

**DARAT JORDAN HOLDING COMPANY  
(PUBLIC SHAREHOLDING COMPANY)  
AMMAN - JORDAN**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
TOGETHER WITH REVIEW REPORT  
FOR THE THREE MONTHS ENDED 31 MARCH 2026**

DARAT JORDAN HOLDING COMPANY  
(PUBLIC SHAREHOLDING COMPANY)  
AMMAN - JORDAN

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## REVIEW REPORT

31 March 2026

To The Chairman and Members of Directors  
Darat Jordan Holding Company  
(Public Shareholding Company)  
Amman - Jordan

### Introduction

We have reviewed the interim condensed consolidated statement of financial position of **Darat Jordan Holding Company and its subsidiaries "The Groups"** as at 31 March 2026 and the interim condensed consolidated statement of profit or loss and other comprehensive income, the interim condensed consolidated statement of shareholders' equity, the interim condensed consolidated statement of cash flows for the three months then ended. Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with IAS (34) "Interim Financial Reporting". Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

### Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 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.

### Conclusion

Based on our review, nothing has come to our attention that causes us believe that the interim condensed consolidated financial statements do not present fairly from all material respects the interim condensed consolidated financial position of **Darat Jordan Holding Company and its subsidiaries "The Groups"** as at 31 March 2026 and its interim condensed consolidated financial performance and its interim condensed consolidated cash flows for the Three months then ended in accordance with IAS (34) "Interim Financial Reporting".

Samman & Co.

Ahmad Ramahi  
License No. (868)

29 April 2026  
Amman - Jordan





**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
**Amman - Jordan**

**Interim condensed consolidated statement of financial position**  
**As at 31 March 2026**

	<u>Note</u>	<u>31 March 2026</u>	<u>31 December 2025</u>
		JD	JD
		(Unaudited )	(Audited)
<b><u>Assets</u></b>			
<b>Non-current assets</b>			
Property and equipment		162,185	162,751
Investment property		3,442,602	3,456,157
Investment in an associates		2,666,204	3,031,897
Financial assets at amortized cost		1,388,836	1,392,658
Financial assets at fair value through OCI		638,227	643,201
		<u>8,298,054</u>	<u>8,686,664</u>
<b>Current assets</b>			
Financial assets at amortized cost		661,241	662,837
Financial assets at fair value through P/L		1,450,690	1,643,687
Trade and other receivables		374,367	219,512
Cash and cash equivalents	(5)	1,304,388	896,050
		<u>3,790,686</u>	<u>3,422,086</u>
<b>Total assets</b>		<u><u>12,088,740</u></u>	<u><u>12,108,750</u></u>
<b><u>Shareholders' equity and liabilities</u></b>			
<b><u>Shareholders' equity</u></b>			
Authorized and subscribed capital		10,250,000	10,250,000
Statutory reserve		418,552	418,552
Retained earnings		1,130,112	1,145,438
<b>Total shareholders' equity</b>		<u>11,798,664</u>	<u>11,813,990</u>
<b><u>Liabilities</u></b>			
Trade and other payables		22,053	35,280
Income tax provision		102,293	89,353
Dividends payable		165,730	170,127
<b>Total liabilities</b>		<u>290,076</u>	<u>294,760</u>
<b>Total shareholders' equity and liabilities</b>		<u><u>12,088,740</u></u>	<u><u>12,108,750</u></u>

The interim condensed consolidated financial statements on pages [1] to [8] were approved and authorized for issue by the Board of Directors on 29 April 2026 and were signed by:

**Emad Aldeen Akram Kamal**  
**Chairman of the board**



Darat Jordan Holding Company  
(Public Shareholding Company)  
Amman - Jordan

Interim condensed consolidated statement of profit or loss  
and other comprehensive income  
For the three months ended 31 March 2026

