033,239

The non-interest bearing balances at banks and financial institutions amounted to JD 32.1 million as at 31 March 2026 (JD 33.4 million at of 31 December 2025).

There were no restricted balances as at 31 March 2026 and 31 December 2025.

The above balances are classified under stage 1. There were no transfers between stages (1, 2 and 3) for balances and expected credit loss provision or written off balances during the three months period ended 31 March 2026 and for the year ended 31 December 2025.

(7) Deposits at Banks and Financial Institutions - Net

The details of this item are as follows:

<u>Deposits mature during the period:</u>	<u>Local Banks and</u> <u>Financial Institutions</u>		<u>Foreign Banks and</u> <u>Financial Institutions</u>		<u>Total</u>	
	<u>31</u>	<u>31 December</u>	<u>31</u>	<u>31 December</u>	<u>31</u>	<u>31 December</u>
	<u>March 2026</u>	<u>2025</u>	<u>March</u>	<u>2025</u>	<u>March</u>	<u>2025</u>
	<u>(Reviewed)</u>	<u>(Audited)</u>	<u>(Reviewed)</u>	<u>(Audited)</u>	<u>(Reviewed)</u>	<u>(Audited)</u>
	<u>JD</u>	<u>JD</u>	<u>JD</u>	<u>JD</u>	<u>JD</u>	<u>JD</u>
From 3 months to 6 months	-	-	8,991,552	13,321,103	8,991,552	13,321,103
From 6 months to 9 months	-	-	5,517,705	6,376,912	5,517,705	6,376,912
From 9 months to 12 months	-	-	4,957,599	5,448,030	4,957,599	5,448,030
More than a year	30,000,000	30,000,000	-	-	30,000,000	30,000,000
Total	30,000,000	30,000,000	19,466,856	25,146,045	49,466,856	55,146,045
Provision for expected credit losses	(1,966)	(316)	(108,573)	(147,705)	(110,539)	(148,021)
Net	29,998,034	29,999,684	19,358,283	24,998,340	49,356,317	54,998,024

There were no restrictions on deposits as at 31 March 2026 and 31 December 2025.

The above balances are classified under stage 1. There were no transfers between stages (1,2 and 3) for balances and expected loss provision or written off balances during the three months period ended 31 March 2026 and for the year ended 31 December 2025.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(8) Financial Assets at Fair Value through Profit or Loss

The details of this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Quoted Financial Assets:		
Companies shares and funds listed in financial markets	5,959,710	5,362,870
Total	5,959,710	5,362,870

(9) Financial Assets at Fair Value through Other Comprehensive Income

The details of this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Shares with available market prices	48,128,909	44,068,651
Shares and funds with no available market prices	69,682,936	69,682,891
Total Shares	117,811,845	113,751,542
Jordanian treasury bonds	200,270,681	201,330,626
Jordanian government bills and bonds	32,112,420	35,183,136
Foreign governments bills and bonds	58,992,710	69,808,353
Corporate bonds	49,243,063	49,464,276
Total Bonds	340,618,874	355,786,391
<u>Less:</u> Provision of expected credit losses	(69,056)	(68,478)
Total Bonds – Net	340,549,818	355,717,913
Total	458,361,663	469,469,455

The maturity dates for Bonds range from year 2026 to year 2036.

Interest rates on bonds and treasury bills ranges from 1.4% to 7.67%.

*Financial assets at fair value through other comprehensive income include bonds with a fair value of JOD 42.6 million as at 31 March 2026 pledged as collateral under repurchase agreements (nil as at 31 December 2025).

The following represents the movement on shares at fair value through other comprehensive income for shares during the period/year:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Fair value at the beginning of the period / year	113,751,542	89,020,670
New investments during the period / year	-	16,500,062
Change in fair value during the period / year	4,060,259	8,222,040
Adjustments resulted from change in exchange rates	44	8,770
Balance at the End of the period/year	117,811,845	113,751,542

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

The following represents the movement on bonds at fair value through other comprehensive income for bonds during the period / year:

	Stage (1) Individual JD	Stage (2) Individual JD	Stage (3) JD	Total JD
For the Three-Month Period Ended 31 March 2026 (Reviewed)				
Fair value – beginning of the period	351,633,062	4,153,329	-	355,786,391
New investments during the period	35,118,646	-	-	35,118,646
Matured investments during the period	(50,743,290)	-	-	(50,743,290)
Change in fair value during the period	(146,077)	(12,781)	-	(158,858)
Amortization of premium/ discount	773,292	6,103	-	779,395
Adjustments resulted from change in exchange rates	(69,275)	(94,135)	-	(163,410)
Balance at the End of the Period	336,566,358	4,052,516	-	340,618,874
For the Year Ended 31 December 2025 (Audited)				
Fair value – beginning of the year	346,349,934	10,015,552	-	356,365,486
New investments during the year	102,877,528	-	-	102,877,528
Matured investments during the year	(110,211,963)	(4,939,993)	-	(115,151,956)
Transferred to stage (1) – net	1,763,037	(1,763,037)	-	-
Change in fair value during the year	9,338,194	139,398	-	9,477,592
Amortization of premium/ discount	1,496,801	7,653	-	1,504,454
Adjustments resulted from change in exchange rates	19,531	693,756	-	713,287
Balance at the End of the Year	351,633,062	4,153,329	-	355,786,391

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

The following represents the movement on expected credit losses during the period / year:

	Stage (1) Individual	Stage (2) Individual	Stage (3)	Total
	JD	JD	JD	JD
For the Three-Month Period Ended 31 March 2026 (Reviewed)				
Balance – beginning of the period	67,789	689	-	68,478
Expected credit loss for new investments during the period	12,866	-	-	12,866
Reversed from impairment losses on matured investments	(8,766)	-	-	(8,766)
Effect on provision due to adjustments between stages during the year	-	-	-	-
Effect on provision resulted from adjustments	(6,259)	3,042	-	(3,217)
Adjustments resulted from change in exchange rates	(305)	-	-	(305)
Balance at the End of the Period	65,325	3,731	-	69,056
For the Year Ended 31 December 2025 (Audited)				
Balance – beginning of the year	141,077	32,277	-	173,354
Expected credit loss for new investments during the year	4,242	-	-	4,242
Reversed from impairment losses on matured investments	(919)	(1,394)	-	(2,313)
Transferred to stage (1) – net	17,017	(17,017)	-	-
Effect on provision due to adjustments between stages during the year	(15,392)	-	-	(15,392)
Effect on provision resulted from adjustments	(84,375)	(13,177)	-	(97,552)
Adjustments resulted from change in exchange rates	6,139	-	-	6,139
Balance at the End of the Year	67,789	689	-	68,478

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(10) Direct Credit Facilities at Amortized Cost – Net

The details of this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Individuals (retail):		
Overdraft accounts	1,141,544	1,160,143
Loans and discounted bills *	963,538,826	912,307,617
Credit cards	29,376,258	30,077,725
Real estate loans	1,270,065,377	1,255,863,396
Includes Housing loans	829,027,600	799,750,567
Companies:		
Large		
Overdraft accounts	288,623,261	240,929,385
Loans and discounted bills *	1,547,225,605	1,431,700,539
Small and Medium		
Overdraft accounts	73,941,813	66,915,367
Loans and discounted bills *	357,156,190	333,677,503
Government and public sector	863,243,373	723,017,823
Total	5,394,312,247	4,995,649,498
Less: Provision of expected credit losses	(375,916,326)	(410,175,602)
Interest in suspense	(105,499,317)	(130,415,024)
Net Direct Credit Facilities	4,912,896,604	4,455,058,872

* Net after deducting interest and commission received in advance of JD 34,852,113 as at 31 March 2026 (JD 27,060,835 as of 31 December 2025).

