بنك الإسكان
Housing Bank

الرقم: 2026/23/1842/2/1/9

التاريخ: 2026/08/24

السادة هيئة الأوراق المالية المحترمين

عمان – الأردن

الموضوع: القوائم المالية لصندوق UFICO ASE20 عن الفترة المنتهية في 30/ حزيران /2026

تحية واحتراما،

عملاً بأحكام المادة 43 من قانون الأوراق المالية رقم (18) لسنة 2017، والبند (ج) من المادة (14) من نظام صناديق الاستثمار المشترك، نرفق لكم طيه، بصفتنا أمين الاستثمار لصندوقUFICO ASE20 القوائم المالية للصندوق باللغة الانجليزية عن الفترة المنتهية في 30 حزيران 2026 متضمنة تقرير مدقق الحسابات.

وتفضلوا بقبول فائق الاحترام،

أمين الاستثمار

بنك الإسكان للتجارة والتمويل

Bashar
174
60A

بنك الإسكان للتجارة والتمويل
The Housing Bank for Trade & Finance

General Management - P.O.Box 7693 Amman 11118 Jordan
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الادارة العامة - ص.ب ٧٦٩٣ عمان ١١١١٨ المملكة الأردنية الهاشمية
هاتف ٥٠٠٥٥٥٥ فاكسميلي ٥٦٦٧٢١٥ (٦ - ٩٦٢)
Swift Bic Code : HBHOJOAXXXX
البريد الإلكتروني : info@hbtf.com.jo الموقع الإلكتروني : www.hbtf.com

التاريخ : 24-8-2026

الرقم: 453/ 2026/ ب ك

السادة بنك الاسكان للتجارة و التمويل المحترمين ،،،

امين الاستثمار لصندوق UFICO ASE20

تحية طيبة و بعد ،،

بالاشارة الى المادة 43 من قانون الاوراق المالية و الى المادة 11 من نظام صناديق الاستثمار المشترك ، نرفق لكم القوائم المالية كما هو الوضع في 30-6-2026 باللغة الانجليزية راجين التكرم بتزويدها لهيئة الاوراق المالية .

و تفضلوا بقبول فائق الاحترام ،،

مدير استثمار صندوق UFICO ASE20

المتحدة للاستثمارات المالية

ASE20
UNITED FINANCIAL INVESTMENTS
المتحدة للاستثمارات المالية
عضو مجموعة البنك الأردني الكويتي

UFICO ASE20 FUND

OPEN-ENDED MUTUAL FUND
AMMAN– HASHEMITE KINGDOM OF JORDAN
FINANCIAL STATEMENTS INTERIM
(UNVERIFIED REVIEW)
JUNE 30,2026

UFICO ASE20 FUND
OPEN-ENDED MUTUAL FUND
AMMAN– HASHEMITE KINGDOM OF JORDAN
FINANCIAL STATEMENTS INTERIM
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JUNE 30,2026

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Independent Auditor's Report on the Review of Interim Condensed Financial Information

To the UFICO ASE20 Fund

Amman– Hashemite Kingdom Of Jordan

Introduction

We have reviewed the accompanying interim condensed statement of financial position of the UFICO ASE 20 Fund as of June 30, 2026, and the interim condensed statements of comprehensive income for the period from April 1, 2026 to June 30, 2026, and changes in equity and cash flows for the period then ended, as well as the summary of significant accounting policies and other explanatory information. Management is responsible for the preparation and fair presentation of this interim condensed financial information in accordance with International Accounting Standard (IAS) 34 – Interim Financial Reporting. Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements (ISRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of interim condensed financial information consists primarily of making inquiries, mainly of persons responsible for financial and accounting matters, and applying analytical and other review procedures. The scope of a review is substantially less in extent than an audit conducted in accordance with International Standards on Auditing, and consequently, it 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 on this interim condensed financial information.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial information is not prepared, in all material respects, in accordance with International Accounting Standard (IAS) 34 – Interim Financial Reporting.

Amman on 30 July, 2026

Al- Reyadah for auditing

Maher al Halman

License No. 739

الريادة لتدقيق الحسابات
محاسبون قانونيون
Al-Ryadeh for Auditing

UFICO ASE20 FUND

OPEN-ENDED MUTUAL FUND

AMMAN– HASHEMITE KINGDOM OF JORDAN

STATEMENT OF FINANCIAL POSITION AS OF JUNE 30, 2026

EXHIBIT-A

	Notes	June 30 2026	2025
		JD	JD
ASSETS			
Current Assets			
Cash and cash equivalent	5	1,292,859	622,794
Other Debit Balances	6	4,276	3,195
Total Current Assets		1,297,135	625,989
Non-Current Assets			
Financial Assets at Fair Value - Shares	7	3,607,568	3,396,600
Total Assets		4,904,703	4,022,589
LIABILITIES AND OWNERS' EQUITY			
Current Liabilities			
Accounts Payable		539	665
Other Credit Balances	8	27,360	48,578
Total Liabilities		27,899	49,243
Owners' Equity:			
Capital	9	3,478,250	3,076,635
Share Premium		217,412	67,114
Retained earnings		1,181,142	829,597
Total owners' equity		4,876,804	3,973,346
Total liabilities and owners' equity		4,904,703	4,022,589