	<u>Note</u>	<u>31 March 2026</u>	<u>31 March 2025</u>
		JD	JD
		(Unaudited )	(Unaudited )
Group's share of profits from associates		102,784	67,786
Other revenues		29,674	32,820
Interest income		50,534	31,962
Profit on sale of a subsidiary		-	212,352
(Loss) gains on financial assets at fair value		(59,698)	35,988
Administrative expenses		<u>(125,666)</u>	<u>(109,382)</u>
(Loss) profit for the period before tax		(2,372)	271,526
Income tax expense		<u>(12,954)</u>	<u>(47,539)</u>
Comprehensive (loss) income for the period		<u><u>(15,326)</u></u>	<u><u>223,987</u></u>
 Earnings per share from (loss) profit for the period	 (6)	 (0.15%)	 2.19%

**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
Amman - Jordan

**Interim condensed consolidated statement of shareholders' equity**  
**For the three months ended 31 March 2026**

	Authorized and subscribed capital	Statutory reserve	Retained earnings	Total
	JD	JD	JD	JD
<u>For the three months ended 31 March 2026</u>				
1 January 2026	10,250,000	418,552	1,145,438	11,813,990
Comprehensive loss for the period	-	-	(15,326)	(15,326)
31 March 2026	<u>10,250,000</u>	<u>418,552</u>	<u>1,130,112</u>	<u>11,798,664</u>
<u>For the three months ended 31 March 2025</u>				
1 January 2025	10,250,000	325,162	798,158	11,373,320
Comprehensive income for the period	-	-	223,987	223,987
31 March 2025	<u>10,250,000</u>	<u>325,162</u>	<u>1,022,145</u>	<u>11,597,307</u>

**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
**Amman - Jordan**

**Interim condensed consolidated statement of cash flows**  
**For the three months ended 31 March 2026**

	<u>31 March 2026</u>	<u>31 March 2025</u>
	JD	JD
	(Unaudited )	(Unaudited )
<b><u>Operating activities</u></b>		
(Loss) profit for the period before tax	(2,372)	271,526
<b>Adjustments:</b>		
Depreciation property and equipment and investment property	17,546	9,944
Interest income	(50,534)	(31,962)
Net financial assets at fair value through P/L	80,288	25,250
Group's share of profits from associates	(102,784)	(67,786)
Foreign currency exchange (losses) gains	4,974	(15,657)
Gain on sale of a subsidiary	-	(212,352)
	<u>(52,882)</u>	<u>(21,037)</u>
Trade and other receivables	(154,886)	(24,332)
Trade and other payables	(13,227)	(16,027)
Dividends payable	(4,397)	(8,650)
Purchase of financial assets at fair value through P/L	(129,627)	(20,642)
Proceeds from the sale of financial assets at fair value through P/L	242,336	26,479
Interest received	50,534	31,962
Dividends received	468,494	400,009
Purchase of financial assets at amortized cost	5,418	(134,668)
Assets as held for sale	-	1,656,581
<b>Net cash flows from operating activities</b>	<u>411,763</u>	<u>1,889,675</u>
<b><u>Investing activities</u></b>		
Purchase of property and equipment	(3,425)	(8,756)
Additions to investment property	-	(178,500)
<b>Net cash flows from investing activities</b>	<u>(3,425)</u>	<u>(187,256)</u>
 Net change in cash and cash equivalents	 408,338	 1,702,419
Cash and cash equivalents - beginning of the period	<u>896,050</u>	<u>36,143</u>
<b>Cash and cash equivalents - ending of the period</b>	<u><u>1,304,388</u></u>	<u><u>1,738,562</u></u>



**Darat Jordan Holding Company**  
**(Public Shareholding Company)**  
**Amman - Jordan**

**Notes forming part of the interim condensed consolidated financial statements**  
**For the three months ended 31 March 2026**

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**1) General**

Darat Jordan Holding Company was established as a public shareholding company pursuant to the provisions of Companies Law No. (22) of 1997, registered in the Companies Register under No. (447) on 6 December 2007, with authorized and paid-in capital of 15,000,000 JD divided into 15,000,000 shares at a par value of 1 JD per share. The Company's decreased the share capital during the previous years to become 10,250,000 JD.

