

**Company**  
**Arab Investors Union For**  
**Real Estates Developing**  
**(Public Shareholding Company)**  
**Amman - Jordan**  
**Interim Financial Statements for**  
**the three months ended 31 March 2023**  
**Review Report of Interim**  
**Financial Statements**

**Company**  
**Arab Investors Union For**  
**(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 2023 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 14, 2022**

**Morison Global**

**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 2023**

	<u>Notes</u>	<u>(Review)</u>	<u>(Audited)</u>
	<u>No</u>	<u>March 31, 2023</u>	<u>2022</u>
		<u>JD</u>	<u>JD</u>
<b><u>Assets</u></b>			
<b><u>Current Assets</u></b>			
Cash And Cash Equivalents	3	13,883	4,627
Accounts Receivable		823	-
Other Debit Balances	4	7,330	5,421
<b>Total Current Assets</b>		<b>22,036</b>	<b>10,048</b>
<b><u>Non-Current Assets</u></b>			
Net Property And Equipment	5	887	1,021
Investments in company		50,000	-
Investments In Land		2,238,013	2,309,013
<b>Total Non-Current Assets</b>		<b>2,288,900</b>	<b>2,310,034</b>
<b>Total Assets</b>		<b>2,310,936</b>	<b>2,320,082</b>
<b><u>Liabilities And Equity</u></b>			
<b><u>Current Liabilities</u></b>			
Accounts Payable		1,410	1
Other Credit Balances	6	18,921	10,545
<b>Total Current Liabilities</b>		<b>20,331</b>	<b>10,546</b>
<b>Total Liabilities</b>		<b>20,331</b>	<b>10,546</b>
<b><u>Equity</u></b>			
Capital		3,000,000	3,000,000
Accumlated Losses		(709,395)	(690,464)
<b>Total Equity</b>		<b>2,290,605</b>	<b>2,309,536</b>
<b>Total Liabilities And Equity</b>		<b>2,310,936</b>	<b>2,320,082</b>

The accompanying notes are an integral part of these financial statements

**Arab Investors Union For Real Estates Developing**  
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**Statement of income interim for the three months ended 31 March 2023**

	Notes	(Review) for the three months ended 31 March 2023	(Review) for the three months ended 31 March 2022
	No	JD	JD
<b><u>Revenue</u></b>			
Land Sales		71,000	107,520
Cost Of Land		(70,000)	(152,709)
<b>Total Revenue</b>		<b>1,000</b>	<b>(45,189)</b>
<b><u>Expenses</u></b>			
Salaries, Wages And Benefits		(7,460)	(1,080)
		(1,645)	-
General And Administrative Expense	7	(10,692)	(2,352)
Depreciation		(134)	(100)
<b>Total Expenses</b>		<b>(19,931)</b>	<b>(3,532)</b>
<b>Loss For The Period</b>		<b>(18,931)</b>	<b>(48,721)</b>

**The accompanying notes are an integral part of these financial statements**

**Arab Investors Union For Real Estates Developing  
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Amman - Jordan**

**Statement of other comprehensive income interim for the three months ended 31  
March 2023**

<u>Notes</u>	<u>(Review) for the three months ended 31 March 2023</u>	<u>(Review) for the three months ended 31 March 2022</u>
No	JD	JD
<b><u>Expenses</u></b>		
Loss For The Period	(18,931)	(48,721)
<b>Loss For The Period After Other Comprehensive Income</b>	<b>(18,931)</b>	<b>(48,721)</b>

**The accompanying notes are an integral part of these financial statements**

**Arab Investors Union For Real Estates Developing  
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**Statement of changes in equity interim for the three months ended 31 March 2023**

	<u>Capital</u>	<u>Accumulated</u> <u>losses</u>	<u>Total</u>
	JD	JD	JD
<b><u>2022</u></b>			
Beginning Balance of 1 Jan 2022	3,000,000	(613,454)	2,386,546
Loss for the period	-	(48,721)	(48,721)
Balance as of 31 March 2022	<u>3,000,000</u>	<u>(662,175)</u>	<u>2,337,825</u>
<b><u>2023</u></b>			
Beginning Balance of 1 Jan 2023	3,000,000	(690,464)	2,309,536
Loss for the period	-	(18,931)	(18,931)
Balance as of 31 March 2023	<u>3,000,000</u>	<u>(709,395)</u>	<u>2,290,605</u>

**The accompanying notes are an integral part of these financial statements**

**Arab Investors Union For Real Estates Developing  
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Amman - Jordan**

**Statement of Cash Flows interim for the three months ended 31 March 2023**

	(Review) for the three months ended 31 March 2023 <u>JD</u>	(Review) for the three months ended 31 March 2022 <u>JD</u>
<b><u>Cash Flows From Operating Activities</u></b>		
Loss For The Period	(18,931)	(48,721)
Depreciation	134	100
	<u>(18,797)</u>	<u>(48,621)</u>
<b><u>Operational Loss Before Change In The Working Capital</u></b>		
Accounts Receivable	(823)	-
Other Debit Balances	(1,909)	(8,315)
Accounts Payables	1,408	(56,255)
Other Credit Balances	8,376	(12,172)
	<u>(11,744)</u>	<u>(125,363)</u>
<b><u>Net Cash Flows (Used In) The Operational Activities</u></b>		
<b><u>Cash Flows From Investment Activities</u></b>		
Investments in company	(50,000)	-
Investments In Land	71,000	152,709
	<u>21,000</u>	<u>152,709</u>
<b><u>Net Cash Flows The Investing Activities</u></b>		
<b>Net Change In Cash</b>	<b>9,256</b>	<b>27,346</b>
Cash At The Beginning Of The Year	4,627	1,016
	<u>13,883</u>	<u>28,362</u>
<b>Cash At The End Of The Period</b>	<b>13,883</b>	<b>28,362</b>

