

Jordan International Investment Company
(Public Shareholding Limited Company)
Amman – The Hashemite Kingdom of Jordan
The Interim Condensed Consolidated Financial Statements
(Unaudited) and Independent Auditor's Review Report
For the three Months Period ended in March 31, 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 three Months Period ended in March 31, 2026

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**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 March 31, 2026 and the related Interim Condensed consolidated statements of profit or loss and other comprehensive income /(Loss), the Interim consolidated changes in shareholders' equity, and the Interim consolidated cash flows for the three months ended in that date and a summary of significant accounting policies and notes from 1 to 16.

The management is responsible for preparation and presentation of the Interim Condensed consolidated financial statement in accordance with International Accounting Standard (34) "Interim Financial Report", our responsibility is to make a conclusion about these Interim Condensed consolidated financial statements based on our review.

Review Scope

We conducted our review in accordance with the Standard of Review Engagements (2410) "Review of Interim Financial Information Performed by The Independent Auditor of The Entity", The review process of the Interim Condensed financial statements primarily involves making inquiries to individuals responsible for financial and accounting matters, applying analytical procedures, and performing other review procedures. The scope of a review is significantly less than an audit conducted in accordance with International Auditing Standards, and therefore, our review does not allow us to obtain assurances regarding all significant matters that could be identified in an audit. Accordingly, we do not express an audit opinion on these statements.

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 March 31, 2026 are not prepared in all material aspects in accordance with International Accounting Standard (34) "Interim Financial Report".

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

Date: April 29, 2026
Amman- Jordan



Jordan International Investment Company
(Public Shareholding Limited Company)
Interim Condensed Consolidated statement of financial position (Unaudited)
As of March 31, 2026
(Jordanian Dinars)

	<u>Note</u>	<u>March 31, 2026</u> <u>(Unaudited)</u>	<u>December 31, 2025</u> <u>(Audited)</u>
<u>Assets</u>			
Non-current assets:			
Property Plant and equipment, net	4	23,187	23,136
Investment property, net	5	7,219,548	7,243,977
Intangible Assets		250	250
Financial assets at fair value through other comprehensive income	6	76,989	86,473
Deferred tax assets		138,044	111,714
Total non-current assets:		7,458,018	7,465,550
Current assets:			
Account receivable, net	7	5,265	6,537
Financial assets at fair value through profit or loss	8	1,151,367	1,224,499
Other receivables, net	9	100,351	57,134
Cash and Cash Equivalents	10	775,005	799,348
Total current assets		2,031,988	2,087,518
Total assets		9,490,006	9,553,068
<u>Shareholders' Equity and liabilities</u>			
Shareholders' equity:			
Paid up capital	11	10,000,000	10,000,000
Statutory reserve		72,175	72,175
Special reserve		2,225	2,225
Reserve for valuation of financial assets at Fair value through other comprehensive income		(9,639)	(155)
Accumulated losses		(608,926)	(541,526)
Total shareholders' equity		9,455,835	9,532,719
Liabilities:			
Current liabilities:			
Account Payable and other credit balance	12	32,547	18,858
Provision for income tax	13	1,624	1,491
Total liabilities		34,171	20,349
Total shareholders' equity and liabilities		9,490,006	9,553,068

The accompanying notes from 1 to 16 are an integral part of these Interim Condensed Consolidated financial statement

Jordan International Investment Company
(Public Shareholding Limited Company)
**Interim Condensed Consolidated Statement of Profit or Loss and
others comprehensive income / (Loss) (Unaudited)**
For the three months period ended March 31, 2026
(Jordanian Dinars)

	<u>Note</u>	<u>March 31, 2026</u> <u>(Unaudited)</u>	<u>March 31, 2025</u> <u>(Unaudited)</u>
<u>Revenues</u>			
Gains on sale of financial assets at fair value through profit or loss		14,355	22,814
Dividend income from financial assets at fair value through profit or loss		36,783	4,595
Losses on revaluation of financial assets at fair value through profit or loss		(125,379)	(24,304)
Rental income		6,075	3,850
Revenue from sale of investment properties		14,000	-
Bank interest income		10,490	12,472
Total Revenues		(43,676)	19,427
Administrative and General Expenses		(49,921)	(44,851)
Net Loss Before Income Tax		(93,597)	(25,424)
Income Tax surplus		26,197	4,963
Net (Loss) for the Period		(67,400)	(20,461)
(Loss) /Other Comprehensive Income:			
Items that will not be reclassified subsequently to profit or loss:			
Change in the reserve for the valuation of financial assets through other comprehensive (Loss) / income.		(9,484)	2,309
Total Comprehensive (Loss) for the Period		(76,884)	(18,152)
Earnings Per Share:			
Earnings Per Share of net Loss for the period	14	(0.007)	(0.002)