The Group's objectives are to invest its funds and sources of financing in all types of available investment in different economic, financial, industrial, commercial, agriculture, real estate, tourism, and services sectors through subsidiaries and fully or partially owned companies.

The Company's headquarters is located in Khalda, Wasfi Al-Tal street.

The Interim Condensed consolidated financial statements were approved by the board of directors in the meeting held on the 29 April 2026.

The names of the board of directors as follows:

<u>Name</u>	<u>Position</u>
Emad Al-Din Akram Nadim Kamal	Chairman of the Board
Ghaith Basel Abdul Rahim Jardaneh	Vice chairman of the Board
Omar Mohammad Abdul Rahim Jardaneh	Board Member
Amer Basel Abdul Rahim Jardaneh	Board Member
Basel Issa Aayed Al-War	Board Member

**2) Basis of preparation**

The interim condensed consolidated financial statements have been prepared in accordance with IAS (34) "Interim Financial Reporting" and in accordance with applicable local laws. They do not include all disclosures that would otherwise be required in a complete set of financial statements and should be read in conjunction with the 2025 annual report for the company.

**3) Accounting policies**

The Group has applied the same accounting policies and methods of computation in its interim condensed consolidated financial statements as in its 31 December 2025 annual consolidated financial statements, except for the following amendments which apply for the first time in 2026. However, not all are expected to impact on the group as they are either not relevant to the group's activities or require accounting which is consistent with the Group's current accounting policies.

The following new standards and amendments are effective for the period beginning 1 January 2026:

- Amendments to the *Classification and Measurement of Financial Instruments* (Amendments to IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments Disclosures*)
- Contracts Referencing Nature -dependent Electricity (Amendments to IFRS 9 and IFRS 7)

The following standards and amendments are effective for the annual reporting period beginning 1 January 2027:

- IFRS 18 *Presentation and Disclosure in Financial Statements*.
- IFRS 19 *Subsidiaries without Public Accountability: Disclosures*.

The Group is currently assessing the effect of these new accounting standards and amendments.



Notes forming part of the interim condensed consolidated financial statements  
(Continued)  
For the three months ended 31 March 2026

IFRS 18 Presentation and Disclosure in Financial Statements, which was issued by the IASB in April 2024 supersedes IAS 1 and will result in major consequential amendments to IFRS Accounting Standards including IAS 8 Basis of Preparation of Financial Statements (renamed from Accounting Policies, Changes in Accounting Estimates and Errors). Even though IFRS 18 will not have any effect on the recognition and measurement of items in the consolidated financial statements, it is expected to have a significant effect on the presentation and disclosure of certain items. These changes include:

- Categorization and sub-totals in the statement of profit or loss,
- Aggregation/disaggregation and labelling of information,
- Disclosure of management-defined performance measures.

The Group does not expect to be eligible to apply IFRS 19.

**4) Basis of consolidation of the financial statements**

When a company has control over the investee, the investee is classified as a subsidiary. Control exists when the investor has the following three elements:

- Power over the investee;
- Exposure, or rights, to variable returns from involvement with the investee; and
- The ability to use its power over the investee to affect the amount of the investor's returns.

The actual control exists in situations where the company has the practical ability to direct the relevant activities of the investee without holding a majority of the voting rights. In assessing whether control exists, the company considers all relevant facts and circumstances, including:

- The size of the company's voting rights relative to the size and dispersion of other vote holders;
- Potential voting rights held by the company and other parties;
- Other contractual arrangements; and
- Historical patterns in voting attendance.

