

Jordan International Investment Company

(Public Shareholding Limited Company)

Amman – The Hashemite Kingdom of Jordan

**Interim Condensed Consolidated Financial
Statements (Unaudited) and Independent**

Auditor's Review Report

For the six-month period ended June 30, 2026

Jordan International Investment Company
(Public Shareholding Limited Company)
Amman – The Hashemite Kingdom of Jordan
Interim Condensed Consolidated Financial Statements (Unaudited)
and Independent Auditor's Review Report
For the six-month period ended June 30, 2026

Table of Contents

	Page
Independent Auditor's Review Report	1
Interim Condensed Consolidated Statement of Financial Position (Unaudited) As of June 30, 2026	2
Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income (Unaudited) For the three- and six-month periods ended June 30, 2026	3
Interim Condensed Consolidated Statement of Changes in Shareholders' Equity (Unaudited) For the six-month period ended June 30, 2026	4
Interim Condensed Consolidated Statement of Cash Flows (Unaudited) For the six-month period ended June 30, 2026	5
Notes to the Interim Condensed Consolidated Financial Statements (Unaudited) For the six-month period ended June 30, 2026	6-10

Independent Auditor's Review Report

To the Shareholders,
Jordan International Investment Company
(Public Shareholding Limited Company)
Amman – The Hashemite Kingdom of Jordan

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of **Jordan International Investment Company (the “Company”)** as of June 30, 2026, and the related interim condensed consolidated statements of profit or loss and other comprehensive income for the three- and six-month periods ended June 30, 2026, changes in shareholders’ equity and cash flows for the six-month period then ended, and a summary of significant accounting policies and Notes 1 to 16.

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.” Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity.” A review of interim condensed consolidated financial statements consists principally of making inquiries 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 as of June 30, 2026 are not prepared, in all material respects, in accordance with International Accounting Standard 34, “Interim Financial Reporting.”

The partner in charge of the audit resulting in this auditor’s report was Hasan Amin Othman; license number 674.

Date: July 27, 2026
Amman - Jordan



Jordan International Investment Company
(Public Shareholding Limited Company)
Interim Condensed Consolidated Statement of Financial Position (Unaudited)
As of June 30, 2026
(Jordanian Dinar)

	Note	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
<u>Assets</u>			
Non-current assets:			
Property and equipment, net	4	22,794	23,136
Investment properties, net	5	7,216,117	7,243,977
Financial assets at fair value through other comprehensive income	6	83,683	86,473
Deferred tax assets		123,324	111,714
Intangible assets		250	250
Total non-current assets		7,446,168	7,465,550
Current assets:			
Accounts receivable, net		16,907	6,537
Financial assets at fair value through profit or loss	7	1,242,575	1,224,499
Other receivables	8	64,209	57,134
Cash on hand and at banks	9	783,081	799,348
Total current assets		2,106,772	2,087,518
Total assets		9,552,940	9,553,068
<u>Shareholders' equity and liabilities</u>			
Shareholders' equity:			
Paid-in share capital	10	10,000,000	10,000,000
Statutory reserve		72,175	72,175
Special reserve		2,225	2,225
Fair value reserve for financial assets through other comprehensive income		(2,945)	(155)
Accumulated losses		(535,614)	(541,526)
Total shareholders' equity		9,535,841	9,532,719
Liabilities:			
Current liabilities:			
Other payables	11	15,818	18,858
Income tax provision	12	1,281	1,491
Total liabilities		17,099	20,349
Total shareholders' equity and liabilities		9,552,940	9,553,068

The Notes 1 to 16 form an integral part of these interim condensed consolidated financial statements.

Jordan International Investment Company
(Public Shareholding Limited Company)
Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income (Unaudited)
For the three- and six-month periods ended June 30, 2026
(Jordanian Dinar)

		For the three-month period from April 1 to June 30		For the six-month period from January 1 to June 30	
	Note	2026	2025	2026	2025
Revenue:					
Gain on sale of financial assets at fair value through profit or loss		37,505	13,713	51,860	36,527
Dividend income from financial assets at fair value through profit or loss		16,143	30,217	52,926	34,812
Losses/gains on valuation of financial assets at fair value through profit or loss		70,092	9,828	(55,287)	(14,476)
Rental income		3,037	5,187	9,112	9,037
Gain on sale of investment properties		-	14,338	14,000	14,338
Bank interest income		10,721	11,089	21,211	23,561
Total revenue		137,498	84,372	93,822	103,799
General and administrative expenses		(49,570)	(52,123)	(99,491)	(96,974)
Net (loss)/profit for the period before tax		87,928	32,249	(5,669)	6,825
Income tax benefit		(14,616)	(2,095)	11,581	2,868
Net profit for the period		73,312	30,154	5,912	9,693
Other comprehensive income:					
Items that will not be reclassified subsequently to profit or loss:					
Change in the fair value reserve for financial assets through other comprehensive income		6,694	7,810	(2,790)	10,119
Total comprehensive income for the period		80,006	37,964	3,122	19,812
Earnings per share:					
Earnings per share from net profit for the period	13	<u>0.007</u>	<u>0.003</u>	<u>0.001</u>	<u>0.001</u>

