

الرقم: 42/5/2019/أ  
التاريخ: 2019/07/30

السادة/ هيئة الأوراق المالية المحترمين  
عمان، المملكة الأردنية الهاشمية  
تحية طيبة،

الموضوع: البيانات المالية للفترة المنتهية في 2019/6/30

بالإشارة إلى الموضوع اعلاه، وعملاً بتعليمات الإفصاح المعمول بها نرفق لكم طيه البيانات المالية للفترة  
المنتهية في 2019/6/30.

وتفضلوا بقبول فائق الإحترام،،،

عمر عبد اللطيف  
المدير المالي والإداري



نسخة:

- مركز ايداع الاوراق الماليه
- بورصة عمان

بورصة عمان  
الدائرة الإدارية والمالية  
الديوان

٢١ تموز ٢٠١٩

3786

الرقم المتسلسل:

31281

رقم الملف:

٩١١١١١١١

الجهة المختصة:

# **Amwaj Properties Company**

**Public Shareholding Company**

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

**30 June 2019**



**Report on Review of the Condensed Interim Consolidated Financial Statements**

**To The Board of Directors  
Amwaj Properties Company  
Public Shareholding Company  
Amman - Jordan**

**Introduction**

We have reviewed the accompanying condensed interim consolidated financial statements of Amwaj Properties Company, comprising the interim consolidated statement of financial position as at 30 June 2019 and the related 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 condensed interim consolidated financial statements. Management is responsible for the preparation and presentation of this interim consolidated financial statement in accordance with International Accounting Standard number (34) Interim Financial Reporting. Our responsibility is to express a conclusion on this interim consolidated financial statement 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 interim financial information consists 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.

**Basis of Qualified Conclusion**

No estimate has been made by the management for expected credit losses relating to the impaired accounts receivable.

**Qualified Conclusion**

Based on our review, with the exception of the matter described in the basis of qualified conclusion paragraph, nothing has come to our attention that causes us to believe that the accompanying condensed interim consolidated financial statements as at 30 June 2019 are not prepared, in all material respects, in accordance with International Accounting Standard number (34) "Interim Financial Reporting".

**Other Matters**

The financial statements as at 31 December 2018 where audited by another auditor who has issued a qualified opinion as the company did not provide for the expected credit losses relating to the accounts receivable, did not take a provision against customs claim, differences between bank confirmation and company's records and recording prior year's tax expense in the current year statement of profit or loss.

30 July 2019  
Amman - Jordan



  
Arab Professionals

Ibrahim Hammoudeh  
License No. (606)

**Amwaj Properties Company**  
**Public Shareholding Company**  
**Interim Consolidated Statement of financial Position as at 30 June 2019**

(In Jordanian Dinar)

	30 June 2019 (Unaudited)	31 December 2018 (Audited)
<b>Assets</b>		
<b>Non - Current Assets</b>		
Investment properties	83,695,883	84,485,013
Investment in associates	97,582	97,582
Property and equipment	10,410	12,946
Checks under collection - long term	91,774	31,770
<b>Total Non - Current Assets</b>	<u>83,895,649</u>	<u>84,627,311</u>
<b>Current Assets</b>		
Accounts receivable	2,316,003	3,057,780
Checks under collection - short term	1,033,208	1,355,937
Amounts due from related parties	37,571	37,271
Other receivables	302,252	311,470
Cash and cash equivalents	327,714	240,925
<b>Total Current Assets</b>	<u>4,016,748</u>	<u>5,003,383</u>
<b>Total Assets</b>	<u>87,912,397</u>	<u>89,630,694</u>
<b>Equity and Liabilities</b>		
<b>Shareholder's Equity</b>		
Paid - in capital	30,000,000	30,000,000
Shares discount	(4,242,055)	(4,242,055)
Accumulated losses	(8,773,695)	(8,152,491)
<b>Net Shareholder's Equity</b>	<u>16,984,250</u>	<u>17,605,454</u>
Non-controlling interest	10,695,027	11,049,495
<b>Total Equity</b>	<u>27,679,277</u>	<u>28,654,949</u>
<b>Liabilities</b>		
<b>Non - Current Liabilities</b>		
Bank facilities - long term	53,625,953	50,696,664
Deferred checks - long term	413,946	780,920
<b>Total Non - Current Liabilities</b>	<u>54,039,899</u>	<u>51,477,584</u>
<b>Current Liabilities</b>		
Bank facilities - short term	1,789,565	4,113,078
Deferred revenues	1,433,006	2,573,608
Account payable	1,007,076	1,133,035
Deferred checks - short term	890,044	875,327
Amounts due to related parties	89,895	230,070
Other liabilities	983,635	573,043
<b>Total Current Liabilities</b>	<u>6,193,221</u>	<u>9,498,161</u>
<b>Total Liabilities</b>	<u>60,233,120</u>	<u>60,975,745</u>
<b>Total Equity and Liabilities</b>	<u>87,912,397</u>	<u>89,630,694</u>