Non-performing credit facilities amounted to JD 389,381,060 which is equivalent to 7.2% of total direct credit facilities at amortized cost as at 31 March 2026 (JD 421,865,368 which is equivalent to 8.4% of total direct credit facilities at amortized cost as at 31 December 2025).

Non-performing credit facilities after deducting interest and commissions in suspense amounted to JD 309,971,166 which is equivalent to 5.9% of total direct credit facilities balance at amortized cost after deducting interest and commission in suspense as at 31 March 2026 (JD 320,789,636 which is equivalent to 6.6% of total credit facilities balance at amortized cost after deducting interest and commission in suspense as at 31 December 2025).

Non-performing credit facilities transferred to off-the statement of financial position amounted to JD 66,667,475 during the three months period ended 31 March 2026 (JD 89,591,941 during the year ended 31 December 2025), the off-balance sheet item balance is amounted to JD 688,141,309 as at 31 March 2026 (JD 614,345,852 as at 31 December 2025). These debts are fully covered with provisions and interest in suspense

Direct credit facilities granted to and guaranteed by the Government of Jordan amounted to JD 649,963,655 which is equivalent to 12% of total direct credit facilities as at 31 March 2026 (JD 521,406,379 which is equivalent to 10.4% as at 31 December 2025).

Loans rescheduled are amounted to JD 3.6 million during the period ended 31 March 2026 (JD 19.9 million during the year 2025).

Loans restructured are amounted to JD 24.5 million during the period ended 31 March 2026 (JD 47.0 million during the year 2025) .

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

The following represents the movement on direct credit facilities during the period / year:

	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
For the Three-Month Period Ended 31 March 2026 (Reviewed)						
Balance - beginning of the period	2,750,253,029	1,491,110,815	207,338,944	125,081,342	421,865,368	4,995,649,498
New credit facilities during the period	548,917,136	131,647,967	2,361,705	121,958	913,334	683,962,100
Paid credit facilities during the period	(155,930,727)	(55,314,891)	(3,486,491)	(1,650,193)	(5,153,000)	(221,535,302)
Transferred (from) to stage (1) – net	2,340,460	10,942,475	(2,340,460)	(10,903,005)	(39,470)	-
Transferred (from) to stage (2) – net	(138,448,110)	(19,314,525)	138,973,373	21,054,281	(2,265,019)	-
Transferred (from) to stage (3) – net	(157,773)	(3,680,963)	(20,094,587)	(15,443,945)	39,377,268	-
Changes resulted from adjustments	67,222,208	(42,140,874)	(10,051,745)	(2,672,278)	3,650,264	16,007,575
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(67,419,236)	(67,419,236)
Adjustments resulting from change in exchange rates	(7,293,502)	(2,996,668)	(66,213)	(447,556)	(1,548,449)	(12,352,388)
Balance - End of the Period	<u>3,066,902,721</u>	<u>1,510,253,336</u>	<u>312,634,526</u>	<u>115,140,604</u>	<u>389,381,060</u>	<u>5,394,312,247</u>
For the Year Ended 31 December 2025 (Audited)						
Balance - beginning of the year	2,641,533,578	1,644,253,412	257,997,235	120,491,849	439,419,307	5,103,695,381
New credit facilities during the year	595,714,251	265,170,998	9,866,920	3,611,581	8,451,387	882,815,137
Paid credit facilities during the year	(426,153,447)	(259,305,382)	(29,342,266)	(6,118,555)	(41,203,638)	(762,123,288)
Transferred (from) to stage (1) – net	24,947,671	35,340,539	(24,412,570)	(31,627,192)	(4,248,448)	-
Transferred (from) to stage (2) – net	(35,399,146)	(79,104,470)	44,182,653	81,317,714	(10,996,751)	-
Transferred (from) to stage (3) – net	(15,467,573)	(27,555,726)	(37,875,981)	(40,055,970)	120,955,250	-
Changes resulting from adjustments	(45,329,273)	(100,118,909)	(14,185,870)	(4,228,587)	7,917,154	(155,945,485)
The effect of the disposal of a Subsidiary	(29,474)	(3,083,036)	(70,824)	-	(5,897,791)	(9,081,125)
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(96,889,724)	(96,889,724)
Adjustments resulting from change in exchange rates	10,436,442	15,513,389	1,179,647	1,690,502	4,358,622	33,178,602
Balance - End of the Year	<u>2,750,253,029</u>	<u>1,491,110,815</u>	<u>207,338,944</u>	<u>125,081,342</u>	<u>421,865,368</u>	<u>4,995,649,498</u>

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

The following represents the movement on the provision of expected credit loss during the period / year:

	Corporate	SME's	Retail	Real Estate	Governmental and Public	Total
	JD	JD	JD	JD	JD	JD
For the Three-Month Period Ended 31 March 2026 (Reviewed)						
Balance - beginning of the period	187,740,532	40,639,649	72,552,594	94,938,425	14,304,402	410,175,602
Impairment loss on new facilities during the period	732,084	448,334	357,991	250,394	5,746	1,794,549
Reversed from impairment loss on paid facilities	(1,586,015)	(420,627)	(967,183)	(2,090,448)	-	(5,064,273)
Transferred (from) to stage (1) – net	(23,234)	(86,481)	1,491,997	687,354	(14,148,983)	(12,079,347)
Transferred (from) to stage (2) - net	(11,153,328)	(230,486)	(3,339,917)	(796,244)	14,148,983	(1,370,992)
Transferred (from) to stage (3) – net	11,176,562	316,967	1,847,920	108,890	-	13,450,339
Effect on the provision as of the end of the period resulting from reclassification between three stages during the period	2,363,909	367,033	1,027,621	939,075	-	4,697,638
Effect resulted from to adjustments	4,455,075	241,252	(654,297)	(1,025,582)	(75,192)	2,941,256
Credit facilities written off and transferred to off balance sheet items	(33,933,113)	(3,383,174)	(502,666)	(76,671)	-	(37,895,624)
Adjustments resulted from change in exchange rates	(110,940)	(362,118)	(1,325)	(258,429)	(10)	(732,822)
Balance - End of the Period	159,661,532	37,530,349	71,812,735	92,676,764	14,234,946	375,916,326
Redistribution based on portfolio:						
Provisions on an individual level	159,622,814	36,046,567	56,414,456	74,097,860	14,234,946	340,416,643
Provisions on a collective level	38,718	1,483,782	15,398,279	18,578,904	-	35,499,683
Total	159,661,532	37,530,349	71,812,735	92,676,764	14,234,946	375,916,326
Redistribution based on stages:						
Stage (1)	6,984,225	1,664,838	4,321,331	6,956,339	85,963	20,012,696
Stage (2)	36,415,547	6,276,859	12,611,322	48,455,315	14,148,983	117,908,026
Stage (3)	116,261,760	29,588,652	54,880,082	37,265,110	-	237,995,604
Total	159,661,532	37,530,349	71,812,735	92,676,764	14,234,946	375,916,326

