

التاريخ: 29/10/2017 للامكان 5 الرقم: D-118-2017 \* مرصة كان السادة هيئة الاوراق المالية المحترمين \* السيرصالح السادة هيئة الاوراق المالية المحترمين السيرصالح

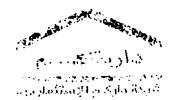
الموضوع: البيانات المالية للربع الثَّالث للشركة كما هي بتاريخ 2017/9/30

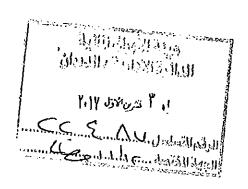
تحية طيبة وبعد

اشارة الى الموضوع اعلاه، نرفق لكم طيه نسخة من البيانات المالية الموحدة للشركة عن الربع الثالث كما هى بتاريخ 2017/9/30.

وتفضلوا بقبول فائق الاحترام والتقدير

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS AND REVIEW REPORT FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017

## INTERIM CONSOLIDATED FINANCIAL STATEMENTS AND REVIEW REPORT

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017

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## REPORT ON REVIEWING THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To the president and members of the board of directors Darkom Investment Company (P.L.C.)

#### Introduction

We have reviewed the accompanying interim consolidated statement of financial position of Darkom Investment Company (P.L.C.) as at September 30, 2017, the interim consolidated statements of comprehensive income, changes in owners' equity and cash flows for the nine-month period then ended. Management is responsible for the preparation and presentation of these consolidated interim financial statements in accordance with IAS 34 Interim Financial Reporting. Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review.

## Scope of review

We conducted our review in accordance with the International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial statements 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 to believe that the accompanying consolidated interim financial statements as at 30 September 2017 are not prepared, in all material respects, in accordance with IAS 34 Interim Financial Reporting.

## Other Matter

The Consolidated Financial Statements as of December 31, 2016 have been audited by another auditor, which he issued his qualified report on February 28, 2017, also the Interim Consolidated Financial Statements for the nine months ended on September 30, 2016 have been reviewd by another auditor, which he issued his unqualified report on October 27, 2016.

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Amman-Jordan October 24, 2017



# INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED) AS OF SEPTEMBER 30, 2017 AND DECEMBER 31, 2016

(EXPRESSED IN JORDANIAN DINAR)

	Note	2017	2016
ASSETS		<del>-</del>	<del></del> -
Non-Current Assets			
Property and Equipment	4	-	1,421,839
Real Estate Investments	5	3,143,276	<u>3,355,960</u>
Total Non-Current Assets		3,143,276	4,777,799
Current Assets			
Accounts Receivables and other Receivables	6	35,288	35,048
Due from Related Parties		818,358	818,358
Cash and Cash Equivalents		5,970	5,948
Total Current Assets		859,616	859,354
TOTAL ASSETS		4,002,892	5,637,153
Comparison of the Comparison o	1	10,000,000 3,617 (6,626,793) 3,376,824	10,000,000 3,617 (6,182,464) 3,821,153
Current Liabilities Accrued Expenses and other Liabilities Due to Related Parties Loan Accounts Payable Total Current Liabilities TOTAL LIABILITIES AND OWNERS' EQUITY		314,486 88,926 30,000 192,656 626,068 4,002,892	317,086 14,151 30,000 1,454,763 1,816,000 5,637,153

# INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017

(EXPRESSED IN JORDANIAN DINAR)

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# INTERIM CONSOLIDATED STATEMENT OF OWNERS' EQUITY (UNAUDITED) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

Total	3,821,153 (444,329)	3,376,824	3,982,404	(144,925)	3,837,479
Accumulated Losses	(6,182,464) (444,329)	(6,626,793)	(6.021.213)	(144,925)	(6,166,138)
Statutory reserve	3,617	3,617	3,617	•	3,617
Share capital	10,000,000	10,000,000	10,000,000	1	10,000,000
	Balance at January 1, 2017 Comprehensive income for the period	Balance at September 30, 2017	Balance at January 1, 2016	Comprehensive income for the period	Balance at September 30, 2016

The accompanying notes are an integral part of these interim consolidated financial statements

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017

(EXPRESSED IN JORDANIAN DINAR)

## 2. NEW AND REVISED STANDARDS AND AMENDMENTS TO IFRSs IN ISSUE BUT NOT YET EFFECTIVE:-

The following new standards and amendments to the standards have been issued but are not yet effective and the Company intends to adopt these standards, where applicable, when they become effective.

New Standards

**Effective Date** 

(IFRS) No.9 - Financial Instruments

January 1,2018

(IFRS) No.15 - Revenue from Contract with Customers

January 1,2018

(IFRS) No.16 - Leases

January 1,2019

Board of Directors anticipates that the adoption of these IFRSs in future periods is not likely to have a material impact on the consolidated financial statements of the Company.

