

Darkom Investment Company
(Public Limited Shareholding Company)
Amman – The Hashemite Kingdom of Jordan
Interim Condensed Consolidated Financial
Statements (Unaudited)
and Independent Auditor's Review Report
For the Nine -Months Ended September 30, 2025

Darkom Investment Company
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(Unaudited) and Independent Auditor's Review Report
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Independent Auditors' Review Report

To, The Shareholders
Darkom Investment Company
(Public Limited Shareholding Company)
Amman - the Hashemite Kingdom of Jordan

Introduction

We have reviewed the accompanying interim condensed Consolidated statement of financial position of **Darkom Investment Company ("the Company")** as of September 30, 2025 and the related interim condensed Consolidated statements of profit or loss and other comprehensive income, changes in shareholders' equity, and cash flows for the Nine months period then ended, and a summary of significant accounting policies and other explanatory notes.

Management is responsible for the preparation and fair presentation of these interim condensed Consolidated financial statements in accordance with International Accounting Standard ("IAS") 34, "Interim Financial Reporting". Our responsibility is to express a conclusion on these interim condensed 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 condensed 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.

Emphasis of matter

The company's working capital deficit amounted to 560,329 Jordanian dinars as of September 30, 2025, which is considered a deficit in the company's ability to meet its obligations in the context of normal business operations.

Other Matter

The financial statements for the year ended December 31, 2024 have been audited by another auditor, who issued an unqualified opinion on March 11, 2025.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements for the period ended September 30, 2025 are not prepared in all material respects, in accordance with IAS (34) "Interim Financial Reporting" as endorsed in the Hashemite Kingdom of Jordan.

The Partner in charged of the review resulting in this auditor's review report was Hasan Amin Othman; license number 674

Date: October 16, 2025
Amman - Jordan



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Darkom Investment Company
(Public Limited Shareholding Company)
Interim Condensed Consolidated statement of Financial Position
As of September 30, 2025 (Unaudited)
(Jordanian Dinars)

	Note	September 30,2025 (Unaudited)	December 31,2024 (Audited)
<u>Assets</u>			
Non-Current Assets:			
Property and equipment, net		-	-
Investments properties		2,767,878	2,767,878
Total Non-Current Assets		2,767,878	2,767,878
Current Assets:			
Prepayments and other receivables		44,573	46,059
Account Receivables		-	-
Cash on hand and banks		6,550	5,949
Total Current Assets		51,123	52,008
Total Assets		2,819,001	2,819,886
<u>Shareholders' Equity and Liabilities</u>			
Shareholders' Equity			
Share capital	1	2,810,000	2,810,000
Statutory reserve		3,617	3,617
Accumulated losses		(606,068)	(591,767)
Total Shareholders' Equity		2,207,549	2,221,850
Liabilities			
Current Liabilities:			
Accrued expenses and other payables		27,605	43,880
Due to related party		318,348	294,295
Accounts Payable		265,499	259,861
Total Current liabilities		611,452	598,036
Total Shareholders' Equity and Liabilities		2,819,001	2,819,886

The accompanying notes from 1 to 8 are an integral part of these Interim Condensed Consolidated financial statements

Darkom Investment Company

(Public Limited Shareholding Company)

Interim Condensed Consolidated statement of Profit or Loss and Other Comprehensive Income**For the three and Nine -Months Ended September 30, 2025 (Unaudited)**

(Jordanian Dinars)

	For the three-month period from July 1 to September 30		For the Nine-month period from January 1 to September 30	
	2025	2024	2025	2024
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
Other revenue	-	-	6,110	-
General and administrative expense	(4,116)	(12,680)	(20,411)	(25,581)
Net loss for the period before income tax	(4,116)	(12,680)	(14,301)	(25,581)
Income tax expense	-	-	-	-
Net loss for the period after income tax	(4,116)	(12,680)	(14,301)	(25,581)
Other comprehensive income	-	-	-	-
Total comprehensive loss for the period	(4,116)	(12,680)	(14,301)	(25,581)
<u>Loss per share for the period</u>	<u>Fils/dinar</u>	<u>Fils/dinar</u>	<u>Fils/dinar</u>	<u>Fils/dinar</u>
Basic and Diluted loss per share	(0.001)	(0.005)	(0.005)	(0.009)

The accompanying notes from 1 to 8 are an integral part of these Interim Condensed Consolidated financial statements

Darkom Investment Company
(Public Limited Shareholding Company)
Interim Condensed Consolidated statement of Changes in Shareholders' Equity
For the Nine -Months Ended September 30, 2025 (Unaudited)
(Jordanian Dinars)

