

Saba'ek For Investment

Public Shareholding Company

Condensed Interim Consolidated Financial Statements (Unaudited)

30 June 2026

Saba'ek for Investment Company
Public Shareholding Company

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Report on Review of Condensed Interim Consolidated Financial Statements

To The Board of Directors
Saba'ek Investment Company
Public Shareholding Company
Amman - Jordan

Introduction

We have reviewed the accompanying condensed interim consolidated financial statements of **Saba'ek Investment Company PLC**, comprising the interim consolidated statement of financial position as at 30 June 2026 and the related interim consolidated statement of profit or loss, interim consolidated statement of comprehensive income, interim consolidated statement of changes in equity and interim consolidated statement of cash flows for the six-months period then ended and the notes about the condensed interim consolidated financial statements. Management is responsible for the preparation and presentation of this condensed interim consolidated financial statement in accordance with International Accounting Standard number (34) "Interim Financial Reporting". Our responsibility is to express a conclusion on this condensed interim consolidated financial statements based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements number (2410) "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of condensed interim consolidated financial statements consist 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 condensed interim consolidated financial statements are not prepared, in all material respects, in accordance with International Accounting Standard number (34) "Interim Financial Reporting".

22 July 2026
Amman - Jordan



Arab Professionals
Ibrahim Hammoudeh
License No. (606)

Saba'ek Investment Company
Public Shareholding Company
Interim Consolidated Statement of Financial Position as at 30 June 2026
(In Jordanian Dinar)

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
Assets		
Cash and cash equivalents	4,373,770	4,537,450
Financial assets measured at fair value through profit or loss	875,122	543,438
Brokerage and other receivables	1,218,037	959,611
Margin receivables	888,654	1,075,168
Amounts due from related parties	-	1,979
Right of use assets	21,758	36,606
Financial assets measured at fair value through other comprehensive income	104,521	104,521
Financial assets measured at amortized cost	142,000	142,000
Investment properties	585,553	585,553
Property and equipment	100,550	114,270
Brokerage license	187,500	187,500
Deferred tax assets	135,501	135,501
Total assets	8,632,966	8,423,597
Liabilities and Equity		
Liabilities		
Brokerage payables	1,725,161	1,683,008
Brokers payables	177,250	212,700
Lease obligation	21,407	39,864
Margin payables	87,325	16,985
Amounts due to related parties	6,642	-
Other liabilities	233,850	196,741
Total liabilities	2,251,635	2,149,298
Equity		
Paid in capital	6,000,000	6,000,000
Statutory reserve	63,557	63,557
Cumulative changes in fair value of financial assets	(25,479)	(25,479)
Retained earnings	343,253	236,221
Net equity	6,381,331	6,274,299
Total liabilities and equity	8,632,966	8,423,597

"The accompanying notes from (1) to (7) are an integral part of these condensed interim consolidated financial statements and read with review report"

Saba'ek Investment Company
Public Shareholding Company
Interim Consolidated Statement of Profit or Loss for the Six Months Ended at 30 June 2026 (Unaudited)
(In Jordanian Dinar)

	For the three months ended		For the six months ended	
	30 June 2026	30 June 2025	30 June 2026	30 June 2025
Brokerage commissions	204,917	175,260	470,782	308,328
Credit bank and bonds interest	40,090	34,113	80,972	64,330
Dividends revenue	22,833	9,372	25,334	10,956
Margin interest revenues	18,682	14,793	36,347	36,886
Portfolios management revenue	-	18	-	18
Profit from sale of financial assets through of profit or loss	114,886	42,592	135,231	104,269
Changes in fair value of financial assets through profit or loss	(27,472)	14,919	(62,450)	5,806
Administrative expenses	(159,266)	(127,302)	(284,867)	(244,517)
Depreciation	(7,893)	(7,972)	(16,293)	(15,854)
Other revenues	5,301	8,570	18,765	16,084
Profit before income tax for the period	212,078	164,363	403,821	286,306
Income tax for the period	(26,301)	(65,338)	(100,105)	(65,338)
National contribution tax for the period	(7,160)	(10,890)	(16,684)	(10,890)
Profit for the period	178,617	88,135	287,032	210,078
Basic and diluted earnings per share for the period	0.03	0.015	0.048	0.035

“The accompanying notes from (1) to (7) are an integral part of these condensed interim consolidated financial statements and read with review report”

Saba'ek Investment Company
Public Shareholding Company
Consolidated Statement of Comprehensive Income for the Six Months Ended at 30 June 2026 (Unaudited)
(In Jordanian Dinar)

	For the three months ended		For the six months ended	
	30 June 2026	30 June 2025	30 June 2026	30 June 2025
Profit for the period	178,617	88,135	287,032	210,078
Other Comprehensive income items:				
Changes in Fair value of Financial assets through other comprehensive income	-	-	-	-
Total comprehensive income for the period	178,617	88,135	287,032	210,078

“The accompanying notes from (1) to (7) are an integral part of these condensed interim consolidated financial statements and read with review report”