UFICO ASE20 FUND

OPEN-ENDED MUTUAL FUND

AMMAN– HASHEMITE KINGDOM OF JORDAN

STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD FROM JANUARY 1, 2026 TO JUNE 30, 2026

EXHIBIT-B

	Notes	June 30 2026
		JD
Net Operational Profits (Losses)	10	189,808
Less: General and Administrative Expenses	11	50,594
Add: Other income	12	13,978
Add: Unrealized Gains From Revaluation of Financial Assets Through The Income Statement		200,560
Net Profit		353,752
Less: Income Tax Provision	13	2,102
Less: National Contribution Tax provision	13	105
Net Comprehensive Income		351,545

Comparative information for the Income Statement has not been presented for the comparative period, as the Fund's first financial statements were issued as of 30 September 2025

UFICO ASE20 FUND

OPEN-ENDED MUTUAL FUND

AMMAN– HASHEMITE KINGDOM OF JORDAN

STATEMENT OF CHANGE IN OWNERS' EQUITY FOR THE PERIOD ENDED ON JUNE 30, 2026

EXHIBIT-C

	Capital	Share Premium	Retained earnings	Total
	JD	JD	JD	JD
2025 -				
Balance at 30 SEP 2025	-	-	-	-
Comprehensive Income	3,076,635	67,114	829,597	3,973,346
Balance at 31 Dec 2025	3,076,635	67,114	829,597	3,973,346
2026 -				
Balance at 1 JAN 2026	3,076,635	67,114	829,597	3,973,346
Comprehensive Income	401,615	150,298	351,545	903,458
Balance at 30 JUNE 2026	3,478,250	217,412	1,181,142	4,876,804

The Accompanying Notes From 1 to 16 Constitute An Integral Part Of These Financial Statements

UFICO ASE20 FUND

OPEN-ENDED MUTUAL FUND

AMMAN– HASHEMITE KINGDOM OF JORDAN

STATEMENT OF CASH FLOWS FOR THE PERIOD FROM JANUARY 1, 2026 TO JUNE 30, 2026

EXHIBIT-D

	JUNE 30 2026
	JD
Operating Activties:	
Comprehensive Income	351,545
Excluded Non-cash transactions:	
Unrealized Gains From Revaluation of Financial Assets Through The Income Statement	(200,560)
Income Tax Provision	2,102
National Contribution Tax	105
Working capital changes	
Other Debit Balances	(1,081)
Accounts Payable	(126)
Other Credit Balances	(23,425)
Net Cash Flows from Operating Activities	128,560
Investing Activities	
Financial Assets at Fair Value - Shares	(10,408)
Net Cash Flows used in Investing Activities	(10,408)
Financing Activities	
Capital	401,615
Share Premium	150,298
Net Flows from Financing Activities	551,913
Net Increase in Cash and Cash Equivalent	670,065
Cash and Cash Equivalent As at The Beginning of The Year	622,794
Cash and Cash Equivalent As of JUNE 30, 2026	1,292,859

Comparative information for the Statement of Cash Flows has not been presented for the comparative period, as the Fund's first financial statements were issued as of 30 September 2025

1. General:

The UFICO ASE 20 Fund was established pursuant to the approvals and instructions issued on May 18, 2025. The Fund's investment unit value was calculated and published as of the end of the trading day on June 1, 2025. It was registered in the Kingdom in accordance with the provisions of the law, and the regulations and instructions issued thereunder, and pursuant to Article (3/d) of the Joint Investment Funds Regulation of 2018

The Fund takes the form of an exchange-traded fund (ETF); however, its investment units will not be traded through the stock exchange, but rather through the Investment Manager, represented by United Financial Investments Company (UFICO). The oversight of the Investment Manager is undertaken by the Custodian, represented by Housing Bank for Trade and Finance.

The Fund is considered an open-ended joint investment fund with variable capital, with a minimum capital of JOD 2,000,000 and a maximum capital of JOD 20,000,000. As of June 30, 2026, the Fund's actual capital amounted to JOD 3,478,250. The Company follows a passive management strategy in managing the Fund, making its investment decisions based on the benchmark index issued by the Amman Stock Exchange.