	<u>Share Capital</u>	<u>Statutory Reserve</u>	<u>Accumulated losses</u>	<u>Total</u>
<u>For the Nine -Months Ended September 30, 2024 (Unaudited)</u>				
Balance as of December 31, 2023 (Audited)	2,810,000	3,617	(558,286)	2,255,331
Total Comprehensive Income for the period	-	-	(25,581)	(25,581)
Balance as of <u>September 30, 2024 (Unaudited)</u>	<u>2,810,000</u>	<u>3,617</u>	<u>(583,867)</u>	<u>2,229,750</u>
<u>For the Nine -Months Ended September 30, 2025 (Unaudited)</u>				
Balance as of December 31, 2024 (Audited)	2,810,000	3,617	(591,767)	2,221,850
Total Comprehensive Income for the period	-	-	(14,301)	(14,301)
Balance as of September 30, 2025 (Unaudited)	<u>2,810,000</u>	<u>3,617</u>	<u>(606,068)</u>	<u>2,207,549</u>

The accompanying notes from 1 to 8 are an integral part of these Interim Condensed Consolidated financial statements

Darkom Investment Company
(Public Limited Shareholding Company)
Interim Condensed Consolidated statement of Cash Flows
For the Nine -Months Ended September 30, 2025 (Unaudited)
(Jordanian Dinars)

	September 30, 2025	September 30, 2024
	(Unaudited)	(Unaudited)
<u>Cash flows from Operating Activities</u>		
Net loss for the period – before income tax	(14,301)	(25,581)
Net cash flows from operating activities before the adjustments of working capital item		
Changes in working capital:		
Prepayments and other receivables	1,486	-
Accrued expenses and other payables	(16,275)	236
Accounts payables	5,638	8,345
Net cash flows used in by operating activities	(23,452)	(17,000)
<u>Cash flows from financing Activities</u>		
Due to related parties	24,053	-
Net cash flows provided from financing activities	24,053	-
Net increase / (decrease) in cash and cash equivalents	601	(17,000)
Net Cash and cash equivalent balance at beginning of the period	5,949	22,937
Net Cash and cash equivalent balance at the end of the period	6,550	5,937

The accompanying notes from 1 to 8 are an integral part of these Interim Condensed Consolidated financial statements

Darkom Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Nine -Months Ended September 30, 2025 (Unaudited)

1-Legal Status and Activities

The Darkom Investment Company was established under the Jordanian Corporate Law and its amendments under No. (427) as a Public Shareholding Limited Company in the 4th of February 2007, with an authorized and paid-up capital of 2,810,000 Jordanian Dinars, divided into 2,810,000 shares, with a par value of 1 JD per share.

The Company's address is Shmeisani – Al-Sharif Abdul Hamid Sharaf Street, Building No. (124), P.O. Box (930419), Amman 11193 – Jordan.

The Company's primary activity is financing residential, industrial, commercial, and tourism-related real estate projects, as well as investing in stocks and bonds traded on the Amman Stock Exchange.

2- Basis of Preparation

Statement of Compliance

The interim condensed consolidated financial statements for the Nine months period ended September 30, 2025 of the Company have been prepared in accordance with the (IAS 34) "Interim Financial Reporting" and in accordance with the applicable local laws and according to the forms set by the Central Bank of Jordan.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements and should therefore be read in conjunction with the Company's consolidated financial statements for the year ended December 31, 2024. The results of operations for the period ended September 30, 2025, are not necessarily indicative of the results that may be expected for the year ending December 31, 2025.

Functional and Presentation Currency

These condensed interim financial statements are presented in Jordanian Dinar, which is the Company's functional and presentation currency.

Basis of consolidation of financial statements

The key financial information of the subsidiary for the period ended September 30, 2025, is as follows.

Company name	Registration in	Registration year	Equity interest	Main activity
Al-Musanada Real Estate Company Ltd.	The Hashemite Kingdom of Jordan	2008	%100	Establishing and developing housing and construction projects, investing in land and real estate, managing buildings, and purchasing land

3- Application of international accounting standards for preparing new and amended financial reports

The accounting policies adopted in the preparation of the financial statements are consistent with those applied in the preparation of the financial statements for the year ended September 30, 2025, except for the following amendments which are applicable for the first time in 2024. However, not all of them are expected to have an impact on the Company:

- **Amendments effective for periods beginning on January 1, 2025**
Amendments to IAS 21 – Lack of Exchangeability
- **Amendments effective for periods beginning on January 1, 2026**
Amendments to IFRS 9 "Financial Instruments" and IFRS 7 "Disclosures"
- **Amendments effective for periods beginning on January 1, 2027**
 - IFRS 18 – Presentation and Disclosure in Financial Statements.
 - IFRS 19 – Subsidiaries without Public Accountability: Disclosures

The Company is currently assessing the impact of these new accounting standards and amendments and does not expect them issued by the IASB and not yet effective to have a material effect on the financial statements.