The consolidated financial statements present the results of operations of the company and its subsidiaries (the "Group") as if they were a single economic entity. As such, intercompany transactions and balances are eliminated in full. Business combinations are accounted for using the acquisition method. In the consolidated statement of financial position, the identifiable assets and liabilities of the acquired entity are initially recognized at their fair values as of the acquisition date. The results of acquired operations are included in the consolidated statement of comprehensive income from the date control is obtained. Deconsolidation occurs from the date control ceases.

The subsidiaries included in the condensed consolidated interim consolidated financial statements are as follows:

Company name	Ownership percentage	Principal activity
	%	
Darat Al Reef Jordan Real estate Company	100	Real estate development
Jordanian European real estate management Group	100	Real estate Management
Al Mashkah for Education Company	100	Financial and educational investments
Al Marsa Alamen for real estate development Company	92	Real estate services management
Al Hadas for development and investments Company	50	Real estate services management

Notes forming part of the interim condensed consolidated financial statements  
(Continued)  
For the three months ended 31 March 2026

5) Cash and cash equivalents

	31 March 2026	31 December 2025
	JD	JD
	(Unaudited )	(Audited)
Cash on hand	4,048	4,716
Bank current accounts	200,340	203,514
Deposits at banks	1,100,000	687,820
	<u>1,304,388</u>	<u>896,050</u>

Deposits at banks are fixed annually, the interest rate on these deposits ranged from 5.25% to 5.75% (2025: 5.25% to 5.75%).

6) Earnings per share from (loss) profit for the period

	31 March 2026	31 March 2025
	JD	JD
	(Unaudited )	(Unaudited )
(Loss) profit for the period	(15,326)	223,987
Weighted average number of shares during the period (share)	<u>10,250,000</u>	<u>10,250,000</u>
	<u>(0.15%)</u>	<u>2.19%</u>

Notes forming part of the interim condensed consolidated financial statements  
(Continued)  
For the three months ended 31 March 2026

7) Business segment information

For management purposes the Group's activities are distributed into two main sectors:

- Land Development: represented by purchases of land for the purpose of development and sale.
- Financial Investments: represented by investments in stocks and investments in associates.

These sectors are the basis upon which the Group builds its main segment of information reports.

	Land Development JD	Financial Investments JD	Other JD	Total JD
<u>For the three months ended 31 March 2026 (Unaudited)</u>				
Statement of profit or loss and the other comprehensive income				
Business segments revenues	18,221	(59,698)	61,987	20,510
Group's share of profit from associates		102,784	-	102,784
Depreciation property and equipment and investment property	-	-	-	-
Administrative expenses	-	-	(17,547)	(17,547)
Other expenses	-	-	(108,119)	(108,119)
Loss for the period before tax	18,221	43,086	(63,679)	(2,372)
<u>As at 31 March 2026 (Unaudited)</u>				
Assets and liabilities				
Segment assets	3,564,295	4,138,994	1,719,301	9,422,590
Investment in associates	-	2,666,204	-	2,666,204
Segment liabilities	(17,953)	-	(272,177)	(290,130)
Net assets	3,546,342	6,805,198	1,447,124	11,798,664
<u>For the three months ended 31 March 2025 (Unaudited)</u>				
Statement profit or loss and the other comprehensive income				
Business segments revenues	18,221	35,992	258,914	313,127
Group's share of profit from associates	-	67,786	-	67,786
Depreciation property and equipment and investment property	-	-	(9,944)	(9,944)
Administrative expenses	-	-	(91,429)	(91,429)
Other expenses	-	-	(8,014)	(8,014)
Profit for the period before tax	18,221	103,778	149,527	271,526
<u>As at 31 March 2025 (Unaudited)</u>				
Assets and liabilities				
Segment assets	3,712,465	2,680,829	2,942,094	9,335,388
Investment in associates	-	2,564,366	-	2,564,366
Segment liabilities	(31,567)	-	(54,197)	(85,764)
Net assets	3,680,898	5,245,195	2,887,897	11,813,990