Saba'ek Investment Company
Public Shareholding Company
Interim Consolidated Statement of Changes in Equity for the Six Months Ended at 30 June 2026 (Unaudited)
(In Jordanian Dinar)

	Paid in capital	Statutory reserve	Cumulative changes in fair value of financial assets	Retained earnings (Accumulated losses)	Net equity
Balance at 1 January 2026	6,000,000	63,557	(25,479)	236,221	6,274,299
Dividends Paid (Note 5)	-	-	-	(180,000)	(180,000)
Total comprehensive income for the period	-	-	-	287,032	287,032
Balance at 30 June 2026	<u>6,000,000</u>	<u>63,557</u>	<u>(25,479)</u>	<u>343,253</u>	<u>6,381,331</u>
Balance at 1 January 2025	6,000,000	140,821	(25,479)	(385,103)	5,730,239
Total comprehensive income for the period	-	-	-	210,078	210,078
Balance at 30 June 2025	<u>6,000,000</u>	<u>140,821</u>	<u>(25,479)</u>	<u>(175,025)</u>	<u>5,940,317</u>

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Saba'ek Investment Company
Public Shareholding Company
Interim Consolidated Statement of Cash Flows For the Six Months Ended at 30 June 2026 (Unaudited)
(In Jordanian Dinar)

	30 June 2026	30 June 2025
Operating activities		
Profit before income tax for the period	403,821	286,306
Depreciation	16,293	15,854
Changes in fair value of financial assets measured at fair value through profit or loss	62,450	(5,806)
Right of use assets depreciation	14,848	14,848
Lease obligation interest	933	2,234
Changes in working capital		
Brokerage and other receivables	(216,273)	118,495
Margin customers' accounts	256,854	337,673
Broker payable	(35,450)	-
Financial assets measured at fair value through statement of profit or loss	(394,134)	522,625
Amounts due from / to related parties	8,621	963
Other liabilities	(79,683)	(1,951)
Net cash flows from operating activities	<u>38,280</u>	<u>1,291,241</u>
Investing activities		
Property and equipment	<u>(2,573)</u>	<u>(12,795)</u>
Financing activities		
Dividends Paid	(180,000)	-
Lease obligation payment	(19,387)	(19,387)
Net cash flows used in financing activities	<u>(199,387)</u>	<u>(19,387)</u>
Changes in cash and cash equivalents	(163,680)	1,259,059
Cash and cash equivalents, beginning of year	<u>4,537,450</u>	<u>1,853,684</u>
Cash and cash equivalents, end of period	<u>4,373,770</u>	<u>3,112,743</u>

"The accompanying notes from (1) to (7) are an integral part of these condensed interim consolidated financial statements and read with review report"

Saba'ek Investment Company
Public Shareholding Company
Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)
30 June 2026
(In Jordanian Dinar)

1 . General

Saba'ek Investment Company was established on 5 April 2007 as a Public Shareholding Company and registered at the Ministry of Trade and Industry under number (435). The Company head office is in the Hashemite Kingdom of Jordan. The Company's main objective is investing in securities and management of clients' portfolios.

The Company shares are listed in Amman Stocks Exchange.

The condensed interim consolidated financial statements have been approved for issue by the Company's Board of Directors on 18 July 2026.

2 . Summary of Significant Accounting Policies

Basis of Preparation

The condensed interim consolidated financial statements of the Company have been prepared in accordance with International Accounting Standard number (34) "Interim Financial Reporting". They do not include all of the information required in annual consolidated financial statements in accordance with IFRSs, and should be read in conjunction with the consolidated financial statements of the Company for the year ended 31 December 2025.

The condensed interim consolidated financial statements are presented in Jordanian Dinar which is the functional currency of the Company.

The condensed interim consolidated financial statements have been prepared on a historical cost basis except for investment securities, which have been measured at fair value.

The accounting policies are consistent with those used in the previous period, except for amended standards effective as at the beginning of the period.

Basis of Consolidation

The condensed interim consolidated financial statements comprise of the condensed interim consolidated financial statements of the parent and its subsidiaries where the Company has the power to govern the financial and operating policies of the subsidiaries so as to obtain benefits from their activities. The condensed interim consolidated financial statements of the subsidiaries are prepared for the same reporting year as the Company using consistent accounting policies. All balances, transactions, income, and expenses between the Company and its subsidiaries are eliminated.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continue to be consolidated until the date that such control ceases.

The results of operations of the subsidiaries are consolidated in the condensed interim consolidated statement of comprehensive income from the acquisition date which is the date on which control over subsidiaries is transferred to the Company. The results of operation of the disposed subsidiaries are consolidated in the condensed interim consolidated statement of comprehensive income to the disposal date which is the date on which the Company losses control over the subsidiaries.

Non-controlling interest, represent the subsidiary equity not owned by the parent shareholders.

