

**Company**  
**Arab Investors Union Co.**  
**For Real Estates Developing P.L.C**  
**(Public Shareholding Company)**  
**Amman - Jordan**  
**Financial Statements and**  
**and Independent Auditor's Report**  
**for the Year ended December 31, 2020**

**Company**

**Arab Investors Union Co.**

**(Public Shareholding Company)**

**Amman - Jordan**

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## INDEPENDENT AUDITOR'S REPORT

**To Arab Investors Union Co.For Real Estates Developing P.L.C Company**

### Qualified opinion

We have audited the financial statements of Arab Investors Union Co.For Real Estates Developing P.L.C Company which comprise the statement of financial position as at December 31, 2020 and the statement of income, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the inadequate disclosure of the information referred to in the conservative paragraph the financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2019 and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

### Basis for Qualified Opinion

- We were not provided with the Bank Al Etihad account statement and the bank balance confirmation certificate, and therefore we were unable to verify the correctness of the balances.

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### Other Information

- The new Corona virus appeared at the beginning of 2020 and spread throughout the world, including Jordan, causing the disruption of many companies and economic activities. The management believes that this outbreak is a non-modifiable event of the financial statements since 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

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

### **Auditors' Responsibilities for the Audit of the Financial Statements**

- Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
- As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.





**Morison KSi**

Independent member

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
  - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### **Report on Other Legal and Regulatory Requirements**

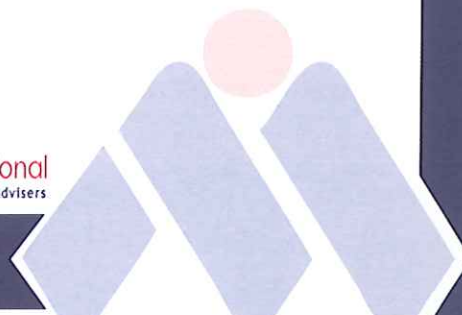
The Company maintains records and accounting records duly organized, and in all material respects agrees with the attached financial statements, and we recommend approval thereof, taking into account the paragraphs of the basis of the Qualified Opinion stated above.

**The Hashemate Kingdom Of  
Jordan-Amman  
January 20, 2021**

**Morison KSI - Jordan  
Modernity International certified  
auditors  
Mohammad Harb  
License No. 852**



**Modernity International**  
Public Accountants & Business Advisers



**Arab Investors Union Co. For Real Estates Developing P.L.C**  
**(Public Shareholding Company)**  
**Amman - Jordan**

**Statement of financial position as of December 31, 2020**

	<u>Notes</u>	<u>2020</u>	<u>2019</u>
	No	JD	JD
<b><u>Assets</u></b>			
<b><u>Current Assets</u></b>			
Cash and Cash Equivalents	3	434	936
Other Debit Balances	4	926	926
<b>Total Current Assets</b>		<u>1,360</u>	<u>1,862</u>
<b><u>Non-current assets</u></b>			
Property, Plant and Equipment	5	841	1,365
Investments in Land		2,531,859	2,531,859
<b>Total Non-Current Assets</b>		<u>2,532,700</u>	<u>2,533,224</u>
<b>Total Assets</b>		<u>2,534,060</u>	<u>2,535,086</u>
<b><u>Liabilities And Equity</u></b>			
<b><u>Current Liabilities</u></b>			
Accounts Payable		107,841	94,655
Other Credit Balances	6	42,413	30,595
<b>Total Current Liabilities</b>		<u>150,254</u>	<u>125,250</u>
<b>Total Liabilities</b>		<u>150,254</u>	<u>125,250</u>
<b><u>Equity</u></b>			
Capital		3,000,000	3,000,000
Accumulated Losses		(616,194)	(590,164)
<b>Total Equity</b>		<u>2,383,806</u>	<u>2,409,836</u>
<b>Total Liabilities And Equity</b>		<u>2,534,060</u>	<u>2,535,086</u>

The accompanying notes are an integral part of these financial statements

**Arab Investors Union Co.For Real Estates Developing P.L.C**  
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**Statement of comprehensive income for the Year ended December 31, 2020**

