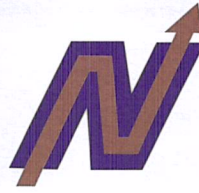


**AL - Tahdaith For Real Estate Investments Company**  
**Public shareholding company**  
**Amman - The Hashemite Kingdom of Jordan**

**Condensed interim financial statements**  
**As of March 31, 2024**  
**(Reviewed not audited)**

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## Report on the review of the condensed interim financial statements

To the Board of Directors of

AL - Tahdith for Real Estate Investments Company

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

### Introduction:

We have reviewed the accompanying condensed interim financial statements of **AL - Tahdith For Real Estate Investments Company** comprising of condensed interim statement of financial position as at 31 March 2024, and the related condensed interim statements of comprehensive income, changes in equity and cash flows for three-month period ended 31 March 2024 and the related explanatory notes.

The management is responsible for the preparation and presentation of these condensed interim financial statements in accordance with IAS 34 – Condensed interim Financial Reporting ("IAS 34"). Our responsibility is to express a conclusion on these condensed interim financial statements based on our review.

### Scope of review:

We conducted our review in accordance with International Standard on Review 2410 "Review of Condensed Interim Financial Information Performed by the Independent Auditor of the Entity". A review of the condensed 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. 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.

### Conclusion:

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial statements are not prepared, in all material respects in accordance with IAS 34.

### Other matter:

The financial statements were audited as on December 31, 2023, and the interim condensed financial statements as on March 31, 2023 were reviewed by another auditor, who issued an unqualified audit report on Feb 1, 2024 and an unqualified review report on April 25, 2023 respectively.

Obeidat & Alsali Co.

Nabeel M. Obeidat

License No. 877



Amman in  
April 22, 2024

**AL - Tahdaith For Real Estate Investments Company****Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Condensed interim financial position****As of March 31, 2024**

	Note	31-Mar-2024	31-Dec-2023
<b><u>Assets</u></b>		JD	JD
<b><u>Current assets</u></b>		<b>(Reviewed)</b>	<b>(Audited)</b>
Cash on hand at banks		3,089	5,493
Accounts receivable - Net		120,783	169,526
Due from related party - Net		110,057	148,236
Other debit balances		54,948	22,067
<b>Total current assets</b>		<b>288,877</b>	<b>345,322</b>
<b><u>Non Current assets</u></b>			
Property, plant & equipments - net	5	1,499,368	1,504,003
Financial assets at fair value through other comprehensive income	6	120,636	88,009
Investments in lands		3,652	3,652
<b>Total non current assets</b>		<b>1,623,656</b>	<b>1,595,664</b>
<b>Total assets</b>		<b>1,912,533</b>	<b>1,940,986</b>
<b><u>Liabilities and owners' equity</u></b>			
<b><u>Current liabilities</u></b>			
Other credit balances		238,826	190,632
Accounts payable		1,007	15,528
Due to related party		2,470	-
<b>Total current liabilities</b>		<b>242,303</b>	<b>206,160</b>
<b><u>Owners' equity</u></b>			
Capital		2,300,000	2,300,000
Statutory reserve		127,614	127,614
Voluntary reserve		6,302	6,302
Fair value reserve	6	2,400	(162)
(Accumulated Losses)		(698,928)	(698,928)
(Loss) for the period		(67,158)	-
<b>Net owners' equity</b>		<b>1,670,230</b>	<b>1,734,826</b>
<b>Total liabilities and owners' equity</b>		<b>1,912,533</b>	<b>1,940,986</b>

The accompanying notes form from (1) To (11) is an integral part of these statements

**AL - Tahdaith For Real Estate Investments Company**  
**Public shareholding company**  
**Amman - The Hashemite Kingdom of Jordan**  
**Condensed interim statement of comprehensive income**  
**For the three months ended March 31, 2024**