The following is the information of the subsidiaries that has been consolidated:

Company	Activity	Paid capital	Percentage of ownership	Registration country
Saba'ek for Financial Services *	Brokerage services	5,250,000	99,99%	Jordan
Saba'ek for Lands Development	Real estate	10,000	100%	Jordan

* Non - controlling interest has not been on shown separately in the accompanying condensed interim consolidated financial statements, because it's immaterial.

Use of estimates

The preparation of the condensed interim consolidated financial statements requires management to make estimates and assumptions that affect the reported amount of financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues, expenses and the provisions. Such estimates are necessarily based on assumptions about several factors involving varying degrees of judgment and uncertainty and actual results may differ resulting in future changes in such provisions.

Management believes that the estimates are reasonable and are as follows:

- Management reviews periodically the tangible and intangible assets in order to assess the depreciation and amortization for the year based on the useful life and future economic benefits. Any impairment is taken to the interim consolidated statement of profit or loss.
- The measurement of impairment losses under IFRS 9 requires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances. Elements of the expected credit loss model that are considered accounting judgments and estimates include Probability of default (PD), Loss given default (LGD) and Exposure at default (EAD).
- Management uses certified independent appraisers to evaluate the fair value of the investment properties.

3 . Tax Status

- The Company has settled its tax liability with Income Tax Department up to the year 2023.
- The income tax returns for the years 2024 and 2025 have been filed with the Income Tax Department, and the Department hasn't reviewed the Company's records yet.
- The Income and National Contribution tax provision for the six months ended at 30 June 2026 was calculated in accordance with the Income Tax Law

4 . Contingent liabilities

The Company is contingently liable against bank letters of guarantees amounting to JOD (1,898,000) with a cash margin amounted to JOD (545,691).

5 . Dividends Paid

The General Assembly has resolved in its meeting held on 7 April 2026 to distribute (3%) cash dividends to the shareholders.

6 . Fair Value of Financial instruments

The fair values of the financial assets and liabilities are not materially different from their carrying values as most of these items are either short-term in nature or re-priced frequently.

Financial assets and financial liabilities measured at fair value in the interim consolidated statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

30 June 2026	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss	875,122	-	-	875,122
Financial assets at fair value through other comprehensive income	-	-	104,521	104,521
	<u>875,122</u>	<u>-</u>	<u>104,521</u>	<u>979,643</u>
31 December 2025	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss	543,438	-	-	543,438
Financial assets at fair value through other comprehensive income	-	-	104,521	104,521
	<u>543,438</u>	<u>-</u>	<u>104,521</u>	<u>647,959</u>

Financial assets included in level 3 are stated at cost less impairment charges, as the fair value of these assets cannot be measured reliably due to the lack of available active markets for identical assets.

Saba'ek Investment Company PLC
Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)
30 June 2026

7 . Analysis of the maturities of assets and liabilities

The following table illustrates the analysis of assets and liabilities according to the expected period of their recoverability or settlement.

30 June 2026	Up to one year	More than one year	Total
Assets			
Cash and cash equivalents	4,373,770	-	4,373,770
Financial assets measured at fair value through profit or loss	875,122	-	875,122
Brokerage and other receivables	1,218,037	-	1,218,037
Margin receivables	888,654	-	888,654
Right of use assets	-	21,758	21,758
Financial assets measured at fair value through other comprehensive income	-	104,521	104,521
Financial assets measured at amortized cost	-	142,000	142,000
Investment properties	-	585,553	585,553
Property and equipment	-	100,550	100,550
Brokerage license	-	187,500	187,500
Deferred tax assets	-	135,501	135,501
Total Assets	7,355,583	1,277,383	8,632,966
Liabilities			
Brokerage payables	1,725,161	-	1,725,161
Brokers payables	177,250	-	177,250
Lease obligation	17,774	3,633	21,407
Margin payables	87,325	-	87,325
Amounts due from / to related parties	6,642	-	6,642
Other liabilities	233,850	-	233,850
Total Liabilities	2,248,002	3,633	2,251,635

31 December 2025	Up to one year	More than one year	Total
Assets			
Cash and cash equivalents	4,537,450	-	4,537,450
Financial assets measured at fair value through profit or loss	543,438	-	543,438
Brokerage and other receivables	959,611	-	959,611
Margin receivables	1,075,168	-	1,075,168
Amounts due from related parties	1,979	-	1,979
Right of use assets	-	36,606	36,606
Financial assets measured at fair value through other comprehensive income	-	104,521	104,521
Financial assets measured at amortized cost	-	142,000	142,000
Investment properties	-	585,553	585,553
Property and equipment	-	114,270	114,270
Brokerage license	-	187,500	187,500
Deferred tax assets	-	135,501	135,501
Total Assets	7,117,646	1,305,951	8,423,597
Liabilities			
Brokerage payables	1,683,008	-	1,683,008
Brokers payables	212,700	-	212,700
Lease obligation	32,925	6,939	39,864
Margin payables	16,985	-	16,985
Other liabilities	196,741	-	196,741
Total Liabilities	2,142,359	6,939	2,149,298