The accompanying notes from 1 to 16 are an integral part of these Interim Condensed Consolidated financial statement

Jordan International Investment Company
(Public Shareholding Limited Company)
Interim Condensed Consolidated Statement of Changes in Shareholders' Equity (Unaudited)
For the three months period ended March 31, 2026
(Jordanian Dinars)

	Paid-Up Capital	Statuary Reserve	Special Reserve	Reserve for the valuation of financial assets at Fair value	Accumulated losses	Total
<u>For the three months ended in March 31, 2025</u>						
Balance as of December 31, 2024 (Audited)	10,000,000	55,628	2,225	(30,916)	(690,183)	9,336,754
Net (Loss) for the period	-	-	-	-	(20,461)	(20,461)
Transfer to Statutory Reserve	-	-	-	-	-	-
Change in reserve for valuation of financial assets at Fair Value through other comprehensive income	-	-	-	2,309	-	2,309
Balance as of March 31, 2025 (Unaudited)	10,000,000	55,628	2,225	(28,607)	(710,644)	9,318,602
<u>For the three months ended in March 31, 2026</u>						
Balance as of December 31, 2025 (Audited)	10,000,000	72,175	2,225	(155)	(541,526)	9,532,719
Net (Loss) for the period	-	-	-	-	(67,400)	(67,400)
Transfer to Statutory Reserve	-	-	-	-	-	-
Change in reserve for valuation of financial assets at Fair Value through other comprehensive income	-	-	-	(9,484)	-	(9,484)
Balance as of March 31, 2026 (Unaudited)	10,000,000	72,175	2,225	(9,639)	(608,926)	9,455,835

The accompanying notes from 1 to 16 are an integral part of these Interim Condensed Consolidated financial statement

Jordan International Investment Company
(Public Shareholding Limited Company)
Interim Condensed Consolidated statement of Cash Flows (Unaudited)
For the three months period ended March 31, 2026
(Jordanian Dinars)

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
Cash Flows from Operating Activities:		
Net (Loss) for the period before tax	(93,597)	(25,424)
Adjustments to reconcile net (Loss)/income before tax to net cash flows used in operating activities:		
Depreciation	3,813	3,816
Interest Income from Bank Deposits	(10,490)	(12,472)
Change in Financial Assets at Fair Value Through Profit or Loss	73,132	-
Gains on Sale of Investment Properties	(14,000)	-
Losses on Revaluation of Financial Assets at Fair Value Through Profit or Loss	-	24,304
Gains on Sale of Financial Assets at Fair Value	-	(22,814)
Dividend Income from Financial Assets at Fair Value	-	(4,595)
	(41,142)	(37,185)
Changes in working capital items:		
Accounts Receivable	1,272	-
Other receivable	(43,217)	(14,070)
Accounts Payable and Other Credit Balances	13,689	6,075
Credit Banks	-	2,101
Income tax paid	-	-
Net cash flows used in operating activities	(69,398)	(43,079)
Cash Flows from Investing Activities:		
Banks interests received	10,490	12,472
Purchase of financial assets at fair value through profit or loss Statement	-	(1,006,617)
Received from the sale of financial assets at fair value through profit or loss statement	-	953,100
Dividends from financial assets at fair value through profit or loss statement	-	4,595
Received from Sale of Financial Assets at Fair Value Through Other Comprehensive Income	-	62,555
Received From the Sale of Investing Property	35,000	-
Purchase of Property and Equipment	(435)	-
Net Cash flow provided by investing activities	45,055	26,105
Decrease in Cash and Cash equivalent	(24,343)	(16,974)
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	775,005	795,166

The accompanying notes from 1 to 16 are an integral part of these Interim Condensed Consolidated financial statement

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial statements (Unaudited)
For the three months period ended March 31, 2026
(Jordanian Dinars)

1- Legal Status and Activities

Jordan International Investment Company (“The Company”) is a Public Shareholding Limited Company that operates under Commercial Registration No. (412) Issued in Amman city on July 13, 2006.

The main activity of the company is represented in the purchase of lands and the establishment of industrial projects, craft and residential cities, tourist hotels, residential buildings, import and export, commercial agencies, and money borrowing and brokerage.

The company is wholly owned by Jordan International Insurance Company - a public shareholding limited company.

2- Basis of Preparation:
Statement of commitment

These Interim Condensed Consolidated financial statements for the three months period ended March 31, 2026 have been prepared in accordance with International Accounting Standard (34) “Interim Financial Report”.

The Interim Condensed consolidated financial statements do not include all the information and notes required in the annual financial statements and therefore should be read in conjunction with the company's financial statements for the fiscal year ending December 31, 2025. In addition, the results of operations for the period ending March 31, 2026 are not necessarily represent an indication of the results of operations for the year ending December 31, 2026.