Darkom Investment Company

(Public Shareholding Limited Company)

Notes to the Interim Condensed Consolidated Financial Statements

For the Nine -Months Ended September 30, 2025 (Unaudited)

4- Significant Accounting Estimates and Assumptions

The preparation of the consolidated financial statements requires the use of judgments, estimates, and assumptions that affect the reported amounts of revenues, expenses, assets, liabilities, and the accompanying disclosures, including the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require material adjustments to the carrying amounts of affected assets and liabilities in future periods.

The following are the key assumptions concerning the future and other major sources of estimation uncertainty at the reporting date, which pose a significant risk of causing material adjustments to the carrying amounts of assets and liabilities during the next financial year. The Company bases its assumptions and estimates on the information available at the time of preparing the financial statements. These assumptions, estimates, and future developments may change due to market fluctuations or conditions beyond the Company's control. Any such changes to assumptions are disclosed when they occur.

Determination the discount rate for present value calculation

The discount rate represents the current market risk assessment for the Company, taking into account the term of the agreement and the individual risks associated with the relevant assets. The calculation of the discount rate is based on the surrounding circumstances of the Company.

Estimated Useful Life of Property, Plant, and Equipment

The cost of property, plant, and equipment is amortized over its estimated service life, which is based on expected usage, obsolescence of each asset, as well as technical obsolescence and considerations of the asset's recoverable amount. The Company's management has not estimated any residual value for the assets as it is deemed immaterial.

Provision for expected credit loss

The credit loss provision is determined based on a range of factors to ensure that receivables are not overstated due to the potential for non-recovery, including the quality and aging of receivables, the ongoing credit evaluation of customers' financial positions, and the guarantees required from customers in specific situations.

Fair Value Measurement

Fair value is the amount that would be received upon the sale of an asset or paid to settle a liability in an orderly transaction between market participants at the measurement date under current market conditions, regardless of whether that price is directly observable or estimated using another valuation technique. Fair value measurement assumes that the sale of assets or transfer of liabilities will occur either:

- Through the principal market for the asset or liability, or
- Through the most advantageous market for the asset or liability, in the absence of a principal market.

The principal or most advantageous market must be accessible to the Company.

Fair value measurement is carried out using assumptions that market participants would use when pricing the asset or liability, assuming that they are acting in their economic best interest. When measuring the fair value of non-financial assets, consideration is given to the ability of market participants to generate economic benefits by using the assets in the best way possible or by selling them to another participant who will use them in the most advantageous manner.

Darkom Investment Company
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Notes to the Interim Condensed Consolidated Financial Statements
For the Nine -Months Ended September 30, 2025 (Unaudited)

4- E Significant Accounting Estimates and Assumptions (continued)

The Company uses valuation techniques that are appropriate for the circumstances, available data, and provide the most relevant observable data while minimizing the use of unobservable inputs. All assets and liabilities measured at fair value or disclosed in the financial statements are classified into the following fair value hierarchy based on the lowest level input that is significant to the overall measurement:

- **Level 1:** Quoted prices in active markets for identical assets or liabilities.
- **Level 2:** Valuation techniques utilize lower-level inputs, which are significant to the fair value measurement and are observable either directly or indirectly.
- **Level 3:** Valuation techniques use lower-level inputs that are significant to the fair value measurement and are not observable.

Fair value measurements for available-for-sale financial assets, as well as non-recurring measurements such as assets held for distribution in a discontinued operation, are assessed on a periodic basis. For fair value disclosure purposes, the Company has classified its assets and liabilities based on the nature, characteristics, and risks of the asset or liability and the fair value hierarchy levels as described above.

5-Significant Accounting Policies

Property and equipment

A. Recognition and Measurement

Property, plant, and equipment are stated at cost, less accumulated depreciation and any accumulated impairment losses, if applicable. The cost of acquiring assets includes all costs directly related to the acquisition transaction. The cost of constructed assets includes direct materials, direct labor, and all direct costs that make the assets ready for their intended use. This also includes costs related to dismantling, removal, and transportation of the assets, as well as site preparation costs where the assets will be installed, and borrowing costs eligible for capitalization for qualifying assets.

Purchased software that is an integral part of the related hardware is capitalized as part of the hardware. If a significant component of an asset within property, plant, and equipment has a different useful life than the asset itself, it is considered a separate component of property, plant, and equipment.

Any revenue or loss incurred upon the disposal of an asset is recognized in profit or loss and other comprehensive income. The cost of replacing any part of property, plant, and equipment and any subsequent capital expenditures are capitalized to the carrying amount when they result in an increase in future economic benefits to the company, and the costs can be reliably measured. The carrying amount of the replaced asset is written off. Daily maintenance expenses for property, plant, and equipment are recognized in the profit or loss statement.