The Fund is an income-accumulation fund, whereby all income will be reinvested. The Investment Manager shall have the discretion to distribute such income to the unit holders or not to distribute it. The reinvestment of the Fund's income will be reflected in the value of the investment units and in the enhancement of the Fund's assets.

2. Basis of preparation

The interim financial information has been prepared in accordance with International Accounting Standard (IAS) 34 – Interim Financial Reporting.

The interim financial information has been prepared in accordance with the historical cost principle, except for financial assets at fair value through profit or loss, financial assets at fair value through the income statement, and derivative financial instruments, which are presented at fair value as of the interim financial reporting date.

The interim financial information does not include all the disclosures and details required for annual financial statements prepared in accordance with International Financial Reporting Standards (IFRS). Moreover, the results of operations for the period ended June 30, 2026 do not necessarily indicate the results expected for the year ending December 31, 2026.

3. Changing in accounting policies and disclosures

The Fund has applied the definition of small- and medium-sized enterprises (SMEs) to the Fund or the entity in accordance with the decision of the Higher Council for the Accounting Profession, pursuant to paragraph (A) of Article (5) of the Provisional Law No. (73) of 2003 regulating the accounting profession, which became effective as of its publication in the Official Gazette on March 1, 2022.

4. Summary of significant accounting polices

Cash and cash equivalents

Cash and cash equivalents include current banks accounts.

Accounts receivable

Accounts receivable are stated at original invoice amount less any allowance for any uncollectible amounts. An estimate for doubtful debts is made when collection is no longer probable.

Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment in value. Depreciation is calculated on a stright line basis over the estimated useful lives of the assets.

The carrying values of property, plant and equipment are reviewed periodically for impairment when events or changes in circumstances indicate that the assets are recorded at values exceeding their recoverable amounts, consequently, the assets are written down to their recoverable amounts, and impairment is recognized in the statement of comprehensive income.

The useful lives and depreciation methods are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from items of property, plant and equipment.

Account payable and accruals

Payables and accruals are recognized upon actual receipt of goods / or service whether they are claimed by vender or not

Provisions

Provisions are recognized when the Company has a present (legal or constructive) obligation as a result of a past event, and the settlement of such obligation is probable and its amount can be reliably

Income tax

1- UFICO ASE20 FUND

Profits from trading in shares are exempt from income tax and are subject to a withholding income tax at a rate of 0.0008 (eight per ten thousand).

Dividend income received by the Fund from companies is exempt from income tax and is subject to the exempt income regime applicable to related expenses.

The remaining revenues generated by the Fund are subject to Income Tax Law No. 38 of 2018 at an income tax rate of 20%, in addition to a 1% national contribution.

2- Holders of Investment Units

Pursuant to the provisions of Article 4, paragraph 8, the profits realized from investment units by individuals, limited liability companies, limited partnership companies, general partnership companies, and private and public shareholding companies for persons residing within the Kingdom are exempt from income tax.

The profits generated from these investment units are subject to tax when realized by banks, primary telecommunications companies, basic materials mining companies, insurance companies, reinsurance companies, financial brokerage companies, financial companies, and leasing companies.

3- The Jordanian Income Tax Law No. 38 of 2018 shall apply and shall be read in conjunction with Income Tax Law No. 34 of 2018.

Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable.

Other revenues are recognized in accordance with the accrual basis.

5. Cash and cash equivalent:

This item consists of the following:

	June 30 2026	2025
	JD	JD
Deposit at Jordan Kuwait Bank	565,081	552,183
Cash at banks	727,778	70,611
Total	1,292,859	622,794

6. Other debit balances:

This item consists of the following:

	June 30 2026	2025
	JD	JD
Interest Outstanding	1,548	1,588
Income Tax	2,387	1,406
National Contribution Tax	341	201
Total	4,276	3,195

7. Financial Assets at fair value – Shares:

This item consists of the following:

	June 30 2026	2025
	JD	JD
Financial Assets at Fair Value - Shares	2,559,480	2,549,072
Add: Revaluation differences	1,048,088	847,528
Total	3,607,568	3,396,600

8. Other credit balances:

This item consists of the following:

	June 30 2026	2025
	JD	JD
Accrued Expenses	24,593	47,718
Other	560	860
Income tax provision	2,102	-
National Contribution Tax provision	105	-
Total	27,360	48,578

9. Capital:

"The paid-up capital amounts to 3,478,250 Jordanian Dinars (three million, four hundred seventy-eight thousand, tow hundred fifty Jordanian Dinars), while the authorized capital (maximum capital) is 20,000,000 Jordanian Dinars (twenty million Jordanian Dinars)."