Functional and Presentation Currency

The Interim Condensed consolidated financial statements are presented in Jordanian Dinar, which is the functional and presentation currency of the company.

Basis of Consolidation:

The consolidated financial information includes the financial statements of the Company and its subsidiaries over which it exercises control. Control is achieved when the Company has the power to govern the financial and operating policies of the subsidiaries so as to obtain benefits from their activities. Intercompany transactions, balances, revenues, and expenses between the Company and its subsidiaries are eliminated.

The results of subsidiaries are consolidated in the consolidated statement of profit or loss from the date of acquisition, being the date on which control effectively transfers to the Company. The results of subsidiaries that have been disposed of are included in the consolidated statement of profit or loss up to the date of disposal, being the date on which the Company loses control of those subsidiaries.

The financial information of subsidiaries is prepared for the same reporting period as the Company, using the same accounting policies adopted by the Company. Where subsidiaries follow accounting policies different from those of the Company, necessary adjustments are made to their financial statements to align them with the Company's accounting policies.

Non-controlling interests represent the portion of equity in subsidiaries not attributable, directly or indirectly, to the Company.

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial statements (Unaudited)
For the three months period ended March 31, 2026
(Jordanian Dinars)

2-Basis of Preparation (Continued):

Basis of Consolidation (Continued):

As at March 31, 2026, the Company directly owns the following subsidiary:

<u>Company Name</u>	<u>Nature of Business</u>	<u>Ownership Percentage</u>	<u>Capital</u>	<u>Year of Incorporation</u>
Telal Salem Real Estate and Industrial Company	Real Estate Investments	%99.999	150,000	2008

The key financial information of the subsidiary for the financial year ended 31 December 2025 is as follows:

<u>Company Name</u>	<u>Total Assets</u>	<u>Total Liabilities</u>	<u>Total Revenues</u>	<u>Total Expenses</u>
Telal Salem Real Estate and Industrial Company	289,368	48,009	652	(15)

3- Adoption of New and Amended International Financial Reporting Standards

Standards Issued and Effective:

• **Amendments effective for periods beginning on 1 January 2026:**

- Amendments to International Financial Reporting Standard (IFRS) 9, “Financial Instruments,” and IFRS (7), “Disclosures.”
- Annual Improvements to IFRS Accounting Standards – Volume 11

• **Amendments effective for periods beginning on 1 January 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 the adoption of these standards, interpretations, and amendments 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 presentation of financial statements.

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial statements (Unaudited)
For the three months period ended March 31, 2026
(Jordanian Dinars)

4- Property plant and equipment

	<u>Buildings</u>	<u>Tools And Equipment</u>	<u>Furniture and Decoration</u>	<u>Vehicles</u>	<u>Water well</u>	<u>Total</u>
<u>Cost</u>						
Balance as of December 31, 2025	28,710	43,917	7,776	396	7,064	87,863
Additions	-	435	-	-	-	435
Balance as of March 31, 2026	<u>28,710</u>	<u>44,352</u>	<u>7,776</u>	<u>396</u>	<u>7,064</u>	<u>88,298</u>
<u>Accumulated Depreciation</u>						
Balance as of December 31, 2025	(10,661)	(38,836)	(7,775)	(395)	(7,060)	(64,727)
Charge for the year	<u>(144)</u>	<u>(240)</u>	-	-	-	<u>(384)</u>
Balance as of March 31, 2026	<u>(10,805)</u>	<u>(39,076)</u>	<u>(7,775)</u>	<u>(395)</u>	<u>(7,060)</u>	<u>(65,111)</u>
Net Book Value:						
Balance as of March 31, 2026	<u>17,905</u>	<u>5,276</u>	<u>1</u>	<u>1</u>	<u>4</u>	<u>23,187</u>
Balance as of December 31, 2025	<u>18,049</u>	<u>5,081</u>	<u>1</u>	<u>1</u>	<u>4</u>	<u>23,136</u>

5- Investment Property

	<u>Lands</u>	<u>Buildings</u>	<u>Apartments</u>	<u>Wadi Saqra Office</u>	<u>Total</u>
<u>Cost</u>					
Balance as of December 31, 2025	6,809,592	467,119	120,697	88,433	7,485,841
Disposals	<u>(21,000)</u>	-	-	-	<u>(21,000)</u>
Balance as of March 31, 2026	<u>6,788,592</u>	<u>467,119</u>	<u>120,697</u>	<u>88,433</u>	<u>7,464,841</u>
<u>Accumulated Depreciation</u>					
Balance as of December 31, 2025	-	(171,591)	(44,627)	(25,646)	(241,864)
Charge for the year	-	<u>(2,384)</u>	<u>(603)</u>	<u>(442)</u>	<u>(3,429)</u>
Balance as of March 31, 2026	<u>-</u>	<u>(173,975)</u>	<u>(45,230)</u>	<u>(26,088)</u>	<u>(245,293)</u>
Net Book Value:					
Balance as of March 31, 2026	<u>6,788,592</u>	<u>293,144</u>	<u>75,467</u>	<u>62,345</u>	<u>7,219,548</u>
Balance as of December 31, 2025	<u>6,809,592</u>	<u>295,528</u>	<u>76,070</u>	<u>62,787</u>	<u>7,243,977</u>

- The fair value of Investment property was estimated by real estate experts at 8,243,648 as of December 31 2025 (8,180,951 Dinars as of December 31, 2024).