B. Subsequent Capital Expenditures

The cost of replacing part of an asset or any subsequent capital expenditure is included in the carrying amount of the asset if it is:

- Likely that future economic benefits will flow to the company from the added component, expense, or cost.
- The cost can be reliably measured. The carrying amount of the replaced asset is written off.

Darkom Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Nine -Months Ended September 30, 2025 (Unaudited)

5-Significant Accounting Policies (continued)

Property and equipment (continued)

C. Depreciation

Depreciation is calculated based on the cost of assets less their residual value (salvage value) using the straight-line method over the estimated useful lives of the assets, applying the following rates and useful life estimates:

- Computers: 25%
- Tools, Equipment, and Furniture: 10%–15%

Residual values, remaining useful lives, and depreciation methods are reviewed at the date of the financial reporting and adjusted if necessary.

Financial Instruments

Classification and Measurement

The classification of financial assets depends on the company's business model for managing its financial assets and the contractual terms of the cash flows. The company classifies its financial assets as follows:

- Financial assets measured at amortized cost.
- Financial assets measured at fair value through profit or loss
- Financial assets measured at fair value through other comprehensive income

Gains or losses on financial assets measured at fair value are recognized either in profit or loss or in other comprehensive income. Loans and trade receivables held for collecting contractual cash flows, where those cash flows represent solely payments of principal and interest, are measured at amortized cost.

Initial Measurement

Financial assets are initially measured at fair value plus transaction costs, except for those financial assets measured at fair value through profit or loss. For financial assets measured at fair value through profit or loss, transaction costs are recognized in profit or loss.

Financial assets that include embedded derivatives are considered in full when assessing whether their cash flows meet the criterion of solely payments of principal and interest.

Investment Property

Investment property represents investments in land, buildings, and apartments held to earn rental income or for capital appreciation, and does not include land and buildings used for administrative purposes.

Investment property is presented at cost less accumulated depreciation and impairment losses, if any. Investment property (excluding land) is depreciated using the straight-line method over its estimated useful life at an annual rate of 1%.

Cash on Hand and at Banks

Cash on hand and at banks comprises petty cash and current account balances with banks.

Statutory Reserve

In accordance with the company's Articles of Association and the requirements of the Companies Law, the company is required to allocate 10% of its net profit before tax to a statutory reserve until this reserve equals 25% of the company's share capital. This reserve is not available for distribution.

Darkom Investment Company
(Public Shareholding Limited Company)
Notes to the Interim Condensed Consolidated Financial Statements
For the Nine -Months Ended September 30, 2025 (Unaudited)

5-Significant Accounting Policies (continue)

Revenue Recognition

The company recognizes revenue from contracts with customers based on the five-step model set out in IFRS 15 – Revenue from Contracts with Customers, as follows:

1. Identify the contract(s) with a customer.
2. Identify the performance obligations in the contract.
3. Determine the transaction price based of the contract.
4. Allocate the transaction price to the performance obligations in the contract.
5. Revenue recognition when entity perform performance requirements in the contract.

According to (IFRS 15), revenue is recognized when the company satisfies a performance obligation by transferring control of a promised good or service to the customer.

General and Administrative Expenses

These are expenses related to administration and not directly attributable to the main operating function or sales and marketing activities. Such costs are allocated between cost of revenues and general and administrative expenses, when necessary, on a systematic basis.

Income Tax Provision

The Company provides for income tax in accordance with the Income Tax Law No. (34) of 2014 and International Accounting Standard (IAS) 12, which requires the recognition of deferred tax resulting from the differences between the accounting and tax bases of assets and liabilities.

Current income tax expense is calculated based on taxable profits, which differ from the reported profits in the financial statements. The reported profits include income that is not subject to tax or expenses that are not deductible in the current financial period but in future years, as well as tax-recognized accumulated losses or items that are non-taxable or non-deductible for tax purposes.

Provisions

Provisions are recognized when the company has a present obligation, whether legal or constructive, as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. The amount recognized as a provision shall be the best estimate of the expenditure required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

6- Legal status of the company

Lawsuits filed by the company against others

The value of lawsuits filed by the company against others amounts to JOD 874,326, which are still pending before the Jordanian courts.

Lawsuits filed by others against the company

The value of lawsuits filed by others against the company amounts to JOD 34,387, and they are currently in the process of settlement.

7 - Contingent Liability

There may be contingent liabilities such as taxes and fees arising from a building that was previously sold but whose ownership has not yet been transferred. Accordingly, the company has taken legal action by notifying the buyer to complete the ownership transfer procedures.

8- Approval of the interim financial statements

The accompanying condensed interim financial statements were approved by the Board of Directors in its meeting held on October 16, 2025.