

شركة اتحاد المستثمرين العرب للتطوير العقاري م.ع.م.
ARAB INVESTORS UNION CO. FOR REAL ESTATES DEVELOPMENT



<p>To: Jordan Securities Commission Amman Stock Exchange Date: 28/04/2019 Subject: Quarterly Report as of <u>31/03/2019</u></p>	<p>الرقم: ٢٠١٩/١٠٥/١٠٣٨ السادة هيئة الأوراق المالية المحترمين السادة بورصة عمان المحترمين التاريخ: ٢٠١٩/٠٤/٢٨ الموضوع: التقرير ربع السنوي كما هي في ٢٠١٩/٠٣/٣١</p>
<p>Attached the Quarterly Report of ARAB INVESTORS UNION CO. FOR REAL ESTATE DEVELOPMENT as of 31/03/2019</p>	<p>مرفق طيه نسخة من البيانات المالية ربع السنوية لشركة اتحاد المستثمرين العرب للتطوير العقاري كما هي بتاريخ ٢٠١٩/٠٣/٣١ .</p>
<p>Kindly accept our highly appreciation and respect ARAB INVESTORS UNION CO. FOR REAL ESTATE General Manager's Signature</p>	<p>وتفضلوا بقبول فائق الاحترام... شركة اتحاد المستثمرين العرب للتطوير العقاري توقيع المدير العام منور احمد الزاوي</p>



/ نسخة الى

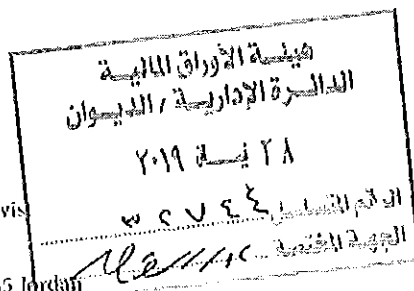
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Company
Arab Investors Union For
Real Estates Developing
(Public Shareholding Company)
Amman - Jordan
Interim Financial Statements for
the three months ended 31 March 2019
Review Report of Interim
Financial Statements

Company

Arab Investors Union For Real Estates Developing

(Public Shareholding Company)

Amman - Jordan

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Review Report of Interim Financial Statements

To Arab Investors Union For Real Estates Developing Company

(Public shoreholding company)

(Amman - The Hashemit Kingdom of Jordan)

Introduction

We have audited the accompanying financial statements of Arab Investors Union For Real Estates Developing Company the interim financial position as at 31 March 2019 the interim statement of income, statement of comprehensive income, the interim statement of changes in equity and the interim cash flow statement for the three months then ended and a summary of significant accounting policies and explanatory notes Other.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards and for the preparation of an internal control system that the management considers necessary for the purpose of preparing the financial statements free of material misstatement, whether due to fraud or error.

Accountant's responsibility

Our responsibility is to arrive at a conclusion on these interim financial statements based on our review. We conducted our review in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

The scope of the audit work is significantly lower than the scope of the audit conducted in accordance with International Standards on Auditing. Accordingly, the audit work does not enable us to obtain assurance about all significant matters that may be identified in the course of the audit. Therefore, we do not express an audit opinion.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit findings.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements have not been prepared in all material respects in accordance with International Accounting Standard (IAS) 34.

Explanatory paragraph

The Company's financial year ends on December 31 of each year, but the accompanying interim financial statements have been prepared for the purpose of management and the Securities Authority.

The Hashemit Kingdom of Jordan -

Amman

April 17, 2019

Morison KSi - Jordan

**Modernity International certified
auditors**

Mohammad Harb

License No. 852



Arab Investors Union For Real Estates Developing
(Public Shareholding Company)
Amman - Jordan

Statement of financial position interim as at 31 March 2019

	<u>Notes</u>	<u>(Review)</u>	<u>(Audited)</u>
	<u>No</u>	<u>31 March 2019</u>	<u>2018</u>
		<u>JD</u>	<u>JD</u>
<u>Assets</u>			
<u>Current Assets</u>			
Cash And Cash Equivalents	3	3,469	1,383
Other Debit Balances	4	4,666	926
Total Current Assets		<u>8,135</u>	<u>2,309</u>
<u>Non-Current Assets</u>			
Net Property And Equipment	5	1,800	1,945
Investments In Land		2,531,859	2,531,859
Total Non-Current Assets		<u>2,533,659</u>	<u>2,533,804</u>
Total Assets		<u>2,541,794</u>	<u>2,536,113</u>
<u>Liabilities And Equity</u>			
<u>Current Liabilities</u>			
Accounts Payable		87,502	77,502
Other Credit Balances	6	25,158	22,195
Total Current Liabilities		<u>112,660</u>	<u>99,697</u>
Total Liabilities		<u>112,660</u>	<u>99,697</u>
<u>Equity</u>			
Capital		3,000,000	3,000,000
Accumulated Losses		(570,866)	(563,584)
Total Equity		<u>2,429,134</u>	<u>2,436,416</u>
Total Liabilities And Equity		<u>2,541,794</u>	<u>2,536,113</u>