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial statements (Unaudited)
For the three months period ended March 31,2026
(Jordanian Dinars)

6- Financial assets at fair value through other comprehensive income

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Shares listed on Amman Stock Exchange	76,989	86,473
	76,989	86,473

7- Account Receivables

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Account Receivables	68,016	69,288
Provision for expected credit losses	(62,751)	(62,751)
	5,265	6,537

The company applies the simplified approach under IFRS No. (9) Where the company measures the allowance for credit losses for account receivables at an amount equal to lifetime expected credit losses. The expected credit losses for trade receivables are estimated using a provisioning matrix based on the debtor's previous defaults and an analysis of its current financial position and its adjustment according to specific factors for the debtors and the general economic conditions of the industrial sector in which the debtors operate and an estimate of both the movement of current or expected conditions as at the date of preparing the consolidated financial statements.

The Company writes off any trade receivable if there is information indicating that the debtor is in severe financial distress and there is no realistic prospect of recovery, for example when the debtor is placed in liquidation or is subject to bankruptcy proceedings.

8- Financial Assets at Fair Value through Profit or Loss Statement

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Shares listed on Amman Stock Exchange	1,151,367	1,224,499

9-Other Receivables

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Income Tax and National Contribution Withholdings	40,011	40,012
Prepaid Expenses	15,221	6,188
Guarantee Deposits	1,800	1,800
Employee Advances	318	468
Social Security Payables	1,320	1,322
Others	41,651	7,314
Refundable Insurance Deposits	30	30
	100,351	57,134

Jordan International Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial statements (Unaudited)
For the three months period ended March 31,2026
(Jordanian Dinars)

10- Cash and Cash Equivalents

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Cash on hand	9,005	33,348
Cash at Banks	766,000	766,000
	775,005	799,348

11- Paid Up Capital

The company's authorized and fully paid-up capital amounts to JOD 10,000,000, consisting of 10,000,000 shares with a par value of JOD 1 per share.

12- Account Payables and other payables

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Account Payable	19,392	-
Provisions for Legal Cases	5,449	5,449
Unearned Revenue	4,989	5,925
Deposits and Accrued Expenses	1,710	1,239
Other	1,007	6,244
	32,547	18,857

13- provision for income tax

A-Summery on the income tax provisions movement during the period

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Balance at the beginning of the period / year	1,491	1,120
Recognized during the period / year	133	454
Paid during the period / year	-	(83)
Balance at the end of the period / year	1,624	1,491

B- Income Tax Status

- The tax status of the parent company – International Investment – has been finalized and settled up to the end of the fiscal year 2024.
- The tax status of the subsidiary (Telal Salem Real Estate and Industrial Company) has been finalized and settled up to the end of the financial year 2023.

14- (Loss) Per Share for the Period

(loss) per share for the period is calculated by dividing the net profit /(loss) for the period by the weighted average number of shares during the period. The details are as follows:

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
Net (Loss) For the Period	(67,400)	(20,461)
weighted average number of shares	10,000,000	10,000,000
(Loss) Per Share for the Period	(0.007)	(0.002)

15- Financial Instruments - Risk Management

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 transactions. As the Branch's financial instruments are compiled under the historical cost method, differences can arise between the book amounts and the fair value estimates. Management believes that fair values of the Branch's financial assets and liabilities are not materially different from their carrying values.

Credit risk:

Credit risk represents the risk that a counterparty will be unable to meet its obligations, resulting in a financial loss to the other party. The Company is not exposed to any significant concentrations of credit risk. account receivables are continuously reviewed, and an aging analysis is performed along with the recognition of appropriate allowances for doubtful accounts. account receivables are presented net of credit loss allowances. The Company maintains its cash balances with local banks that have a good credit rating

Currency risk:

Is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Branch's transactions are predominantly in Jordanian Dinars, and United States Dollars. Furthermore, the Jordanian Dinars relates to the United States Dollar therefore the currency risk is being well managed by the Branch.

Liquidity risk:

Is the risk that an enterprise will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Branch's management monitors liquidity requirements on a regular basis and ensures that sufficient funds are available to meet any future commitments.

16- Approval of the Interim Condensed Consolidated Financial Statements

These Interim Condensed Consolidated financial statements were approved by the Board of Directors on April 29, 2026.