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

	Corporate	SME's	Retail	Real Estate	Governmental and Public	Total
	JD	JD	JD	JD	JD	JD
For the year ended 31 December 2025 (Audited)						
Balance - beginning of the year	191,426,525	48,648,280	69,586,890	114,676,345	14,222,706	438,560,746
Impairment loss on new facilities during the year	5,873,621	3,363,605	3,061,672	2,900,067	76,545	15,275,510
Reversed from impairment loss on paid facilities	(10,770,824)	(3,258,586)	(4,144,053)	(10,260,892)	(29,044)	(28,463,399)
Transferred (from) to stage (1) – net	237,960	382,574	2,118,767	2,727,372	-	5,466,673
Transferred (from) to stage (2) - net	(5,409,184)	(1,571,946)	(3,146,980)	(2,999,030)	-	(13,127,140)
Transferred (from) to stage (3) – net	5,171,224	1,189,372	1,028,213	271,658	-	7,660,467
Effect on the provision as of the end of the period resulting from reclassification between three stages during the year	14,208,600	6,458,672	18,255,086	5,785,392	-	44,707,750
Effect resulted from to adjustments	(7,660,597)	(3,727,662)	(385,790)	(12,149,893)	34,192	(23,889,750)
The effect of the disposal of a Subsidiary	(788,003)	-	(3,569,262)	-	-	(4,357,265)
Transfers during the year	7,421,024	-	-	-	-	7,421,024
Credit facilities written off and transferred to off balance sheet items	(12,015,462)	(11,544,371)	(10,256,157)	(6,567,449)	-	(40,383,439)
Adjustments resulted from change in exchange rates	45,648	699,711	4,208	554,855	3	1,304,425
Balance - End of the year	187,740,532	40,639,649	72,552,594	94,938,425	14,304,402	410,175,602
Redistribution based on portfolio:						
Provisions on an individual level	187,708,481	38,840,304	55,802,072	76,181,038	14,304,402	372,836,297
Provisions on a collective level	32,051	1,799,345	16,750,522	18,757,387	-	37,339,305
Total	187,740,532	40,639,649	72,552,594	94,938,425	14,304,402	410,175,602
Redistribution based on stages:						
Stage (1)	5,478,605	1,814,101	3,754,449	7,466,728	14,304,402	32,818,285
Stage (2)	43,620,278	6,570,920	14,655,811	50,142,844	-	114,989,853
Stage (3)	138,641,649	32,254,628	54,142,334	37,328,853	-	262,367,464
Total	187,740,532	40,639,649	72,552,594	94,938,425	14,304,402	410,175,602

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

Interest in Suspense

The following is the movement on interest in suspense:

	Corporate	SME's	Retail	Real	Governmental	Total
	JD	JD	JD	Estate loans	and Public	JD
	JD	JD	JD	JD	JD	JD
For the Three-Month Period Ended 31 March 2026 (Reviewed)						
Balance – beginning of the period	46,880,023	16,826,528	19,528,918	28,980,425	18,199,130	130,415,024
Interest suspended on new exposure during the period	42	1,043	9,998	3,953	-	15,036
Interest in suspense transferred to income from exposure paid during the period	(716,834)	(94,695)	(129,015)	(738,975)	-	(1,679,519)
Effect on interest suspended due to reclassification between stages	279,165	29,080	(23,393)	(212,927)	-	71,925
Effect on interest in suspense due to adjustments	3,618,431	1,796,337	2,221,763	1,608,464	(2,869,777)	6,375,218
Credit facilities written off and transferred to off balance sheet items	(24,801,469)	(3,737,686)	(593,239)	(391,218)	-	(29,523,612)
Adjustments resulted from change in exchange rates	(66,413)	(105,339)	(1,399)	(1,604)	-	(174,755)
Balance – End of the Period	25,192,945	14,715,268	21,013,633	29,248,118	15,329,353	105,499,317
For the year ended 31 December 2025 (Audited)						
Balance at the beginning of the year	43,848,894	28,509,872	28,798,269	38,789,572	11,591,006	151,537,613
Interest suspended on new exposure during the year	1,915,390	98,511	128,548	62,971	-	2,205,420
Interest in suspense transferred to income from exposure paid during the year	(1,387,956)	(450,043)	(97,767)	(2,043,040)	-	(3,978,806)
Effect on interest suspended due to reclassification between stages	1,199,993	575,425	1,119,309	460,507	-	3,355,234
Effect on interest in suspense due to adjustments	9,665,479	4,490,448	8,644,079	4,431,388	6,608,124	33,839,518
The effect of the disposal of a Subsidiary	(492,866)	-	(148,945)	-	-	(641,811)
Credit facilities written off and transferred to off balance sheet items	(7,956,800)	(16,713,887)	(18,918,821)	(12,916,777)	-	(56,506,285)
Adjustments resulted from changes in exchange rates	87,889	316,202	4,246	195,804	-	604,141
Balance - End of the Year	46,880,023	16,826,528	19,528,918	28,980,425	18,199,130	130,415,024

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

The following table shows the total credit facilities classified by economic sector and geographic distribution:

Economic Sector	31 March 2026 (Reviewed)			31 December 2025 (Audited)
	Inside Jordan	Outside Jordan	Total	Total
	JD	JD	JD	JD
Financial	124,475,844	134,224,932	258,700,776	231,110,478
Industrial	476,502,236	229,838,387	706,340,623	636,733,242
Trading	410,252,915	302,573,679	712,826,594	683,396,472
Real estate	873,000,487	385,798,472	1,258,798,959	1,228,735,377
Agriculture	53,875,476	20,691,465	74,566,941	74,529,742
Shares	30,493,842	-	30,493,842	30,016,665
Individuals	986,717,723	33,601,475	1,020,319,198	963,457,376
Government and public sector	710,357,386	152,885,987	863,243,373	723,017,825
Other	413,052,460	55,969,481	469,021,941	424,652,321
Total	4,078,728,369	1,315,583,878	5,394,312,247	4,995,649,498

(11) Financial Assets at Amortized Cost - Net

The details of this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Jordanian treasury bonds	1,897,588,051	1,897,315,723
Governmental or guaranteed by Government bonds	577,751,164	510,879,435
Foreign governments bonds	223,167,264	204,207,599
Corporate bonds and debentures	134,723,184	130,320,894
Total	2,833,229,663	2,742,723,651
<u>Less: Provision for excepted credit losses</u>	<u>(1,102,764)</u>	<u>(710,794)</u>
Net	2,832,126,899	2,742,012,857
Bonds and Bills Analysis:		
At fixed rate	2,832,126,899	2,742,012,857
At floating rate	-	-
Total	2,832,126,899	2,742,012,857

The maturity dates for Bonds range from year 2026 to year 2040.