	<u>Notes</u>	<u>2020</u>	<u>2019</u>
	No	JD	JD
<b><u>Expenses</u></b>			
Salaries, Wages and Accessories		(6,600)	(6,600)
General and Administrative Expenses	7	(18,905)	(19,400)
Depreciation		(525)	(580)
<b>Total Expenses</b>		<u>(26,030)</u>	<u>(26,580)</u>
<b>(Loss) years</b>		<u><u>(26,030)</u></u>	<u><u>(26,580)</u></u>

The accompanying notes are an integral part of these financial statements

**Arab Investors Union Co.For Real Estates Developing P.L.C**  
**(Public Shareholding Company)**  
**Amman - Jordan**

**Statement of other comprehensive income for the Year ended December 31, 2020**

	<u>Notes</u>	<u>2020</u>	<u>2019</u>
	No	JD	JD
<b><u>Expenses</u></b>			
Loss Years		(26,030)	(26,580)
<b>Loss for the Year after Other Comprehensive Income</b>		<u>(26,030)</u>	<u>(26,580)</u>

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



**Arab Investors Union Co.For Real Estates Developing P.L.C**  
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**Statement of changes in equity for the year ended December 31, 2020**

	<u>Capital</u>	<u>Accumlated losses</u>	<u>Total</u>
	JD	JD	JD
<b><u>2019</u></b>			
<b>Beginning Balance of Jan 1,2019</b>	<b>3,000,000</b>	<b>(563,584)</b>	<b>2,436,416</b>
Loss Years	-	(26,580)	(26,580)
<b>Balance as of December 31, 2019</b>	<b><u>3,000,000</u></b>	<b><u>(590,164)</u></b>	<b><u>2,409,836</u></b>
<b><u>2020</u></b>			
<b>Beginning Balance of Jan 1,2020</b>	<b>3,000,000</b>	<b>(590,164)</b>	<b>2,409,836</b>
Loss Years	-	(26,030)	(26,030)
<b>Balance as of December 31, 2020</b>	<b><u>3,000,000</u></b>	<b><u>(616,194)</u></b>	<b><u>2,383,806</u></b>

The accompanying notes are an integral part of these financial statements

Arab Investors Union Co.For Real Estates Developing P.L.C  
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Amman - Jordan

Statement of Cash Flows for the Year ended December 31, 2020

	2020	2019
	JD	JD
<b><u>Cash Flows from Operating Activities</u></b>		
Loss years	(26,030)	(26,580)
Depreciation	525	580
<b><u>(Loss) Operational Before Change in The Working Capital</u></b>	<b><u>(25,505)</u></b>	<b><u>(26,000)</u></b>
Other Debit Balances	-	-
Accounts Payables	13,185	17,153
Other Credit Balances	11,818	8,400
<b><u>Net cash flows (used in) the Operational Activities</u></b>	<b><u>(502)</u></b>	<b><u>(447)</u></b>
<b>Net Change in Cash</b>	<b>(502)</b>	<b>(447)</b>
Cash at the Beginning of the Year	936	1,383
<b>Cash at The End of The Year</b>	<b><u>434</u></b>	<b><u>936</u></b>

The accompanying notes are an integral part of these financial statements

**Arab Investors Union Co.For Real Estates Developing P.L.C**  
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**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 date of the last revision of 18 May 2011.

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

**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**

<b>Board of Directors</b>	<b>Adjective</b>
Thabet Hassan Abd Al -Latif Al - Nabulsi	Chairman of Board of Directors
Abdul Karim Ahmed Abdel Karim Nabulsi	Vice Chairman of the Board of Directors
Fayyad Ahmad Abdel Karim Nabulsi	Member of the Board of Directors
Fouz Ahmad Abdel Karim Nabulsi	Member of the Board of Directors
Ali Sahel Qassem Al -Ghazzawi	Member of the Board of Directors