The Notes 1 to 16 form an integral part of these interim condensed consolidated financial statements.

Jordan International Investment Company
(Public Shareholding Limited Company)
Interim Condensed Consolidated Statement of Changes in Shareholders' Equity (Unaudited)
For the six-month period ended June 30, 2026
(Jordanian Dinar)

	Share capital	Statutory reserve	Special reserve	Fair value reserve for financial assets through other comprehensive	Accumulated losses	Total
<u>For the six-month period ended June 30, 2025</u>						
Balance as of December 31, 2024 (Audited)	10,000,000	55,628	2,225	(30,916)	(690,183)	9,336,754
Net profit for the period	-	-	-	-	9,693	9,693
Change in the fair value reserve for financial assets through other comprehensive income	-	-	-	10,119	-	10,119
Balance as of June 30, 2025 (Unaudited)	10,000,000	55,628	2,225	(20,797)	(680,490)	9,356,566
<u>For the six-month period ended June 30, 2026</u>						
Balance as of December 31, 2025 (Audited)	10,000,000	72,175	2,225	(155)	(541,526)	9,532,719
Net profit for the period	-	-	-	-	5,912	5,912
Change in the fair value reserve for financial assets through other comprehensive income	-	-	-	(2,790)	-	(2,790)
Balance as of June 30, 2026 (Unaudited)	10,000,000	72,175	2,225	(2,945)	(535,614)	9,535,841

The Notes 1 to 16 form an integral part of these interim condensed consolidated financial statements.

Jordan International Investment Company
(Public Shareholding Limited Company)
Interim Condensed Consolidated Statement of Cash Flows (Unaudited)
For the six-month period ended June 30, 2026
(Jordanian Dinar)

	June 30, 2026 (Unaudited)	June 30, 2025 (Unaudited)
Cash flows from operating activities:		
Net (loss)/profit for the period before tax	(5,669)	6,825
Adjustments to reconcile net profit before tax to net cash flows used in operating activities:		
Depreciation	7,637	7,637
Bank interest income	(21,211)	(23,561)
Loss on valuation of financial assets at fair value through profit or loss	55,287	14,476
Gain on sale of financial assets at fair value through profit or loss	(51,860)	(36,527)
Dividend income from financial assets at fair value through profit or loss	(52,926)	(34,812)
Gain on sale of investment properties	(14,000)	(14,338)
	(82,742)	(80,300)
Changes in working capital items:		
Accounts receivable and other receivables	(17,445)	(22,275)
Other payables	(3,040)	16,102
Income tax paid	(239)	(83)
Net cash flows used in operating activities	(103,466)	(86,556)
Cash flows from investing activities:		
Proceeds from sale of investment properties	35,000	35,000
Purchase of property and equipment	(435)	(440)
Bank interest received	21,211	23,561
Purchase of financial assets at fair value through profit or loss	(21,503)	(79,448)
Sale of financial assets at fair value through other comprehensive income	-	62,555
Dividends received from financial assets at fair value through profit or loss	52,926	34,812
Net cash flows generated from investing activities	87,199	76,040
Cash flows from financing activities:		
Net change in bank overdrafts	-	378
Net cash flows generated from financing activities	-	378
Net cash used during the period	(16,267)	(10,138)
Cash on hand and at banks at the beginning of the period	799,348	812,140
Cash on hand and at banks at the end of the period	783,081	802,002

The Notes 1 to 16 form an integral part of these interim condensed consolidated financial statements.

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial Statements (Unaudited)
For the six-month period ended June 30, 2026
(Jordanian Dinar)

1-Legal Status and Activities

Jordan International Investment Company (the “Company”) is a public shareholding limited company operating under Commercial Registration No. (412), issued in Amman on July 13, 2006.