Interest rate on bonds and Treasury Bills ranges from 3% to 8%.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

The following is the movement on financial assets at amortized cost during the period / year:

	Stage (1) Individual JD	Stage (2) Individual JD	Stage (3) JD	Total JD
For the Three-Month Period Ended 31 March 2026 (Reviewed)				
Balance – beginning of the period	2,742,723,651	-	-	2,742,723,651
New investments during the period	229,920,924	-	-	229,920,924
Matured investments during the period	(134,837,987)	-	-	(134,837,987)
Amortization of premium/ discount	(124,485)	-	-	(124,485)
Adjustments resulted from changes in exchange rates	(4,452,440)	-	-	(4,452,440)
Balance – End of the Period	2,833,229,663	-	-	2,833,229,663
For the Year Ended 31 December 2025 (Audited)				
Balance – beginning of the year	2,547,974,839	-	3,000,001	2,550,974,840
New investments during the year	652,242,515	-	-	652,242,515
Matured investments during the year	(463,082,234)	-	-	(463,082,234)
Amortization of premium/ discount	2,248,480	-	-	2,248,480
Exposures written off and transferred to off balance sheet items during the period	-	-	(3,000,001)	(3,000,001)
Adjustments resulted from changes in exchange rates	3,340,051	-	-	3,340,051
Balance – End of the Year	2,742,723,651	-	-	2,742,723,651

The following is the movement on provision for expected credit losses during the period / year:

	Stage (1) Individual JD	Stage (2) Individual JD	Stage (3) JD	Total JD
For the Three-Month Period Ended 31 March 2026 (Reviewed)				
Balance – beginning of the period	710,794	-	-	710,794
Expected credit loss for new investments during the period	417,130	-	-	417,130
Expected credit loss for matured investments during the period	(8,029)	-	-	(8,029)
The effect on the provision resulting from the adjustments	5,978	-	-	5,978
Adjustments resulted from changes in exchange rates	(23,109)	-	-	(23,109)
Balance – End of the Period	1,102,764	-	-	1,102,764
For the Year Ended 31 December 2025 (Audited)				
Balance – beginning of the year	615,193	-	3,000,000	3,615,193
Expected credit loss for new investments during the year	395,288	-	-	395,288
Expected credit loss for matured investments during the year	(91,443)	-	-	(91,443)
The effect on the provision resulting from the adjustments	(240,846)	-	-	(240,846)
Exposures written off and transferred to off balance sheet items during the period	-	-	(3,000,000)	(3,000,000)
Adjustments resulted from changes in exchange rates	32,602	-	-	32,602
Balance – End of the Year	710,794	-	-	710,794

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(12) Other Assets - Net

The details of this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Accrued revenues and interest	57,209,200	56,173,079
Prepaid expenses	15,502,197	9,099,930
Assets seized by the Bank *	174,258,754	175,225,843
Revaluation gain / Hedge derivatives	2,702,540	596,180
Cheques under collection	17,378,622	19,031,354
Other	17,516,899	16,670,092
Total	284,568,212	276,796,478
Provision for expected credit loss	(98,822)	(116,765)
Net	284,469,390	276,679,713

* The regulations of Central Bank of Jordan require the Banks to dispose-off the assets it seizes during a maximum period of two years from the date of the acquisition, with another two years grace period.

The following is a summary of the movement on assets seized by the Bank:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Balance - beginning of the period / year	175,225,843	150,015,648
Additions during the period / year	2,630,589	40,070,482
Disposals during the period / year	(3,285,830)	(14,860,557)
Foreign currencies translation difference during the period / year	(311,848)	270
Balance – End of the period / year	174,258,754	175,225,843

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(13) Customers' Deposits

The details of this item are as follows:

	Retail	Corporate	SME's	Governmental and Public	Total
	JD	JD	JD	JD	JD
31 March 2026 (Reviewed)					
Current accounts and demand deposits	586,851,417	327,156,999	470,259,981	47,469,992	1,431,738,389
Saving deposits	1,642,255,134	162,351	15,730,278	101,152	1,658,248,915
Time and notice deposits	1,525,662,682	606,926,437	116,737,289	323,173,171	2,572,499,579
Certificates of deposit	198,969,435	40,251,130	2,586,158	-	241,806,723
Others	47,216	-	-	-	47,216
Total	3,953,785,884	974,496,917	605,313,706	370,744,315	5,904,340,822
31 December 2025 (Audited)					
Current accounts and demand deposits	593,047,168	335,406,239	446,996,432	36,131,525	1,411,581,364
Saving deposits	1,632,806,766	178,879	14,757,545	98,794	1,647,841,984
Time and notice deposits	1,470,146,951	628,559,830	84,209,480	384,578,718	2,567,494,979
Certificates of deposit	207,514,330	42,429,376	4,629,755	-	254,573,461
Others	47,218	-	-	-	47,218
Total	3,903,562,433	1,006,574,324	550,593,212	420,809,037	5,881,539,006

The deposits of the public sector and the Government of Jordan inside the Kingdom amounted to JD 343.4 million, representing 5.8% of total deposits as at 31 March 2026 (approximately JD 395.0 million, representing 6.7% of total deposits as at 31 December 2025).

Non-interest-bearing deposits amounted to JD 1.49 billion, representing 25.2% of total deposits as at 31 March 2026 (around JD 1.47 billion, representing 25.0% of total deposits as at 31 December 2025).

Restricted deposits (Restricted withdrawal) amounted to JD 85.8 million, representing 1.5% of total deposits as at 31 March 2026 (JD 76.7 million, representing 1.3% of total deposits as at 31 December 2025).

Dormant accounts amounted to JD 188.1 million, representing 3.2% of total deposits as at 31 March 2026 (JD 184.2 million, representing 3.1% of total deposits as at 31 December 2025).