## 3.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

## Basis of preparation

The interim consolidated financial statements have been prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting".

The interim consolidated financial statement is presented in Jordanian Dinar, since that is the currency in which the majority of the Company's transactions are denominated.

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

The interim consolidated statement do not include all the information and notes needed in the annual consolidated financial statement and must be reviewed with the ended consolidated financial statement at December 31, 2016, in addition to that the result for the nine months ended in September 30, 2017 is not necessarily to be the expected results for the financial year ended December 31, 2017.

## Significant accounting policies

The accounting policies used in the preparation of the interim consolidated financial information are consistent with those used in the audited interim consolidated financial statements for the period ended December 31, 2016.

#### Basis of consolidating interim financial statements

The consolidated financial statements incorporate the financial statements of Afaq Holding Investment and Real Estate Development Company (Public Shareholding Company) and the subsidiaries controlled by the Company.

Control is achieved where the Company:

- Ability to exert power over the investee.
- Exposure, or rights, to variable returns from its involvement with the investee.
- Ability to exert power over the investee to affect the amount of the investor's returns.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIÄN DINAR)

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described in the accounting policy for subsidiaries above.

When the Company has less than a majority of the voting, The Company shall have control over the investee when the voting rights sufficient to give it the ability to direct relevant activities of the investee individually.

When The Company reassesses whether or not it controls an investee, it consider all the relevant facts and circumstances which includes:

- Size of the holding relative to the size and dispersion of other vote holders
- Potential voting rights, others vote-holders, and Other parties
- Other contractual rights
- Any additional facts and circumstances may indicate that the company has, or does not have, the current ability to direct the activities related to the time needed to make decisions, including how to vote at previous shareholders meetings.

The consolidation process begins when the company's achieve control on the investee enterprise (subsidiary), while that process stops when the company's loses control of the investee (subsidiary), In particular Income and expenses of subsidiaries acquired or disposed of during the year are included in the consolidated income statement, and the consolidated comprehensive income statement from the effective date of acquisition and up to the effective date of which it loses control of a subsidiary Company.

The profit or loss and each component of other comprehensive income elements distributed on the company's owners and owners of non-controlling interests, total comprehensive income for the subsidiary distributed to the owners of the company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balances.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by the parent Company.

All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

#### Revenues

- Revenue from the sale of land and apartments is recognized when the sales agreement is signed with the buyer and the contract of sale promise is signed.
- Revenue from commissions and real estate brokerage is recognized when the invoice is issued and service is provided to customers.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

#### **Expenses**

Selling and marketing expenses principally comprise of costs incurred in the distribution and sale of the Company's products, all other expenses are classified as general and administrative expenses.

General and administrative expenses include direct and indirect costs which are not specifically part of production costs as required under Generally Accepted Accounting principles, Allocations between general and administrative expenses and cost of sales are made on a consistent basis when required.

## Cash and cash equivalents

Cash and cash equivalents include cash, demand deposits, and highly liquid investments with original maturities of three months or less.

#### Accounts receivable

Account receivable are stated at invoice amount less any provision for doubtful and a provision for doubtful debts is taken when there is an indication that the receivable may not be collected, and are written off in the same period when there is impossible recovery of them.

## Accounts payable and accruals

Liabilities are recognized for amounts to be paid in the future for services received, whether or not claimed by the supplier

#### Investments in lands

Investments in land are stated at cost (in accordance with IAS 40). The Company's criteria for recording its real estate investments are either at cost or at fair value provided that there is no impediment to the ability to reliably determine the value of the investment. The management has chosen the cost to record its investments in the lands.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

## Property and equipment

Property and equipment are stated at cost less accumulated depreciation, Expenditure on maintenance and repairs is expensed, Depreciation is provided over the estimated useful lives of the applicable assets using the straight-line method, The estimated rates of depreciation of the principal classes of assets are as follows:

D U.F.	Annual depreciation rate
Buildings	2%
Furniture and equipment	10-15%
Vehicle	15%
Computers	25%

Useful lives and the depreciation method are reviewed periodically to make sure that the method and amortization period appropriate with the expected economic benefits of property and equipment.

In case of any indication to the low value, Impairment losses are calculated according to the policy of the low value of the assets

At the exclusion of any subsequent property and equipment, recognize the value of gains or losses resulting, Which represents the difference between the net proceeds of exclusion and the value of the property and equipment that appears in the interim consolidated Statement of Financial Position, Gross Profit and loss.

## The Decline in value of the financial assets

In date of each interim consolidated statement of financial position, values of the financial assets have been reviewed, to determine if there indication to decline in its value.