The accompanying notes are an integral part of these financial statements

Arab Investors Union For Real Estates Developing
(Public Shareholding Company)
Amman - Jordan

Statement of income interim for the three months ended 31 March 2019

	Notes	(Review) for the three months ended 31 March 2019	(Review) for the three months ended 31 March 2018
	No	JD	JD
<u>Revenue</u>			
Land Sales		-	-
Cost Of Land		-	-
		-	-
Gross Profit (Loss)		-	-
Deffered Revenue Property		-	300
		-	-
Total Revenue		-	300
<u>Expenses</u>			
Salaries, Wages And Benefits		(1,650)	(1,650)
General And Administrative Expense 7		(5,487)	(5,650)
Depreciation		(145)	(145)
		-	-
Total Expenses		(7,282)	(7,445)
Loss For The Period		(7,282)	(7,145)

The accompanying notes are an integral part of these financial statements

Arab Investors Union For Real Estates Developing
(Public Shareholding Company)
Amman - Jordan

Statement of other comprehensive income interim for the three months ended 31
March 2019

	Notes	(Review) for the three months ended 31 March 2019	(Review) for the three months ended 31 March 2018
	<u>No</u>	<u>JD</u>	<u>JD</u>
<u>Expenses</u>			
Loss For The Period		(7,282)	(7,145)
Loss For The Period After Other Comprehensive Income		<u><u>(7,282)</u></u>	<u><u>(7,145)</u></u>

The accompanying notes are an integral part of these financial statements

Arab Investors Union For Real Estates Developing
(Public Shareholding Company)
Amman - Jordan

Statement of changes in equity interim for the three months ended 31 March 2019

	<u>Capital</u>	<u>Accumulated</u> <u>losses</u>	<u>Total</u>
	JD	JD	JD
<u>2018</u>			
Beginning Balance of Jan 1,2018	3,000,000	(537,976)	2,462,024
Loss for the period	-	(7,145)	(7,145)
Balance as of March 31, 2018	<u>3,000,000</u>	<u>(545,121)</u>	<u>2,454,879</u>
<u>2019</u>			
Beginning Balance of Jan 1,2019	3,000,000	(563,584)	2,436,416
Loss for the period	-	(7,282)	(7,282)
Balance as of March 31, 2019	<u>3,000,000</u>	<u>(570,866)</u>	<u>2,429,134</u>

The accompanying notes are an integral part of these financial statements

Arab Investors Union For Real Estates Developing
(Public Shareholding Company)
Amman - Jordan

Statement of Cash Flows interim for the three months ended 31 March 2019

	(Review) for the three months ended 31 March 2019 JD	(Review) for the three months ended 31 March 2018 JD
<u>Cash Flows From Operating Activities</u>		
Loss For The Period	(7,282)	(7,145)
Depreciation	145	145
<u>Operational Loss Before Change In The Working Capital</u>	(7,137)	(7,000)
Other Debit Balances	(3,740)	(277)
Accounts Payables	10,000	-
Other Credit Balances	2,963	2,713
<u>Net Cash Flows (Used In) The Operational Activities</u>	2,086	(4,564)
Net Change In Cash	2,086	(4,565)
Cash At The Beginning Of The Year	1,383	5,875
Cash At The End Of The Period	3,469	1,311

The accompanying notes are an integral part of these financial statements

**Arab Investors Union For Real Estates Developing
(Public Shareholding Company)
Amman - Jordan**

Notes to the Financial Statements

1) General information

a. Establishment of the Company

- Arab Investors Union For Real Estates Developing Company has been established and registered as public shareholding under number (398) on 10 april 2006 and the Capital 3,000,000 JD.