"The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report"

**Amwaj Properties Company**  
**Public Shareholding Company**  
**Interim consolidated statement of comprehensive income**  
**For the six months ended at 30 June 2019 (Unaudited)**  
**(In Jordanian Dinar)**

	For the three months ended	For the six months ended	
	30 June 2019	30 June 2019	30 June 2018
Revenues	1,697,320	3,098,525	3,242,752
Operating expenses	<u>(1,107,550)</u>	<u>(2,101,454)</u>	<u>(1,858,921)</u>
Gross Profit	589,770	997,071	1,383,831
Administrative and marketing expenses	(112,282)	(359,402)	(437,734)
Finance expense	(859,081)	(1,648,705)	(1,706,224)
Other revenues	<u>18,542</u>	<u>35,364</u>	<u>66,304</u>
<b>Total comprehensive loss for the period</b>	<b><u>(363,051)</u></b>	<b><u>(975,672)</u></b>	<b><u>(693,823)</u></b>
<b>Attributable to :</b>			
Shareholders of the company	(229,179)	(621,204)	(469,454)
Non - controlling interest	<u>(133,872)</u>	<u>(354,468)</u>	<u>(224,369)</u>
	<b><u>(363,051)</u></b>	<b><u>(975,672)</u></b>	<b><u>(693,823)</u></b>
<b>Basic and diluted losses per share for the period</b>	<b><u>(0.008)</u></b>	<b><u>(0.021)</u></b>	<b><u>(0.016)</u></b>

"The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report"

**Amwaj Properties Company  
Public Shareholding Company**

**Interim consolidated statement of changes in equity for the six months ended at 30 June 2019 (Unaudited)**

(In Jordanian Dinar)

	Paid - in capital	Shares discount	Accumulated losses	Total shareholder's equity	Non-controlling interest	Total Equity
<b>Balance at 1 January 2019</b>	30,000,000	(4,242,055)	(8,152,491)	17,605,454	11,049,495	28,654,949
<b>Total comprehensive loss for the period</b>	-	-	(621,204)	(621,204)	(354,468)	(975,672)
<b>Balance at 30 June 2019</b>	<u>30,000,000</u>	<u>(4,242,055)</u>	<u>(8,773,695)</u>	<u>16,984,250</u>	<u>10,695,027</u>	<u>27,679,277</u>
<b>Balance at 1 January 2018</b>	30,000,000	(4,242,055)	(7,074,303)	18,683,642	11,653,707	30,337,349
<b>Total comprehensive loss for the period</b>	-	-	(469,454)	(469,454)	(224,369)	(693,823)
<b>Balance at 30 June 2018</b>	<u>30,000,000</u>	<u>(4,242,055)</u>	<u>(7,543,757)</u>	<u>18,214,188</u>	<u>11,429,338</u>	<u>29,643,526</u>