As for the financial assets such as trade accounts receivable and assets was evaluated as individual low-value, were evaluated for the decline in the value on a collective basis, The substantive evidence for decline in portfolio of the accounts receivable includes the past experience about the collection of payments, And the increase in the number of the late payments portfolio (which it's beyond the rate of borrowing) also it includes the significant changes in the international and local economic conditions that are related with non-collection of accounts payable.

The Reduce in the listed value of the financial assets is the amount of loss decline of value directly, And this is for all the financial assets except the trade accounts receivable as the listed value had been reduced by provisions accounts, When is one of the accounts receivables are non-collected then write off the amount of this debt and the equal amount from account of provisions.

The changes in the listed value for the provisions account recognized in the interim consolidated statement of comprehensive income.

As for the ownership equity tools which are available for sale, decline losses are not closed in the recognized value in the interim consolidated comprehensive income statement, However any increase in the fair value become after decline loss has recognized directly in interim consolidated owner's equity statement.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

## The decline in value of the non-current assets

The decline in value of the non-current assets, in the date of each interim consolidated statement of financial position the Company review the listed values for it's assets to specify if there is an indication to be decline losses of the value, If there indication to that, the recovery value of the asset will be appreciated to determine the loss of decline in the value if it be, In case, in ability to appreciate the recovery value of specific asset, The company estimate the recovery value for unit producing of cash that related in the same asset, when there is ability to determine bases of distribution that is fixed and reasonable, the joint assets distribute to units producing of cash that related in the same asset, the joint assets distribute to specific units producing of cash or it distribute to specific units producing of cash or it distribute to specific units producing of cash that it able to determine basic of distribution fixed and reasonable for it,

The Recovery value is the fair value of asset minus the cost of sale or used value whichever is higher.

In case, the recovery value (or the unit producing of cash) distribute lower than the listed value, reduce the listed value for asset (or unit producing of cash) to the recovery value, Losses of the decline recognize directly in the comprehensive income statement except the asset that is reevolution then record losses of the decline as reduction from re-evaluation provision.

Financial assets specified at fair value through statement of other comprehensive income: Specific financial assets at fair value through statement of other comprehensive income are non-derivative financial assets, the purpose of the acquisition is to keep them as available for sale until the date of maturity, not for trading.

Differences in the change in fair value of financial assets specified at fair value through other comprehensive income statement are recorded in other comprehensive income statement.

Financial assets specified at fair value through statement of other comprehensive income that is have a market prices stated at fair value after deducting any accumulated Impairment losses in its fair value.

Financial assets specified at fair value through statement of other comprehensive income that is do not have a market prices and cannot determine the fair value stated at cost and any Decline in its value recorded in other comprehensive income statement.

Profits and losses resulting from differences of foreign currency translation for the debt instruments are recorded within the financial assets specified at fair value through other comprehensive income statement in the statement of other comprehensive income.

while differences from foreign currency translation for the debt instruments are recorded in the accumulated change in fair value in owners' equity.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

Financial assets designated at fair value through statement of comprehensive income Financial assets are classified as at fair value through statement of income when the financial asset is either held for trading or it is designated as at fair value through statement of income ,A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument,

A financial asset other than a financial asset held for trading may be designated as at fair value through statement of income upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- the financial asset forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and IAS 39 Financial Instruments: Recognition and Measurement permits the entire combined contract (asset or liability) to be designated as at fair value through statement of income.

Financial assets at fair value through statement of income are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss.

The net gain or loss recognized in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'other gains and losses' line item in the interim consolidated income statement.

#### **Provisions**

The provision had been formed, when the company has a present obligation (legal or expected) from past events which its cost of repayment consider accepted and it has ability to estimate it reliably.

The provision had been measured according the best expectations of the required alternative to meet the obligation as of the consolidated statement of financial position date after considering the risks and not assured matters about the obligation, When the provision had been measured with the estimated cash flows to pay the present obligation, then the accounts receivable had been recognized as asset in case of receipt and replacement of the amount is certain and it able to measure the amount reliably.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

#### Leasing

Leases are classified as capital lease whenever the terms of the lease transfer substantially all of the risks and rewards of ownership to the lessee, All other leases are classified as operating leases.

## The use of estimation

The preparation of financial statements and the application of accounting policies required of the Company's management to make estimates that affect the amounts of financial assets and liabilities and disclosure of contingent liabilities, these estimates also affect the revenues, expenses and provisions.

As well as changes in fair value that appears in the owners' equity

In particular, required of the company's management to issue important judgments to estimate the amounts of future cash flows and its times Mentioned that the estimates are shown necessarily on the assumptions and multiple factors have a varying degree of appreciation and uncertainty and that actual result may differ from estimates As a result of changes resulting about the conditions and circumstances of these estimates in the future.

## The sectoral report

The business sector represents a collection of assets and operation engaged together in providing product or services subjected to risks and returns that are different from those of other business sectors, witch are measured according to the reports that are used by the executive director and the main decision — markers in the Company.