- Delegation two of the Chairman of the Board of Directors Mr.Thabet Hassan Abd Al - Latif Al - Nabulsi, The Vice Chairman of the Board of Directors Mr. Abdul Karim Ahmed Abdul Karim Nabulsi and a member of the Board Director General Manager Mr. Fayyad Ahmad Abdel Karim Nabulsi to sign all financial transactions amounting to (50,000) fifty thousand dinars And more.
- Delegation two of the Chairman of the Board of Directors Mr.Thabet Hassan Abd Al - Latif Al - Nabulsi, The Vice Chairman of the Board of Directors Mr. Abdul Karim Ahmed Abdul Karim Nabulsi and a member of the Board Director Mr. Fouz Ahmad Abdel Karim Nabulsi to sign all financial transactions amount to less than (50,000) fifty thousand dinars.
- Authorizing any of the Chairman of the Board of Director Mr.Thabet Hassan Abd Al - Latif Al - Nabulsi Vice Chairman of the Board of Directors Mr. Abdul Karim Ahmed Abdul Karim Nabulsi and a member of the Board Director Fayyad Ahmad Abdel Karim Nabulsi to sign separately on all other administrative and legal transactions related to the company



**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 measurement of certain items at bases other than historical cost.

**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 to known amounts of cash and which are subject to an insignificant risk of changes in value.

**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 are recorded in the income statement low losses.

**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**

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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**

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**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.
- The average fair value of investments in the land, according to the assessments real estate experts on financial statements of the sum of (3,090,249) JD as of December 31, 2020 and therefore the fair value of these investments teams an amount of (558,390) JD as of December 31, 2020



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**Notes to the Financial Statements**

	<u>2020</u>	<u>2019</u>
	<u>JD</u>	<u>JD</u>
<b>3) Cash and cash equivalents</b>		
Petty Cash	357	859
Cash in Bank	77	77
<b>Total</b>	<u><u>434</u></u>	<u><u>936</u></u>
	<u>2020</u>	<u>2019</u>
	<u>JD</u>	<u>JD</u>
<b>4) Other debit balances</b>		
Receivables Staff	826	826
Refundable	100	100
<b>Total</b>	<u><u>926</u></u>	<u><u>926</u></u>

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>												
Balance as of January 1, 2020	10,856		9,059		3,715		2,106		150		25,886	
Balance as of December 31, 2020	10,856		9,059		3,715		2,106		150		25,886	
<u>Accumulated Depreciation</u>												
Balance as of January 1, 2020	10,450		8,908		3,361		1,652		149		24,520	
Depreciation	100		150		139		136		-		525	
Balance as of December 31, 2020	10,550		9,058		3,500		1,788		149		25,045	
<u>Net book value</u>												
As of December 31, 2020	306		1		215		318		1		841	
As of December 31, 2019	406		151		354		453		1		1,365	

**Arab Investors Union Co.For Real Estates Developing P.L.C**  
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**Notes to the Financial Statements**

	<b>2020</b>	<b>2019</b>
	<b>JD</b>	<b>JD</b>
<b>6) Other Credit balances</b>		
Accured Expenses	36,155	24,335
Secretariats Underwriting Shareholders and Other	6,258	6,260
<b>Total</b>	<b>42,413</b>	<b>30,595</b>
	<b>2020</b>	<b>2019</b>
	<b>JD</b>	<b>JD</b>
<b>7) General and administrative expenses</b>		
Fees and Subscriptions	5,690	5,964
Rent	5,000	5,000
Transportation	2,400	2,400
Electronic-Services Management	1,740	-
Professional and Consulting Fees	1,450	1,650
Post and Telegraph and Telephone	732	1,355
Legal Consultant	700	700
Maintenance	355	689
Stationery and Publications	263	286
Hospitality and Cleanliness	256	358
Advertising	150	225
Water and Electricity	100	716
Other	69	57
<b>Total</b>	<b>18,905</b>	<b>19,400</b>



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**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.

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**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 25 January 2021.

**10) Covid 12**

The new Corona virus appeared at the beginning of 2020 and spread throughout the world, including Jordan, causing the disruption of many companies and economic activities. The management believes that this outbreak is a non-modifiable event of the financial statements since 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