“The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report”

**Amwaj Properties Company**  
**Public Shareholding Company**  
**Interim consolidated statement of cash flows**  
**For the six months ended at 30 June 2019 (Unaudited)**

(In Jordanian Dinar)

	30 June 2019	30 June 2018
<b>Operating Activities</b>		
Loss for the period	(975,672)	(693,823)
Depreciation	892,791	902,446
Loss from sale of property and equipment	-	1,148
<b>Changes in Working Capital</b>		
Accounts receivable	741,777	334,322
Other receivables	9,218	(1,600)
Amounts due from / to related parties	(140,475)	(238,799)
Checks under collection	262,725	671,656
Accounts payable	(125,959)	(349,513)
Other liabilities	410,592	(99,068)
Deferred checks	(352,257)	(383,909)
Deferred revenues	(1,140,602)	(1,221,002)
<b>Net cash flows used in operating activities</b>	<u>(417,862)</u>	<u>(1,078,142)</u>
<b>Investing Activities</b>		
Investment properties	(101,010)	3,880
Property and equipment	(115)	(33,708)
<b>Net cash flows used in Investing Activities</b>	<u>(101,125)</u>	<u>(29,828)</u>
<b>Financing Activities</b>		
Bank facilities	605,776	865,347
<b>Changes in cash and cash equivalents</b>	86,789	(242,623)
Cash and cash equivalents, beginning of year	240,925	491,746
Cash and cash equivalents, end of period	<u>327,714</u>	<u>249,123</u>

"The accompanying notes from (1) to (5) are an integral part of these condensed interim consolidated financial statements and read with review report"

**Amwaj Properties Company**  
**Public Shareholding Company**  
**Notes to the condensed interim consolidated financial statements (Unaudited)**  
**30 June 2019**

**(In Jordanian Dinar)**

**1 . General**

Amwaj Properties Company PLC. was established on 26 February 2008 as a Public Shareholding Company and registered at the Ministry of Trade and Industry under number (449). The Company head office is in the Hashemite Kingdom of Jordan. The company's main objective is exercising all real estate investment activities.

The Company stocks are listed in Amman Stock Exchange - Jordan.

The accompanying condensed interim consolidated financial statements have been approved for issue by the Company's Board of Directors on 30 July 2019.

**2 . Summary of Significant Accounting Policies**

**Basis of Preparation**

The condensed interim Consolidated financial statements of the company have been prepared in accordance with IAS (34) "Interim Financial Reporting". They do not include all of the information required in annual financial statements in accordance with IFRS, and should be read in conjunction with the financial statements of the Company for the year ended 31 December 2018.

The condensed interim consolidated financial statements have been prepared on a historical cost basis.

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

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

**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 interim consolidated statement of profit or loss 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 interim consolidated statement of profit or loss to the disposal date which is the date on which the Company loses control over the subsidiaries.



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

Company	Activity	Paid capital	Ownership	Registration country
Al- Yaqout Real Estate Co. L.LC	Real Estate	45,940,000	63.12%	Jordan

The above mentioned company is registered and operates inside of the Hashemite Kingdom of Jordan.

#### 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 assets in order to assess the depreciation 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).

### 3 . Tax Status

- The Company has settled its tax liability with Income Tax Department up to the year ended 2014.
- The income tax returns for the years (2015 - 2018) has been filed with the Income Tax Department but the Department has not reviewed the Company's records till the date of this report.
- No income tax provision have been taken on the Company's results of operations for the six months ended at 30 June 2019 as the Company's expenses exceeded it's taxable revenues.

### 4 . Contingent liabilities

- The Company is contingently liable against banks letters of guarantees amounting to JOD (75,000) with a cash margin amounted to JOD (21,000).
- The Company is contingently liable against several law suits. Management and legal counsel believe that no provision is required against law suits as the Company has good chance of winning these cases.

### 5 . 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.