The principal activities of the Company are purchasing land; establishing industrial projects, craft and residential cities, tourist hotels and residential buildings; importing and exporting; commercial agencies; borrowing funds; and commercial brokerage.

The Company is wholly owned by Jordan International Insurance Company – a Public Shareholding Limited Company.

2-Basis of Preparation

Statement of Compliance:

The interim condensed consolidated financial statements for the six-month period ended June 30, 2026 were prepared in accordance with International Accounting Standard 34, “Interim Financial Reporting.”

The interim condensed consolidated financial statements do not include all the information and disclosures required in annual financial statements and should therefore be read in conjunction with the Company’s financial statements for the year ended December 31, 2025. In addition, the results of operations for the period ended June 30, 2026 are not necessarily indicative of the results of operations for the year ending December 31, 2026.

Functional and Presentation Currency

These interim condensed consolidated financial statements are presented in Jordanian Dinars, which is the Company’s functional and presentation currency.

Basis of Consolidation

The significant financial information of the subsidiary for the period ended June 30, 2026 is as follows:

<u>Company name</u>	<u>Total assets</u>	<u>Total liabilities</u>	<u>Total revenue</u>	<u>Total expenses</u>	<u>Share capital</u>	<u>Year of registration</u>	<u>Ownership percentage</u>
Tilal Salem Real Estate Company	289,982	49,119	1,316	1,176	150,000	2008	99.999%

3-Application of New and Amended International Financial Reporting Standards

Standards Issued and Effective

- **Amendments effective for periods beginning on January 1, 2026**
 - Amendments to IFRS 9, “Financial Instruments,” and IFRS 7, “Disclosures.”
 - Annual Improvements to IFRS Accounting Standards – Volume 11
- **Amendments effective for periods beginning on January 1, 2027**
 - IFRS 18 – Presentation and Disclosure in Financial Statements
 - IFRS 19 – Subsidiaries without Public Accountability: Disclosures

Management expects to adopt these new standards, interpretations and amendments in the financial statements in the period of initial application. Management also expects that their adoption will not have a material impact on the financial statements in the period of initial application, except for IFRS 18, which relates to the reclassification and organization of the financial statements.

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial Statements (Unaudited)
For the six-month period ended June 30, 2026
(Jordanian Dinar)

4-Property and Equipment, Net

	<u>Buildings</u>	<u>Tools and equipment</u>	<u>Furniture and decorations</u>	<u>Vehicles</u>	<u>Water well</u>	<u>Total</u>
<u>Cost</u>						
Balance as of December 31, 2025 (Audited)	28,710	43,917	7,776	396	7,064	87,863
Additions	-	435	-	-	-	435
Balance as of June 30, 2026 (Unaudited)	28,710	44,352	7,776	396	7,064	88,298
<u>Accumulated depreciation</u>						
Balance as of December 31, 2025 (Audited)	(10,661)	(38,836)	(7,775)	(395)	(7,060)	(64,727)
Charge for the period	(287)	(490)	-	-	-	(777)
Balance as of June 30, 2026 (Unaudited)	(10,948)	(39,326)	(7,775)	(395)	(7,060)	(65,504)
<u>Net Book value:</u>						
Balance as of June 30, 2026 (Unaudited)	17,762	5,026	1	1	4	22,794
As of December 31, 2025 (Audited)	18,049	5,081	1	1	4	23,136

5-Investment Properties, Net

	<u>Land</u>	<u>Buildings</u>	<u>Apartments</u>	<u>Wadi Saqra office</u>	<u>Total</u>
<u>Cost</u>					
Balance as of December 31, 2025 (Audited)	6,809,592	467,119	120,697	88,433	7,485,841
Disposals	(21,000)	-	-	-	(21,000)
Balance as of June 30, 2026 (Unaudited)	6,788,592	467,119	120,697	88,433	7,464,841
<u>Accumulated depreciation</u>					
Balance as of December 31, 2025	-	(171,591)	(44,627)	(25,646)	(241,864)
Charge for the period	-	(4,769)	(1,207)	(884)	(6,860)
Balance as of June 30, 2026 (Unaudited)	-	(176,360)	(45,834)	(26,530)	(248,724)
<u>Book Value</u>					
Balance as of June 30, 2026 (Unaudited)	6,788,592	290,759	74,863	61,903	7,216,117
As of December 31, 2025 (Audited)	6,809,592	295,528	76,070	62,787	7,243,977

The fair value of investment properties was estimated by real estate experts at JOD 8,243,648 as of December 31, 2025.