Capital when registering	3,000,000
Authorized Capital	3,000,000
Subscribed capital	3,000,000
Number of shares / shares	3,000,000
Value of share / share	1

b. The principal activities of the Company are described below:

- Buy and sell land, after the development, organization and improvement and divided, sort and deliver all necessary services mainly on the laws in force.
- Import and export.
- It owns movable and immovable property.
- Investment company funds in real estate fields.
- Borrow money for it from banks.

Board of Directors and authorized signatories

Board of Directors	Adjective
Fayyad Ahmed Abdul Karim Nabulsi	Member of the Board of Directors
Ali Mohammed Al Mari	Member of the Board of Directors
Aoun Bashir Abdel Karim Nabulsi	Chairman of the Board of Directors
Fouz Ahmed Abdel Karim Nabulsi	Member of the Board of Directors
Abdul Karim Ahmed Abdul Karim Nabulsi	Vice Chairman of the Board of Directors

- The delegation of two members of the Board of Directors Mr. Aoun Bashir Abdul Karim Nabulsi and Vice Chairman of the Board of Directors Mr. Abdul Karim Ahmed Abdul Karim Nabulsi and Board Member Mr. Fawaz Ahmed Abdul Karim Nabulsi signed all financial transactions amounting to (50,000) fifty thousand dinars or less .
- Chairman of the Board of Directors Mr. Aoun Bashir Abdul Karim Nabulsi and Vice Chairman of the Board of Directors Mr. Abdul Karim Ahmed Abdul Karim Nabulsi and Board Member Mr. Ali Mohammed Shaher Al Marai together to sign all financial transactions and more than (50,000) fifty thousand dinars.
- Mr. Aoun Bashir Abdul Karim Nabulsi and Board Member Mr. Ali Mohammed Shaher Al Mari and Board Member Mr. Fawaz Ahmed Abdulkarim Al Nabulsi are authorized to sign all administrative, legal and non-financial matters pertaining to the Company.

Notes to the Financial Statements

2) Summary of significant accounting policies

- The financial statements have been prepared in accordance with International Financial Reporting Standards. Financial statements preparation framework.

a. Measurement bases used in preparing the financial statements

- The financial statements have been prepared on the historical cost basis except for

b. Accounting Estimates

- The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised Accounting adjustments has no retrospective effects.

c. Cash and cash equivalents

- cash comprises cash on hand, current accounts and demand deposits with banks.
- cash equivalents are short-term, highly liquid investments that are readily convertible

d- Non-financial assets

- The listed value is reviewed for enterprise assets at the end of each financial year to determine whether a pointer about the decline in case there is an indicator on the lower recoverable amount is estimated from those assets.
- If the listed value of the assets recoverable amount of that asset is recording impairment of such assets.
- All low losses are recorded in the income statement

e. Inventory

- Inventories are priced at cost using the average cost or net realizable value method, whichever is less.

f. Accounts receivable

- Accounts receivable are carried at fair value and recoverable after making allowance for doubtful debts.

Notes to the Financial Statements

g. Property and equipment

- All property and equipment at historical cost appears, Historical cost includes all direct costs eligible for capitalization which is borne by the company and associated with the acquisition of the asset.
- Depreciation is computed using the straight-line method over the useful life of the asset.

h. Provisions

- Provisions are recognized when the Company has a legal obligation or the actual result of a past event, and that the payment of a potential liabilities can be reliably measured it.

i. Accounts payable and accruals

- It is recognized as accounts payable and the amounts payable upon receipt of the goods or take advantage of the service by the company either has claim by the supplier or did not take place.

j. Installments due and returned checks and notes receivable

- Installments due and returned checks and notes receivable at fair value of the show and recover after provision for doubtful debts is debt taken in the event of sufficient objective evidence that the availability of the company will be unable to collect the amounts owed to it according to the original agreement with the debtors.

k. Income tax

- Taxes are calculated under the tax rates prescribed under the law, regulations and instructions.

l. Foreign currency transactions

- The translation Transactions in foreign currencies during the year at prices prevailing on the date of the transaction.
- The translation of monetary monetary assets and liabilities denominated in foreign currencies in Jordanian dinars on the financial statements the exchange rates prevailing at that date.
- It represents the gain (loss) on foreign currency monetary items in the difference between the amortized cost in Jordanian dinars at the beginning of the year and adjusted using the effective interest rate and payments during the year and the amortized cost in foreign currency translated into the Jordanian dinar exchange rates prevailing at the end of the year.
- The translation of assets and non-monetary liabilities denominated in foreign currencies and the phenomenon at fair value to the Jordanian dinar exchange rates prevailing at the date of the determination of fair value.
- Are registered differences arising from the translation of foreign currencies to the Jordanian dinar in the income statement.