	Note	31-Mar-2024	31-Mar-2023
		JD	JD
		(Reviewed)	(Reviewed)
Revenue		21,912	77,714
<b>Total Revenues</b>		<b>21,912</b>	<b>77,714</b>
Operating expenses		(40,496)	(60,070)
<b>Total Operating Expenses</b>		<b>(40,496)</b>	<b>(60,070)</b>
<b>(Loss) / operating profit</b>		<b>(18,584)</b>	<b>17,644</b>
General and administrative expenses		(12,428)	(58,368)
Expected credit losses		(35,000)	-
(Losses) realized from the sale of financial assets through comprehensive income		(1,207)	-
Other revenues		61	-
<b>(Loss) for the period</b>		<b>(67,158)</b>	<b>(40,724)</b>
<b><u>Add: other comprehensive income items</u></b>			
Changes in fair value for financial assets through comprehensive income statement		2,562	-
<b>Total comprehensive (loss) for the period</b>		<b>(64,596)</b>	<b>(40,724)</b>
		<b>Fils/Dinar</b>	<b>Fils/Dinar</b>
<b>Basic and diluted share of period (loss)</b>		<b>(0.029)</b>	<b>(0.018)</b>

**The accompanying notes form from (1) To (11) is an integral part of these statements**

**AL - Tahdaith For Real Estate Investments Company**  
**Public shareholding company**  
**Amman - The Hashemite Kingdom of Jordan**  
**Condensed interim statement of changes in owners' equity**  
**For the three months ended March 31, 2024**

<b>Description</b>	<b>Capital</b>	<b>Statutory</b>	<b>Voluntary</b>	<b>Fair</b>	<b>(Loss)</b>	<b>Accumulated</b>	<b>Total</b>	<b>Net</b>
	<b>JD</b>	<b>reserve</b>	<b>reserve</b>	<b>value</b>	<b>for the</b>	<b>losses</b>	<b>accumulat</b>	<b></b>
		<b>JD</b>		<b>reserve *</b>	<b>period</b>	<b>JD</b>	<b>ed losses</b>	<b>JD</b>
							<b>JD</b>	
<b><u>For the three months ended March 31, 2024</u></b>								
<b>Balance as of January 1, 2024 - audited</b>	<b>2,300,000</b>	<b>127,614</b>	<b>6,302</b>	<b>(162)</b>	<b>-</b>	<b>(698,928)</b>	<b>(698,928)</b>	<b>1,734,826</b>
Fair value reserve for financial assets	-	-	-	2,562	-	-	-	2,562
(Loss) for the period	-	-	-	-	(67,158)	-	-	(67,158)
<b>Total comprehensive for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,562</b>	<b>(67,158)</b>	<b>-</b>	<b>-</b>	<b>(64,596)</b>
<b>Balance as of March 31, 2024- reviewed</b>	<b>2,300,000</b>	<b>127,614</b>	<b>6,302</b>	<b>2,400</b>	<b>(67,158)</b>	<b>(698,928)</b>	<b>(766,086)</b>	<b>1,670,230</b>
<b><u>For the three months ended March 31, 2023</u></b>								
<b>Balance as of January 1, 2023 - audited</b>	<b>2,300,000</b>	<b>127,614</b>	<b>6,302</b>	<b>-</b>	<b>-</b>	<b>(299,190)</b>	<b>(299,190)</b>	<b>2,134,726</b>
(Loss) for the period	-	-	-	-	(40,724)	-	(40,724)	(40,724)
<b>Total comprehensive for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(40,724)</b>	<b>-</b>	<b>(40,724)</b>	<b>(40,724)</b>
<b>Balance as of March 31, 2023- reviewed</b>	<b>2,300,000</b>	<b>127,614</b>	<b>6,302</b>	<b>-</b>	<b>(40,724)</b>	<b>(299,190)</b>	<b>(339,914)</b>	<b>2,094,002</b>

The accompanying notes form from (1) To (11) is an integral part of these statements

**AL - Tahdaith For Real Estate Investments Company**  
**Public shareholding company**  
**Amman - The Hashemite Kingdom of Jordan**  
**Condensed interim statement of cash flows**  
**For the three months ended March 31, 2024**