**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 Estate Development was established as a public shareholding company limited in the register of companies with the Ministry of Industry and Trade under No. (398) on 10 April 2006 with a capital of JD (3,000,000) and the

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 the share / share	1

**The principal activities of the Company are described below:**

- b. Buy and sell land, after the development, organization and improvement and divided,
  - 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
Thabet Hassan Al-Nabulsi	Chairman of Board of Directors
Abdel-Karim Ahmed Abdel-Karim Al-Nabulsi	Vice Chairman of the Board of Directors
Fouz Ahmed Abdel Karim Al-Nabulsi	Member of the Board of Directors
Fayyad Ahmed Abdel-Karim Al-Nabulsi	Member of the Board of Directors
Ali Sahel Qassem Al-Ghazzawi	Member of the Board of Directors

Authorizing two of the Chairman of the Board of Directors, Mr. Thabet Hassan Abdel-Latif Al-Nabulsi, the Vice-Chairman of the Board of Directors, Mr. Abdel-Karim Ahmed Abdel-Karim Al-Nabulsi, and a member of the Board of Directors, the General Manager, Mr. Fayyad Ahmed Abdel-Karim Al-Nabulsi, to sign all financial transactions, which amount to (50,000) fifty thousand dinars and more.

- Authorizing two collectively of the Chairman of the Board of Directors, Mr. Thabet Hassan Abdel-Latif Al-Nabulsi, the Vice-Chairman of the Board of Directors, Mr. Abdel-Karim Ahmed Abdel-Karim Al-Nabulsi, and a member of the Board of Directors, Fawz Ahmed Al-Nabulsi, to sign all financial transactions that amount to less than (50,000) fifty thousand dinars.
- Authorizing any of the Chairman of the Board of Directors, Mr. Thabet Hassan Al-Nabulsi, the Vice-Chairman of the Board of Directors, Abdul Karim Ahmed Al-Nabulsi, and the member of the Board of Directors, Fayyad Ahmed Al-Nabulsi, to individually sign all other administrative and legal transactions related to the company.

**Arab Investors Union For Real Estates Developing  
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**Notes to the Financial Statements**

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**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.

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**Notes to the Financial Statements**

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**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.

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**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 (2,309,013) JD it was registered under name of the company under the land ownership document of (1,200,601) JD Under non agencies to isolate the sale of land of (1,108,412) JD.

	(Review) March 31, 2022 JD	(Audited) 2021 JD
<b>3) Cash And Cash Equivalentents</b>		
Cash In Bank	13,883	4,627
<b>Total</b>	<b>13,883</b>	<b>4,627</b>

	(Review) March 31, 2022 JD	(Audited) 2021 JD
<b>4) Other Debit Balances</b>		
Prepaid Expenses	7,215	4,465
Insurance Refundable	100	100
Income Tax	15	30
Receivables Staff	-	826
<b>Total</b>	<b>7,330</b>	<b>5,421</b>

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**Notes to the Financial Statements**

	Furniture		Computer hardware and software		Electric Equipment and Supplies		Equipment and Tools		Plates land schemes		Total	
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
<b>5) Property, Plant And Equipment</b>												
<u>Cost</u>												
Beginning Balance Of 1 Jan 2023	10,856	9,259	4,514	2,106	150							26,885
Balance As Of 31 March 2023	10,856	9,259	4,514	2,106	150							26,885
<u>Accumulated Depreciation</u>												
Beginning Balance Of 1 Jan 2023	10,750	9,144	3,761	2,060	149							25,864
Depreciation	25	12	63	34	-							134
Balance As Of 31 March 2023	10,775	9,156	3,824	2,094	149							25,998
<u>Net Book Value</u>												
As Of 31 March 2023	81	103	690	12	1							887
As Of December 31, 2022	106	115	753	46	1							1,021

**Arab Investors Union For Real Estates Developing  
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	(Review) March 31, 2023 JD	(Audited) 2022 JD
<b>6) Other Credit Balances</b>		
Underwriting Shareholders And Other	6,257	6,258
Accured Expenses	12,664	4,287
<b>Total</b>	<b>18,921</b>	<b>10,545</b>
	(Review)	(Review)
	for the three months ended 31 March 2023	for the three months ended 31 March 2022
<b>7) General And Administrative Expenses</b>	JD	JD
Transportation	4,514	30
Fees and subscriptions	2,285	-
Rent	1,250	1,250
Professional And Consulting Fees	538	538
Water And Electricity	237	20
Post And Telegraph And Telephone	229	238
Electronic services management	200	-
Car Expenses	182	45
Hospitality And Cleanliness	169	21
Maintenance	80	175
Bank Commissions	10	10
Other	998	25
<b>Total</b>	<b>10,692</b>	<b>2,352</b>

**Notes to the Financial Statements**

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**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.

**Arab Investors Union For Real Estates Developing  
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Amman - Jordan**

**Notes to the Financial Statements**

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**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 board of management company on 19 April 2022.

**10) Covid 12**

- The new Corona virus appeared at the beginning of 2020 and spread all over the world, including Jordan, causing the disruption of many companies and economic activities. The management believes that this outbreak is an unalterable event of the financial statements because the prevailing situation is variable and rapidly developing and the management believes that it is not possible to quantify the potential impact of this outbreak on the future financial statements of the company at this stage and the management also believes that it has the ability to continue its business. After resuming the company's activity as a result of that suspension.