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(14) Borrowed funds:

31 March 2026 (Reviewed)	Amount	Number of Total Payments	Number of Remaining Payments	Periodicity	Guarantee	Borrowing Interest Rate	Re-lending interest rate
	JD	JD	JD	JD	JD	JD	JD
Central Bank of Jordan loans:							
SME's Support programs	14,811,417	110	74	Semi Annual	Financial Solvency	2.5% to 6.03%	Guaranteed 6.0% to 9.85% Without Guarantee: 7.5% to 10.35%
Main Economic Sectors Support Programs	95,836,698	Based on the Periodicity of instalments due			On demand promissory note	Inside the capital city: 1% Outside the capital city: 0.5%	Inside the capital city: 3.75% as a minimum Outside the capital city: 3.25% as a minimum
Other programs	5,387,347	Based on the Periodicity of instalments due			On demand promissory note	0.00% to 2.50%	2.00% to 6.00%
Repurchase agreements	38,802,583	1	1	Monthly	Government bonds	4.10%	-
Borrowing / local institutions	147,804,362	32	32	Monthly/Semi annual	Financial Solvency / Mortgage	5.00% to 7.75%	6.75% to 11%
Borrowing / foreign insinuations	108,086,669	97	90	Quarterly/ Semi annual	Financial Solvency	3.5% to 5.80%	Based on interest rate at the bank
Total	<u>410,729,076</u>						

The maturity dates of funds borrowed from the Central Bank of Jordan range from year 2027 to year 2051.

Borrowed funds from local institutions includes an amount of JD 75 million that were borrowed from Jordan Mortgage Refinance Company and the maturity dates of these borrowed funds range from year 2026 to year 2029.

Borrowed funds with a fixed interest rate amounted to JD 210,800,636 and borrowed funds with a variable interest rate amounted to JD 199,928,440.

The maturity dates of borrowed funds from foreign insinuations range from year 2027 to year 2032.

Borrowed funds during the period ended on 31 March 2026, amounted to JD 114,906,184 and settled borrowed funds amounted to JD 28,540,505 during the same period.

There were no renewed loans during the three months period ended 31 March 2026.

The Group has complied with all the covenant terms of borrowed funds agreements.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

31 December 2025 (Audited)	Amount	Number of	Number of	Periodicity	Guarantee	Borrowing Interest	Re-lending interest rate
	JD	Total Payments	Remaining Payments	JD	JD	Rate	JD
Central Bank of Jordan loans:							
SME's Support programs	14,699,870	110	75	Semi Annual	Financial Solvency	2.5% to 6.32%	Guaranteed 6.0% to 9.85% Without Guarantee: 6.5% to 10.35%
Main Economic Sectors Support Programs	87,157,200	Based on the Periodicity of instalments due			On demand promissory note	Inside the capital city: 1% Outside the capital city: 0.5%	Inside the capital city: 3.75% as a minimum Outside the capital city: 3.25% as a minimum
Other programs	6,155,819	Based on the Periodicity of instalments due			On demand promissory note	0.00% - 2.50%	2.00% - 6.00%
Borrowing / local institutions	128,804,337	27	27	Monthly/Semi annual	Financial Solvency / Mortgage	5.00% to 7.75%	6.75% to 11%
Borrowing / foreign insinuations	87,546,171	109	102	Quarterly/ Semi annual	Financial Solvency	3.5% to 5.80%	Based on interest rate at the bank
Total	<u>324,363,397</u>						

The maturity dates of funds borrowed from the Central Bank of Jordan range from year 2026 to year 2051.

Borrowed funds from local institutions includes an amount of JD 75 million that were borrowed from Jordan Mortgage Refinance Company and the maturity dates of these borrowed funds range from year 2026 to year 2029.

Borrowed funds with a fixed interest rate amounted to JD 233,740,510 and borrowed funds with a variable interest rate amounted to JD 90,622,887.

The maturity dates of borrowed funds from foreign insinuations range from year 2027 to year 2032.

During 2025, Borrowed funds amounted to JD 165,111,156 and settled borrowed funds amounted to JD 138,280,077.

There were no renewed loans during the year 2025.

The Group has complied with all the covenant terms of borrowed funds agreements.

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(15) Income Tax

(a) Income tax provision

The movement on the income tax provision is as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Balance – beginning of the period / year	45,795,780	57,009,998
Income tax paid	(18,923,408)	(82,528,586)
Accrued income tax	13,489,065	69,508,952
Accrued income tax of distribution profits from a subsidiary	-	1,611,345
Currency translation	(25,685)	194,071
Balance – Ending of the period / year	40,335,752	45,795,780

Income tax rate for Banks in Jordan is 35% and a 3% for the national contribution account. In addition, the income tax rates in the countries in which the Bank has investments range from 0% to 31%.

- The Bank reached a final settlement with the Income and Sale Tax Department in Jordan up to the year 2024.
- A final settlement for income tax has been reached for Palestine branches up to the year 2024.
- The accrued income tax for the Housing Bank for Trade and Finance /Algeria was paid up to the year 2024.
- The accrued income tax for the International Bank for Trade and Finance /Syria was paid up to the year 2024.
- The accrued income tax for Jordan International Bank/ London was paid up to the year 2024.
- A final settlement for income tax has been reached for Specialized Leasing Company up to the year 2021, and declared taxes were paid and income tax returns were filed for the years 2024.
- Based on the opinion of the Bank's management and the tax consultant, the recorded income tax provision is sufficient to cover any future tax obligations.

(b) Income tax expense appearing in the interim condensed consolidated statement of profit or loss represents the following:

	For the-Three Month period Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Provision for income tax for the period	13,489,065	17,395,999
Deferred tax assets for the period	(6,694,478)	(11,005,018)
Deferred tax liabilities for the period	566,979	-
Amortization of deferred tax assets	11,751,463	15,390,754
Total	19,113,029	21,781,735

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(16) Other Liabilities

The details for this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Accrued interest	29,128,194	28,253,828
Interests and commissions received in advance	4,364,408	5,421,773
Accrued expenses	17,914,369	25,466,630
Certified cheques	58,478,646	45,260,763
Transfers in process	68,152,987	70,981,016
Payment in process	378,051	340,260
Prizes	1,558,598	2,388,189
Amounts payable to correspondent banks	1,146,485	1,155,179
General management trusts	3,947,636	4,043,148
Dividends payable to shareholders	19,294,848	19,333,906
Accounts payable	5,296,346	3,447,712
Unrealized loss / hedge derivatives	3,824	183,783
Other payable accounts	45,279,370	33,929,623
Provision for indirect facilities' expected credit loss*	28,112,763	29,634,177
Others	4,422,052	2,962,779
Total	287,478,577	272,802,766

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

*The following is the movement on indirect facilities during the period / year:

	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD		
For the Three-Month Ended 31 March 2026 (Reviewed)						
Balance at the beginning of the period	1,097,631,411	27,795,236	26,501,011	1,326,125	19,277,469	1,172,531,252
New exposures during the period	348,018,476	6,612,657	17,862,091	-	-	372,493,224
Matured exposures during the period	(329,905,045)	(3,132,936)	(22,016,860)	(9,499)	(152,444)	(355,216,784)
Transferred (from) to stage (1)	90,817	150,647	(89,817)	(11,789)	(139,858)	-
Transferred (from) to stage (2)	(118,810)	(5,150)	119,396	10,868	(6,304)	-
Transferred (from) to stage (3)	-	-	(97,420)	-	97,420	-
Effect of the reclassification	(36,852,894)	(228,701)	2,856	(28,899)	(119,005)	(37,226,643)
Adjustments resulted from changes in exchange rate	(5,765,156)	(72,579)	-	-	(88,259)	(5,925,994)
Balance at the End of the Period	1,073,098,799	31,119,174	22,281,257	1,286,806	18,869,019	1,146,655,055
For the Year Ended 31 December 2025 (Audited)						
Balance at the beginning of the year	915,485,306	39,427,046	23,873,054	2,276,449	25,574,062	1,006,635,917
New exposure during the year	661,830,538	3,844,868	19,071,870	-	15,000	684,762,276
Matured exposure during the year	(455,863,954)	(7,279,649)	(16,727,622)	(114,931)	(6,070,784)	(486,056,940)
Transferred (from) to stage (1)	1,551,081	366,037	(1,526,422)	(364,716)	(25,980)	-
Transferred (from) to stage (2)	(1,507,537)	(123,090)	2,507,537	123,090	(1,000,000)	-
Transferred (from) to stage (3)	(121,000)	(56,089)	(481,996)	(842,433)	1,501,518	-
Effect of the reclassification	(32,031,630)	(10,642,653)	(245,330)	(193,161)	(1,089,235)	(44,202,009)
Adjustments resulted from changes in exchange rate	8,288,607	2,258,766	29,920	441,827	372,888	11,392,008
Balance at the End of the Year	1,097,631,411	27,795,236	26,501,011	1,326,125	19,277,469	1,172,531,252

The Housing Bank for Trade and Finance
(Public shareholding limited company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

The following is the movement on the expected credit loss for indirect facilities during the period / year:

	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
For the Three-Month Ended 31 March 2026 (Reviewed)						
Balance at the beginning of the period	3,552,412	152,172	7,200,194	1,149,632	17,579,767	29,634,177
Impairment loss on the new facilities	768,958	14,374	5,065,551	-	-	5,848,883
Reversed from impairment loss on the matured facilities	(960,692)	(12,405)	(6,364,910)	(821)	(104,813)	(7,443,641)
Transferred (from) to stage (1)	11,705	59,503	(11,705)	(262)	(59,241)	-
Transferred (from) to stage (2)	(33)	(5)	33	2,417	(2,412)	-
Transferred (from) to stage (3)	-	-	(69,801)	-	69,801	-
Effect on provision as end of the period resulted from reclassification between the three stages during the period	(5,981)	(58,135)	1,924	(1,738)	2,701	(61,229)
Effect of the adjustments	(95,355)	1,329	434,429	(1,121,613)	1,111,245	330,035
Adjustments resulted from changes in exchange rate	(38,724)	(956)	(6,710)	(227)	(148,845)	(195,462)
Balance at the End of the Period	3,232,290	155,877	6,249,005	27,388	18,448,203	28,112,763
For the Year Ended 31 December 2025 (Audited)						
Balance at the beginning of the year	5,644,678	227,059	6,054,519	102,183	22,913,560	34,941,999
Impairment loss on the new facilities during the year	2,561,589	22,338	5,194,289	-	15,000	7,793,216
Reversed from impairment loss on the matured facilities	(3,469,397)	(47,228)	(5,035,383)	(6,458)	(4,528,212)	(13,086,678)
Transferred (from) to stage (1)	23,791	25,591	(23,790)	(24,476)	(1,116)	-
Transferred (from) to stage (2)	(26,698)	(211)	956,698	211	(930,000)	-
Transferred (from) to stage (3)	-	(659)	(22,528)	(63,378)	86,565	-
Effect on provision as of the end of year resulted from reclassification between the three stages during the year	(15,728)	(22,435)	(414,691)	28,180	1,208,643	783,969
Effect of the adjustments	(1,230,696)	(59,520)	488,368	1,095,981	(1,543,832)	(1,249,699)
Adjustments resulted from changes in exchange rate	64,873	7,237	2,712	17,389	359,159	451,370
Balance at the End of the Year	3,552,412	152,172	7,200,194	1,149,632	17,579,767	29,634,177

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(17) Expected Credit Loss Expense

The detail of this item is as follows:

	For the Three-Month period Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Balances and deposits at banks and financial institutions	(368,380)	(36,682)
Financial assets at fair value through other comprehensive income	883	(29,844)
Financial assets at amortized cost	415,079	(26,935)
Direct credit facilities	4,369,170	3,682,908
Commitments and contingent liabilities	(1,325,952)	(1,916,450)
Other assets	(17,943)	(1,820)
Total	3,072,857	1,671,177

(18) Fair Value Reserve – Net

The details of this item is as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Balance – beginning of the period/ year	16,226,674	4,904,574
Unrealized (loss) gain - debt instrument	(144,794)	9,439,258
Unrealized gain – equity instrument	4,060,258	8,221,981
Deferred tax assets	162,663	(1,732,959)
Deferred tax liabilities	(1,575,459)	(4,606,180)
Net change in valuation reserve of financial assets at fair value through comprehensive income after tax	2,502,668	11,322,100
Balance at the End of the period/year	18,729,342	16,226,674

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(19) Retained Earnings

The movement on retained earnings is as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Balance – beginning of the period / year	540,547,090	499,963,734
Income for the period / year	-	154,873,486
Dividends distribution	-	(94,500,000)
Transferred (to) reserves	-	(21,080,767)
The effect of the disposal of a subsidiary	-	1,290,637
Balance – End of the Period / Year	540,547,090	540,547,090

The proposed cash dividends for the current year amounted to 30% of authorized and paid-in capital as of 31 December 2025 equivalent to JD 94.5 million and it's subject to the approval of the General Assembly of shareholders.

The Bank cannot use a restricted amount of JD 6,275,955 from retained earning which represents the financial assets revaluation differences in accordance with the instructions of Jordan Securities Commission and the Central Bank of Jordan as in 31 March 2026 and 31 December 2025.

Retained earnings includes an amount of JD 591,370 which represents the effect of early implementation of the International Financial Reporting Standard No (9). This amount may not be used except for the amounts actually realized from sale as in 31 March 2026 and 31 December 2025.

The Bank cannot use a restricted amount of JD 95,198,883 as at 31 March 2026 from retained earning which represents deferred tax assets which are restricted against capitalization or distribution only to the extent if actually recognized in accordance with the instructions of the Central Bank of Jordan and the Jordan Securities Commission (JD 100,242,057 as of 31 December 2025).

Retained earnings includes a restricted amount of JD 549,283 as at 31 March 2026 which represents the gain from the valuation of foreign currencies at the International Bank for Trade and Finance /Syria for the current year and the prior years (JD 548,769 as of 31 December 2025).