	Note	31-Mar-2024 JD	31-Mar-2023 JD
<b><u>Cash flows from operating activities</u></b>		<b>(Reviewed)</b>	<b>(Reviewed)</b>
(Loss) for the period		(67,158)	(40,724)
Depreciation	5	4,635	14,663
Expected credit losses		35,000	-
<b>Operating (loss) before changes in working capital</b>		<b>(27,523)</b>	<b>(26,061)</b>
<b><u>(Increase) decrease in current assets</u></b>			
Accounts receivable		13,743	(1,966)
Due from related parties		35,709	(338)
Other debit balances		(32,881)	284
Inventories		-	(253)
Note receivables		-	2,300
<b><u>Increase (decrease) in current liabilities</u></b>			
Accounts payable		(14,521)	11,133
Other credit balances		48,194	11,034
<b>Net cash provided from (used in ) operating</b>		<b>22,721</b>	<b>(3,867)</b>
<b><u>Cash flows from investing activities</u></b>			
Acquisitions of property , plant & equipments		-	(3,027)
Proceeds from selling of financial assets through comp. income		(25,125)	-
<b>Net cash (used in) investing activities</b>		<b>(25,125)</b>	<b>(3,027)</b>
<b>Net (decrease) in cash</b>		<b>(2,404)</b>	<b>(6,894)</b>
Cash on hand at banks at the beginning of period		5,493	12,658
Cash on hand at banks at the end of period		<b>3,089</b>	<b>5,764</b>

**The accompanying notes form from (1) To (11) is an integral part of these statements**



# **AL - Tahdaith For Real Estate Investments Company**

## **Public shareholding company**

**Amman - The Hashemite Kingdom of Jordan**

### **Notes to the condensed interim financial statements - reviewed not audited**

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#### **1- Company's registration and objectives**

Al-Tahdith for Real Estate Investments Company("the Company") is a Jordanian limited public shareholding company, registered on October 22, 2006 at the Controller of Companies in the Ministry of Industry and Trade under the number (420), declared and paid up capital JD 2,300,000 divided into 2,300,000 shares, the value of each share is JD one.

The main objectives of the company are to invest in land and buildings and to develop, improve ,enhance and trade them and to own projects and companies in whole or partially which are operating in different sectors according to the laws and regulations in Jordan .

The condensed interim financial statements were approved by the board of directors at its meeting held on **April 22, 2024** , these financial statements aren't subject to the approval of the general assembly of shareholders .

#### **2- Basis of preparation of interim financial statements**

These condensed interim financial statement have been prepared in accordance with international accounting standards ((IFRS) IAS 34))(Interim Financial Reporting).

The condensed interim financial statements are presented in Jordanian Dinars (JOD) which is the company's presentation functional currency .

The condensed interim financial statements have been prepared on historical cost except financial assets and liabilities which appears on fair value.

These condensed inerim financial statements do not include all the information required for a complete set of IFRS financial statements, However , selected explanatory notes are included to explain events and transactions that aare significant to an understanding of the changes in the company's financial position and performance since the last annual report of financial statements as of **December 31, 2023** , in addition, The results for the three months period ended **March 31, 2024** are not necessarily indicative of the results that may be expected for the financial year ending **December 31, 2024** .



## **AL - Tahdaith For Real Estate Investments Company**

### **Public shareholding company**

**Amman - The Hashemite Kingdom of Jordan**

#### **Notes to the condensed interim financial statements - reviewed not audited**

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#### **3- Use of estimates**

The preparation of the interim 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 and expenses and the resultant provisions and particular , considerable judgement by management is required in the estimation of the amount and timing of future cash flows . 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 change in such provisions .

Management beleive that the estimates are reasonable and are as follows :

- Management evaluates its investments for impairment on a regular basis where there is a prolonged decline , Management estimates the value of impairment and the same is charged in the statement of comprehensive income - An estimate of the collectible amount of trade accounts receivables is made when collection of the full amount is no longer probable . For individually significant amounts , this estimation is performed on an individual basis . Amounts which are not individually significant , but which are past due , are assessed collectively and a provision applied according to the length of time past due , based on historical recovery rates .

- Inventories are held at the lower of either cost or net realizable value . When inventories become old or obsolete , an estimate is made of their realizable value . For individually significant amounts this estimation is performed on an individual basis . Amounts which are not individually significant , but which are old or obsolete , are assessed collectively and a provision applied according to the inventory type and the degree of aging or obsolescence , based on historical selling prices.

- Management reviews periodically the tangible and intangible assets in order to assess the amortization and depreciation for the year based on the useful life and future economic

#### **4- Significant accounting policies**

##### **Changes in accounting policies**

Accounting policies followed in condensed interim financial statements' preparation for this period are consistent with the policies followed the last year, Except for the Company's application of the following Standards :

**AL - Tahdaith For Real Estate Investments Company**

**Public shareholding company**

**Amman - The Hashemite Kingdom of Jordan**

**Notes to the condensed interim financial statements - reviewed not audited**

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**New standards or amendments effective from January 1, 2024**

- Classification of liabilities into current or non-current liabilities (amendments to International Accounting Standard No. 1).
- Sale or contribution of assets between an investor and his associate or joint venture - Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures (Optional Application).