This item consists of the following:

	June 30 2026	2025
	JD	JD
Number of units at the beginning of period	3,076,635	2,552,522
Number of subscriptions	521,130	662,384
Less: Number of redeemed shares	119,515	138,271
Number of units at end of period	3,478,250	3,076,635

10. Net Operational Profits (Losses) :

This item consists of the following:

	June 30 2026
	JD
Sales of Financial Assets at Fair Value – Long Term Shares	244,388
Less: Cost of Financial Assets at Fair Value – Long Term Shares	233,740
Net Gains from Sale of Financial Assets at Fair Value	10,648
add:revenue from dividened	179,160
Total	189,808

11. General and Administration Expenses:

This item consists of the following:

	June 30 2026
	JD
Professional Fees	1,208
Lawyer Fees	3,451
Control Fees	7,438
Marketing Fees	32,546
Governmental fees	5,951
Total	50,594

12. Other income:

This item consists of the following:

	June 30 2026
	JD
Deposit Revenues	13,978
Total	13,978

13. Income Tax Provision:

This item consists of the following:

	June 30 2026
	JD
Deposit Revenues	13,978
Add: Net Profit Adjustments in accordance with the Tax Advisor's Opinion	-
Net Profit After Tax Adjustments	13,978
Less: Share of Taxable Revenues From Administrative Expenses	3,470
Net Loss After Deduction the Share of Taxable Revenues From Administrative Expenses	10,508
Tax rate	20%
Income Tax Provision	2,102
National Contribution Tax provision	105

14. Fair Value of Financial Instruments

Financial instruments consist of financial assets and financial liabilities.

Financial assets consist of cash on hand, current accounts and deposits with banks, long-term equity investments, accounts receivable, and certain other debit balances.
Financial liabilities consist of accounts payable and certain other credit balances.

15. Risk management

Interest rate risk

The Company is exposed to interest rate risk in relation to its interest-bearing assets and liabilities, such as bank deposits and the loan.

Liquidity risk

Liquidity risk is the risk that the Company may be unable to meet its obligations related to financial instruments. The Company manages liquidity risk by ensuring the availability of adequate banking facilities.

Currency risk

Currency risk is defined as the risk arising from fluctuations in the value of financial instruments due to changes in foreign exchange rates. Most of the Company's transactions are denominated in Jordanian Dinars and U.S. Dollars, and since the Jordanian Dinar is pegged to the U.S. Dollar at a fixed exchange rate, currency risk is not material to the financial statements

Natural Disaster Risk

Volcanoes, earthquakes, floods, and other natural disasters—being uncontrollable events that may cause significant damage to property—can adversely affect the performance of all economic and investment sectors. Consequently, such events may impact the Fund's performance, which would negatively affect the Fund's investments and the value of its investment units.

Trading Suspension Risk

A trading suspension on the stock exchange as a whole, or on a group of securities included in the benchmark index, may result in the inability to buy or sell. This would adversely affect the Fund's investments and the value of its investment units.

Benchmark Index Risk

Although the Fund seeks to track the performance of its benchmark index-whether through a replication or simulation strategy-there is no guarantee of achieving perfect tracking. The Investment Manager relies on the continued calculation of the index by a third-party provider, namely the stock exchange. If the benchmark index provider ceases to maintain or modifies the benchmark index, this would affect the Fund's ability to continue using and tracking its benchmark index in order to achieve its investment objective and policy.

Tracking Correlation Risk

The Fund's returns may not match the returns of the benchmark index due to the Fund's operating expenses. The Fund may also incur commission costs on buy and sell transactions conducted during rebalancing activities undertaken to reflect changes occurring in the benchmark index portfolio.

Passive Management Risk

The Fund follows a passive management approach by tracking the performance of a specified index, with at least 80% of the Fund's assets invested in components that mirror the benchmark index. As a result, the Fund may retain one or more components of the benchmark index regardless of changes in financial market conditions or the investment viability of those components, which may negatively impact the Fund's performance and the value of its investment units.

Reinvestment Risk

This risk arises from the Investment Manager's reinvestment of distributed income and capital gains generated from the Fund's investments. Accordingly, the reinvested amounts may not be invested at the same prices at which the assets (shares) were previously purchased, resulting in a higher new purchase cost of the asset. This may adversely affect the Fund's performance and the value of the new investment units.

16. Capital management

The Fund's management oversees capital in a manner that ensures the continuity of its operating activities and the achievement of the highest possible return on equity. The Fund's management is committed to investing no less than 80% of the Fund's assets in the long-term equity components of the Amman Stock Exchange benchmark index, and no more than 20% in short-term investments that are lower-risk and more liquid.

The Fund's management continuously reviews the Fund's capital structure. As part of this review, the Fund's management takes into consideration the cost of capital and associated risks as key factors in managing the Fund's capital, through the establishment of an appropriate dividend distribution policy.