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(20) Interest Income

The details of this item are as follows:

	For the Three-Month period Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Direct Credit Facilities:		
Individual retail customer:		
Overdraft	33,421	87,892
Loans and discounted bills	18,189,668	21,782,316
Credit cards	794,893	800,986
Real estate loans	21,533,176	27,652,207
Large corporates		
Overdraft	4,743,536	4,863,385
Loans and discounted bills	25,067,738	24,626,098
SME's		
Overdraft	1,397,200	1,897,204
Loans and discounted bills	5,434,689	5,715,984
Government and Public Sector		11,481,008
Direct Credit Facilities at Fair Value through Profit or Loss	14,955,692	
Balances at central banks	1,520,349	1,749,294
Balances and deposits at banks and financial institutions	3,158,094	3,799,062
Financial assets at amortized cost	42,707,704	39,087,720
Financial assets at fair value through other comprehensive income	4,727,875	4,824,923
Total	144,264,035	148,368,079

(21) Interest Expense

The details of this item are as follows:

	For the Three-Month period Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Banks and financial institutions deposits	11,429,820	10,460,287
Customers deposits:		
Current accounts and demand deposits	1,385,846	1,419,635
Saving deposits	1,157,479	979,171
Time and notice deposits	25,763,651	30,389,482
Certificates of deposits	2,393,622	2,960,405
Cash margins	1,810,668	1,554,212
Borrowed funds	3,816,336	3,109,277
Deposits insurance fees	1,750,067	1,498,018
Lease Liabilities	381,222	494,065
Total	49,888,711	52,864,552

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(22) Gain from Financial Assets at Fair Value Through Profit or Loss

	For the Three-Month period Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Corporate shares:		
Unrealized gains	116,723	155,834
Dividends Received	19,710	-
Total	136,433	155,834

(23) Basic and diluted earnings per share for the period attributable to the Bank's Shareholders

The details of this item are as follows:

	For the Three-Month period Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Profit for the period attributable to shareholders' (JOD)	41,716,448	39,506,061
Weighted average number of shares (share)	315,000,000	315,000,000
Basic and diluted earnings per share for the period attributable to the Bank's shareholders	0.132 JD	0.125 JD

(24) Cash and Cash Equivalents

The details of this item are as follows:

	For the Three-Month period Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Cash and balances with central banks maturing within 3 months	583,506,656	603,559,099
<u>Add:</u> Balances with banks and financial institutions maturing within 3 months	237,761,593	184,187,525
<u>(Less):</u> Banks and financial institutions deposits maturing within 3 months	(897,337,191)	(748,280,204)
Total	(76,068,942)	39,466,420

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(25) Capital Adequacy

The capital adequacy calculated according to the instructions of the Central Bank of Jordan, based on the instructions of Basel Committee, and the following the capital adequacy ratio:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Common Equity Tier 1 Capital		
Paid-in capital	315,000,000	315,000,000
Retained earnings	438,630,481	438,630,996
Other comprehensive income items	(109,428,798)	(107,193,821)
Net fair value reserve	18,729,342	16,226,674
Foreign currency translation reserve	(128,158,140)	(123,420,495)
Share premium	328,147,537	328,147,537
Statutory reserve	337,542,932	337,542,932
Other reserve	11,993,467	11,993,467
Non-controlling interest	20,234,144	19,807,635
Condensed gains after tax and expected distribution value	18,091,449	-
Total capital for ordinary shares	1,360,211,212	1,343,928,746
Regulatory amendments (Propositions of the capital)	(172,606,656)	(174,579,874)
Goodwill and intangible assets	(18,097,494)	(19,211,781)
Deferred tax assets	(95,198,883)	(100,242,057)
Mutual investments in banks' capital, financial companies, and insurance companies Within the CET1	(59,310,280)	(55,126,036)
Net ordinary shareholder's equity	1,187,604,556	1,169,348,872
Additional Capital		
Non-controlling Interest	3,570,731	3,495,465
Total additional capital	3,570,731	3,495,465
Net Additional Capital	3,570,731	3,495,465
Net additional capital Tier 1	1,191,175,287	1,172,844,337
Tier 2 Capital		
Expected credit losses provision for the first stage – does not exceed 1.25% of the assets weighted credit risks	24,883,551	37,995,107
Non-controlling interest	4,760,975	4,660,620
Total Capital	29,644,526	42,655,727
Regulatory amendments (Propositions of the capital)	-	-
Investments in the capital of non-consolidated subsidiaries with the bank	-	-
Net additional capital Tier 2	29,644,526	42,655,727
Regulatory capital	1,220,819,813	1,215,500,064
Total Risk weighted assets	6,687,212,070	6,410,471,770
Capital Adequacy ordinary shareholders (CETI) Ratio %	17.76%	18.24%
Capital Adequacy Tier 1 Ratio %	17.81%	18.30%
Capital Adequacy Ratio %	18.26%	18.96%

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(26) Related Party Transactions

- (a) The Bank entered into transactions with major shareholders, Board of Directors, and executive management in the course of its ordinary activities at commercial rates of interest and commissions. All facilities granted to related parties are performing and no provisions have been taken.
- (b) Summary of related party balances during the period/year:

	Related Party				Total	
	Major Shareholders	Subsidiaries*	Board of Directors and their related	Executive Management and their related	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD	JD	JD	JD	JD
Financial position items						
Total deposits with related parties	10,930,522	77,115,217	-	-	88,045,739	88,456,606
Total deposits from related parties	429,425,052	82,073,298	2,460,122	7,283,011	521,241,483	665,327,525
Loans and advances granted to related parties	57,097,580	49,556	686,523	3,122,538	60,956,197	65,126,627
Loans and advances granted from related parties	-	39,059	-	-	39,059	77,067
Financial assets at fair value through other comprehensive income	3,489,379	-	-	-	3,489,379	3,481,084
Items off-statement of financial position						
Letters of guarantees and credits	7,403,654	2,955,982	-	-	10,359,636	19,236,460
Forward foreign currency contracts	57,909,812	-	-	-	57,909,812	57,909,812

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(c) Summary of related party transactions during the period:

	Related Party				Total	
					For the Three-Month period	
					Ended 31 March	
	Major Shareholders	Subsidiaries*	Board of Directors and their related	Executive Management and their related	2026 (Reviewed)	2025 (Reviewed)
	JD	JD	JD	JD	JD	JD
Statement of Profit or Loss items						
Interest and commissions income	597,265	744,970	9,872	35,362	1,387,469	1,542,827
Interest and commissions expense	5,581,758	776,169	19,540	70,493	6,447,960	9,831,134
Advisory expense	35,450	-	-	-	35,450	-
Rent income	-	42,008	-	-	42,008	41,319

- Interest income rates range from 0% to 16.5%.
- Interest expense rates range from 0% to 11.00%.

*** Amounts and transactions with subsidiaries are eliminated in these interim consolidated financial statements.**

(d) The Bank's executive management remuneration were as follows:

	For the Three-Month period	
	Ended 31 March	
	2026 (Reviewed)	2025 (Reviewed)
	JD	JD
Salaries, bonuses, and other benefits	1,982,754	1,861,003
Salaries, bonuses, and other benefits/ Subsidiaries	1,269,550	1,274,525

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(27) Segment Analysis

Information on the Bank Activities:

For management purposes, the Bank is divided into four major business segments according to reports sent to the chief operating officer:

- Retail Banking: Principally handling individual customers' and small businesses' deposits and providing loans, overdrafts, credit cards and other services.
- Corporate Banking: Principally handling deposits, credit facilities, and other financial services for corporate and institutional customers.
- Corporate Finance: Principally arranging structured finance and providing services relating to privatizations, IPO's, mergers and acquisitions.
- Treasury: Principally providing trading and treasury services and the management of the Bank's funds in money and capital markets.