## **Offsetting**

Financial assets and financial liabilities are offset, and the net amount is reflected in the consolidated statement of financial position only when there are legal rights to offset the recognized amounts, and when intends to settle them on a net basis, or assets are realized and liabilities settled simultaneously.

## Income tax

The company is subject to Income Tax Law and its subsequent amendments and the regulations issued by the Income Tax Department in the Hashemite Kingdom Of Jordan and provided on accrual basis, Income Tax is computed based on adjusted net income, According to International Accounting Standard number (12), the company may have deferred taxable assets resulting from the differences between the accounting value and tax value of the assets and liabilities related to the provisions, these assets are not shown in the interim consolidated financial statements since it's immaterial.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

4. PROPERTY AND EQUIPMENT		
	September 30, 2017	December 31, 2016
Cost:		
Balance at the beginning of period	1,926,652	1,926,652
Additions	-	· · ·
Disposals	(1,878,555)	-
Balance at end of period	48,097	1,926,652
Balance at the beginning of period	62,215	58,792
Depreciation	6,800	3,423
Disposals	(20,918)	-
Balance at end of period	48,097	62,215
Land impairment provision		(442,598)
Net book value		1,421,839
5- REAL ESTATE INVESTMENTS		
	September 30, 2017	December 31, 2016
Buildings	-	333,471
Accumulated depreciation	<u> </u>	(54,420)
Buildings - Net		279,051
Lands	4,703,142	4,636,775
Impairment provision	(1,559,866)	(1,559,866)
Lands - Net	3,143,276	3,076,909
Total	3,143,276	3,355,960

The Company has evaluated the subsidiary Almosandeh company lands by the real estate estimators Bassam Qoqzah real estate establishment and Alfalaq real estate establishment, where the average estimation prices amounted JD 4,229,082.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

## 6. ACCOUNTS RECEIVABLES AND OTHER RECEIVABLES

	<u>September 30, 2017</u>	December 31, 2016
Accounts receivables *	202,463	202,463
Accounts receivables impairment	(202,463)	(202,463)
Prepaid expenses	240	(===, -==)
Due from sales tax	31,133	31,133
Bank guarantee deposits	3,596	3,596
Other receivables	319	319
	35,288	35,048

<sup>\*</sup> Among the account receivables, an amount of JD 61,872 which is the value of accrued interset on an old bond to Arab Corp amounted JD 750,000 in which approvision has been made by the bonds and accrued interest.

## 7. FINANCIAL TOOLS

## Capital Management Risks

The Company manages its capital to make sure that the Company will continue when it is take the highest return by the best limit for debts and shareholders' equity balances. The Company's strategy has not change from year 2016.

Structuring of Company's capital includes debts, and the shareholders equity in the Company which includes Common stock, additional paid in capital, reserves,

Accumulated change in fair value, proposed dividends and retained earnings as it listed in the changes in owner's equity sta

## Financial Risks Management

The Company's activities might be exposing mainly to the followed financial risks:

## Foreign currencies Risks Management

The company doesn't expose to significant risks related with the foreign currencies changing, so there is no need to effective management for this exposed

## Market risk

Market risk is defined as the risk that the fair value or future cash of a financial instrument will fluctuate because of changes in market prices, It comprises the following risks.

## Currency risk

Currency risk is defined as the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates, risks related to the financial instruments denominated in USD are low due to the constancy of exchange rate of JD against USD, while risks related to other foreign currencies were reflected in the interim consolidated of comprehensive income statement.

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued) FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017 (EXPRESSED IN JORDANIAN DINAR)

#### Interest rates risk

Interest rate risk is defined as the risk that fair value or future cash flows of a financial instrument will fluctuate because of changes in market rates, the financial instruments in the interim consolidated statement of financial position are not subject to interest rate risk with the exception of due to banks and loans that are subject to current market interest rates.

## Other price risk

Other price risk is defined as the risk that the fair value or future cash flows of financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual instrument or its issuer of factors all similar financial instruments traded in the market,

the financial instruments in the interim consolidated statement of financial position are not subject to other pricing risk with the exception of investments.

### Credit risk

Credit risk is defined as the risk that one party of a financial instrument will cause a financial loss for the other party by failing to discharge an obligation, the Company maintains cash at financial institutions with suitable credit rating, the Company looks forward to reduce the credit risk by maintaining a proper control over the customers credit limits and collection process and take provisions for doubtful accounts.

## 8. APPROVAL OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The interim consolidated financial statements were approved by the Board of Directors and authorized for issuance October 24, 2017

## 9. COMPARITIVE YEAR FIGURES

Certain figures for 2016 have been reclassified to conform with the prsentation for the nine months ended September 30, 2017.