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial Statements (Unaudited)
For the six-month period ended June 30, 2026
(Jordanian Dinar)

6-Financial Assets at Fair Value Through Other Comprehensive Income

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Shares listed on the Amman Stock Exchange	83,683	86,473
	83,683	86,473

7-Financial Assets at Fair Value Through Profit or Loss

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Shares listed on the Amman Stock Exchange	1,242,575	1,224,499

8-Other Receivables

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Income tax and national contribution deposits	41,603	40,012
Prepaid expenses	11,216	6,188
Accrued income	2,687	-
Guarantee deposits	1,800	1,800
Social Security deposits	1,320	1,322
Employee advances	168	468
Refundable deposits	30	30
Other	5,385	7,314
	64,209	57,134

9-Cash on Hand and at Banks

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Cash at banks	17,081	33,348
Deposits at banks	766,000	766,000
	783,081	799,348

10-Share Capital

The Company's authorized and fully paid share capital is JOD 10,000,000, consisting of 10,000,000 shares with a par value of JOD 1 per share.

11-Other Payables

	June 30, 2026 (Unaudited)	December 31, 2025 (Audited)
Provision for litigation	5,449	5,449
Deposits and accrued expenses	1,818	1,239
Unearned revenue	-	5,925
Other	8,551	6,245
	15,818	18,858

Jordan International Investment Company
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Notes to the Interim Condensed Consolidated Financial Statements (Unaudited)
For the six-month period ended June 30, 2026
(Jordanian Dinar)

12-Income Tax Provision

A-Summary of the movement in the income tax provision during the period:

	June 30, 2026	December 31, 2025
	(Unaudited)	(Audited)
Balance at the beginning of the period/year	1,491	1,120
Provision recognized during the period/year	29	454
Paid during the period/year	(239)	(83)
Balance at the end of the period/year	1,281	1,491

B-Tax Status:

- The tax status of the Parent Company – Jordan International Investment Company – has been finalized and settled through the end of the 2025 financial year.
- The tax status of the subsidiary (Tilal Salem Real Estate Company) has been finalized and settled through the end of the 2023 financial year.
- The subsidiary (Tilal Salem Real Estate Company) filed its income tax returns for the 2024 and 2025 financial years within the statutory period. The returns have not been audited by the Income and Sales Tax Department, and no final decision has been issued in their respect.

13-Earnings per Share from Net Profit for the Period

Earnings per share from net profit for the period are calculated by dividing net profit for the period by the weighted average number of shares outstanding during the period, as follows:

	June 30, 2026	June 30, 2025
	(Unaudited)	(Unaudited)
Net profit for the period	5,912	9,693
Weighted average number of shares	10,000,000	10,000,000
Earnings per share from net profit for the period	0.001	0.001

14-Financial Instruments – Risk Management

Fair Value:

Fair value is the amount for which an asset could be exchanged or a liability settled between knowledgeable, willing parties in an arm's-length transaction. The Company's financial instruments are also classified using the historical cost method, and differences may arise between carrying amounts and estimated fair values. Management believes that the fair values of the Company's financial assets and liabilities do not differ materially from their carrying amounts.

Credit Risk:

Credit risk is the risk that one party will fail to discharge its obligations, causing the other party to incur a financial loss. The Company has no material concentration of credit risk. Trade receivables are reviewed continuously, their aging is analyzed and the necessary allowances are recognized for any doubtful receivables. Receivables are presented net of credit losses. The Company maintains cash with local banks having good credit ratings.

Currency Risk:

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. The Company's transactions are primarily denominated in Jordanian Dinars and U.S. Dollars. As the Jordanian Dinar is effectively pegged to the U.S. Dollar, foreign exchange risk is also effectively managed.

Liquidity Risk:

Liquidity risk is the risk that an entity will encounter difficulty in obtaining funds to meet commitments associated with financial instruments. Liquidity risk may arise from an inability to sell a financial asset quickly at an amount close to its fair value. The Company manages liquidity risk by maintaining adequate reserves, continuously monitoring cash flows and matching the maturities of financial assets and liabilities.

Jordan International Investment Company
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Notes to the Interim Condensed Consolidated Financial Statements (Unaudited)
For the six-month period ended June 30, 2026
(Jordanian Dinar)

15-Litigation

The Company has filed lawsuits against third parties with an estimated value of JOD 35,405. In the legal counsel's opinion, these lawsuits are expected to be decided in favor of the Company.

16-Approval of the Interim Condensed Consolidated Financial Statements

These interim condensed consolidated financial statements were approved by the Board of Directors on July 27, 2026.