**The company's management expects to apply these new standards, interpretations and amendments in the company's interim financial statements when they are applicable, and the adoption of these new standards, interpretations and amendments may not have any material impact on the company's interim financial information in the initial application period.**

**AL - Tahdaith For Real Estate Investments Company**  
**Public shareholding company**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the condensed interim financial statements - Reviewed not audited**

**5- Property, plant & equipments - net**

This item consists of :

	<b>Lands</b>	<b>Buildings</b>	<b>Electrical Devices</b>	<b>Furnitures</b>	<b>Decorates</b>	<b>Kitchen tools and supplies</b>	<b>Computer software and devices</b>	<b>Extinguis hing system</b>	<b>Total</b>
	JD	JD	JD	JD	JD	JD	JD	JD	JD
<b><u>Cost</u></b>									
<b>Balance ending of the period</b>	<b>796,000</b>	<b>927,163</b>	<b>200,520</b>	<b>227,250</b>	<b>146,311</b>	<b>175,030</b>	<b>10,395</b>	<b>830</b>	<b>2,483,499</b>
<b><u>Accumulated depreciations</u></b>									
<b>Balance beginning of the period</b>	-	219,160	200,520	227,250	146,311	175,030	10,395	830	979,496
<b>Additions for the period</b>	-	4,635	-	-	-	-	-	-	4,635
<b>Balance ending of the period</b>	-	<b>223,795</b>	<b>200,520</b>	<b>227,250</b>	<b>146,311</b>	<b>175,030</b>	<b>10,395</b>	<b>830</b>	<b>984,131</b>
<b>Book value as of March 31, 2024 (Reviewed)</b>	<b>796,000</b>	<b>703,368</b>	-	-	-	-	-	-	<b>1,499,368</b>
<b>Book value as of December 31, 2023 (audited)</b>	<b>796,000</b>	<b>708,003</b>	-	-	-	-	-	-	<b>1,504,003</b>

# AL - Tahdaith For Real Estate Investments Company

## Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to the condensed interim financial statements - reviewed not audited

### 6- Financial assets at fair value through comprehensive income statement

This item consists of :

	<u>31-Mar-2024</u>	<u>31-Dec-2023</u>
	JD	JD
	(Reviewed)	(Audited)
<b><u>Local</u></b>		
<b><u>Public Shareholding Companies (listed)</u></b>		
Financial assets portfolio	118,236	88,171
<b>Total</b>	<b>118,236</b>	<b>88,171</b>
Fair value reserve	2,400	(162)
<b>Fair value</b>	<b>120,636</b>	<b>88,009</b>

### 7- Basic and diluted earning per share

This item consists of :

	<u>31-Mar-2024</u>	<u>31-Mar-2023</u>
	JD	JD
Profit of the period after tax	(67,158)	(40,724)
(Loss ) weighted average shares (share)	2,300,000	2,300,000
<b>Basic and diluted share of the (loss) of the period</b>	<b>(0.029)</b>	<b>(0.018)</b>

The diluted earning per share is equal to the basic earning per share .

### 8- Legal situation

There are cases filed by third parties against the company worth **128,907** Jordanian dinars are labor cases and has been formed sufficient provisions of **128,907** dinars against the cases filed above and according to the opinion of the legal counsel, part of these cases will not oblige the company part of the amounts claimed.

There are also cases filed by the company against third parties worth **255,486** Jordanian dinars.

In the opinion of the company's legal advisor, the likely result of these cases is that the plots of land will be executed at the enforcement departments and sold in the public auction as they are mortgage bonds.

## **AL - Tahdaith For Real Estate Investments Company**

**Public shareholding company**

**Amman - The Hashemite Kingdom of Jordan**

**Notes to the condensed interim financial statements - reviewed not audited**

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### **9- Risk management**

Company is facing finance , credit , liquidity and market risks , in general the main objectives and policies of company in finance risk management which financial statement is faced , it is similar to what declared in financial statements on **December 31, 2023**.

### **10- Subsequent events**

There are no subsequent events may have material affects to financial position .

### **11- Comparative figures**

Some of the comparative figures have been reclassified to suit the classification of the current fiscal period figures. The reclassification and did not result in any impact on the profit or property rights of the previous year.