Arab Investors Union For Real Estates Developing
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Amman - Jordan

Notes to the Financial Statements

m. Lease contracts

- Are classified as capital leases such as contracts Rent If you arrange the lease transfer substantially all the benefits and risks of ownership of the asset to the lessee, it is classified as other leases as operating leases.
- It is loaded rents payable under operating leases on the list of business during the period of operating lease, using the straight line method.

n. Investments in land

- This item represents the value of land of a (2,531,859) JD it was registered under name of the company under the land ownership document of (1,270,738) JD Under non agencies to isolate the sale of land of (1,261,121) JD.

	(Review) 31 March 2019 JD	(Audited) 2018 JD
3) Cash And Cash Equivalents		
Cash On Hand	3,392	1,303
Cash In Bank	77	80
Total	3,469	1,383
	(Review) 31 March 2019 JD	(Audited) 2018 JD
4) Other Debit Balances		
Prepaid Expenses	3,740	-
Receivables Staff	826	826
Insurance Refundable	100	100
Total	4,666	926

Notes to the Financial Statements

5) Property, Plant And Equipment	Furniture	Computer hardware and software	Electric Equipment and Supplies	Equipment and Tools	Plates land schemes	Total
	JD	JD	JD	JD	JD	JD
<u>Cost</u>						
Beginning Balance Of Jan 1,2019	10,856	9,059	3,715	2,106	150	25,886
Balance As Of March 31, 2019	10,856	9,059	3,715	2,106	150	25,886
<u>Accumulated Depreciation</u>						
Beginning Balance Of Jan 1,2019	10,450	8,512	3,313	1,517	149	23,941
Depreciation	-	99	12	34	-	145
Balance As Of March 31, 2019	10,450	8,611	3,325	1,551	149	24,086
<u>Net Book Value</u>						
As Of March 31, 2019	406	448	390	555	1	1,800
As Of December 31, 2018	406	547	402	589	1	1,945

Arab Investors Union For Real Estates Developing
(Public Shareholding Company)
Amman - Jordan

Notes to the Financial Statements

	(Review) 31 March 2019	(Audited) 2018
	JD	JD
6) Other Credit Balances		
Accured Expenses	18,898	15,935
Underwriting Shareholders And Other	6,260	6,260
Total	25,158	22,195
	(Review)	(Review)
	for the three months ended 31 March 2019	for the three months ended 31 March 2018
	JD	JD
7) General And Administrative Expenses		
Rent	1,250	1,250
Professional And Consulting Fees	1,195	991
Fees And Subscriptions	738	1,238
Water And Electricity	641	656
Post And Telegraph And Telephone	603	611
Transportation	600	600
Stationery	212	204
Hospitality And Cleanliness	67	65
Maintenance	178	-
Other	3	35
Total	5,487	5,650

Notes to the Financial Statements

8) Financial instruments

a- Fair value

- The carrying amounts of financial assets and liabilities is equal to roughly fair value.

b- Market risks

- Know the market risk as volatility risk fair value or future cash flows of a financial instrument due to changes in market prices and includes the following risks:-

c- Currency risk

- You know it's a risk, currency risk, volatility in the fair value or future cash flows of a financial instrument due to changes in foreign exchange rates.
- The financial instruments shown in the balance sheet is subject to currency risk.

d- Equity price risk

- Know the risk of price volatility risk it dictated that the fair value or future cash flows of a financial instrument due to changes in the rates of profit value in the market.
- The financial instruments shown in the balance sheet are not subject to price risk equity.

e- Other price risk

- Other price risk defines as fair value fluctuation risk or future cash flows of a financial instrument due to changes in market prices (other than those arising from interest rate risk or currency risk) whether special factors changes the financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.
- The financial instruments shown in the balance sheet are not subject to other price risk.

f- Credit risk

- You know it's a risk, credit risk, the failure of one party to a financial instrument in fulfilling its obligations, causing financial loss to the other party.
- The institution maintains financial institutions monetary credit.

Notes to the Financial Statements

I- Liquidity risk

- Board adopts framework for liquidity risk management to the Board of Directors is responsible for managing liquidity risk.
- Monitors cash flow organization and with due dates of financial assets and liabilities.
- The following table shows the due dates of financial assets and liabilities of the Foundation.

9) Approval of the financial statements

- The approval of the financial statements by the bard of management company on April 20, 2019.