Information of the Bank's business segment, distributed according to operations is as follows:

							Total	
							For the Three-Month period	
							Ended 31 March	
							2026	2025
							(Reviewed)	(Reviewed)
	Retail	Corporate	Corporate	Treasury	Others	Elimination	JD	JD
	JD	JD	Finance	JD	JD	JD		
	JD	JD	JD	JD	JD	JD		
Gross Income	68,226,954	57,922,342	1,587,515	71,912,457	707,092	(33,435,246)	166,921,114	165,947,572
Allowance for expected credit loss								
for the period	16,300	(2,798,907)	(242,668)	(47,582)	-	-	(3,072,857)	(1,671,177)
Segment results	24,917,643	17,856,929	547,274	22,091,350	707,092	-	66,120,288	64,069,647
Unallocated expenses							(4,614,966)	(2,280,083)
Income before Tax							61,505,322	61,789,564
Income Tax							(19,113,029)	(21,781,735)
Profit for the Period							42,392,293	40,007,829

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

	Retail	Corporate	Corporate Finance	Treasury	Others	Elimination	Total	
							31 March	31 December
							2026 (Reviewed)	2025 (Audited)
	JD	JD	JD	JD	JD	JD	JD	JD
Segment Assets	4,576,664,043	3,250,008,962	73,744,076	4,216,036,096	1,752,331,698	-	13,868,784,875	13,358,736,156
Elimination of assets between segments	(2,790,520,954)	-	-	(597,342,306)	(916,319,816)	-	(4,304,183,076)	(4,066,937,166)
Unallocated assets on segments							95,198,883	100,242,057
Total Assets							9,659,800,682	9,392,041,047
Segment Liabilities	4,554,527,255	3,355,806,014	73,091,522	4,075,860,156	358,794,233	-	12,418,079,180	11,954,163,636
Elimination of liabilities between segments	-	(1,279,992,281)	(19,029,917)	(3,005,160,878)	-	-	(4,304,183,076)	(4,066,937,166)
Unallocated liabilities							18,784,224	16,641,787
Total Liabilities							8,132,680,328	7,903,868,257
							For the Three-Month period Ended 31 March	
							2026	2025
							(Reviewed)	(Reviewed)
							JD	JD
Capital expenditures							6,178,274	5,255,201
Depreciation and amortization							6,412,140	6,882,942

The housing bank for trade and finance
(Public shareholding limited company)
Notes to the interim condensed consolidated financial statements
For the Three-Month period Ended 31 March 2026 (Reviewed)

(28) Commitments and Contingent Liabilities:

The details of this item are as follows:

	31 March 2026 (Reviewed)	31 December 2025 (Audited)
	JD	JD
Letters of credit	400,614,544	396,358,286
Acceptances	111,221,664	140,022,207
Guarantees:		
- Payment	200,657,391	190,863,902
- Performance bonds	247,944,846	242,606,658
- Other	132,585,475	159,964,726
Forward foreign currency contracts	429,057,702	260,376,150
Currency swap contracts	43,450,000	43,450,000
Un-utilized direct credit facilities ceilings	654,585,468	819,956,179
Total	<u>2,220,117,090</u>	<u>2,253,598,108</u>

(29) Lawsuits Raised Against the Bank and Lawsuits Raised by the Bank Against Others

Lawsuits raised against the Bank amounted to JD 27.6 million as at 31 March 2026 (JD 27.8 million as at 31 December 2025). In the opinion of the Bank's management and legal advisor, no liabilities will arise therefrom that exceed the booked provision of JD 7.9 million as at 31 March 2026 (JD 6.0 million as at 31 December 2025).

The lawsuits raised by the Bank against others amounted to JD 787.0 million as at 31 March 2026 (JD 766.7 million as at 31 December 2025).

(30) Fair Value Hierarchy

The following table analyzes the financial instruments recorded at fair value based on the valuation method, which is defined at different levels as follows:

Level (1): List prices (unadjusted) for identical assets or liabilities in active markets.

Level (2): Information other than the stated price included in level 1, which is monitored for the asset or liability, either directly (such as prices) or indirectly (i.e., derived from the prices).

Level (3): Information on the asset or liability not based on those observed in the market (unobservable information).

	<u>Level (1)</u>	<u>Level (2)</u>	<u>Level (3)</u>	<u>Total</u>
	<u>JD</u>	<u>JD</u>	<u>JD</u>	<u>JD</u>
31 March 2026 (Reviewed)				
Financial assets:				
Financial assets at fair value through other comprehensive income	188,408,046	-	269,953,617	458,361,663
Financial assets at fair value through profit or loss	<u>5,959,710</u>	<u>-</u>	<u>-</u>	<u>5,959,710</u>
Total	<u>194,367,756</u>	<u>-</u>	<u>269,953,617</u>	<u>464,321,373</u>
31 December 2025 (Audited)				
Financial assets:				
Financial assets at fair value through other comprehensive income	198,455,938	-	271,013,517	469,469,455
Financial assets at fair value through profit or loss	<u>5,362,870</u>	<u>-</u>	<u>-</u>	<u>5,362,870</u>
Total	<u>203,818,808</u>	<u>-</u>	<u>271,013,517</u>	<u>474,832,325</u>

(31) The impact of geopolitical developments in the Middle East on ECL

Since the end of February 2026, the Middle East region has witnessed accelerated geopolitical developments that have contributed to increased instability in the regional environment. These developments have had varying impacts on economic conditions in several countries in the region, including Jordan. As a result, certain economic and commercial activities have been affected, leading to an increased level of uncertainty surrounding future economic expectations.

The Group continuously monitors these developments through its established risk management framework, including the implementation of business continuity measures and the assessment of potential risks that may have an impact on financial performance or the creditworthiness of certain customers.

In light of the existing uncertainty and ongoing disruptions, the Group was required to update the inputs and assumptions used in the calculation of Expected Credit Losses (ECL) as at 31 March 2026. The ECL was estimated based on a range of forward looking economic information available at that date, while taking into consideration the rapidly evolving nature of the prevailing conditions. The Group will take into account the effects of future macroeconomic volatility as such information becomes available and will incorporate it into the scenarios used in the calculation of ECL.

As the effects of future macroeconomic volatility were not available as at 31 March 2026, the Group continued to apply the same scenarios used previously, while maintaining a prudent approach and closely monitoring ongoing developments. The Group will update these assumptions once objective data becomes available to support such updates. Based on the stress testing assessments prepared by management, the management believes that the Expected Credit Loss allowance recognized as at 31 March 2026 is adequate.