

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

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
TOGETHER WITH REVIEW REPORT
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025**

DARAT JORDAN HOLDING COMPANY
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REVIEW REPORT

30 SEPTEMBER 2025

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 (Public Shareholding Company)** as at 30 September 2025, the interim condensed consolidated statement of profit or loss and other comprehensive income, the interim condensed consolidated statement of changes in equity, the interim condensed consolidated statement of cash flows for the nine months then ended and summary of signified 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 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.

Other Matters

The consolidated financial statements for the year ended 31 December 2024, were audited by another auditor who expressed an unmodified opinion on 27 March 2025.

REVIEW REPORT (CONTINUED) 30 SEPTEMBER 2025

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

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 (Public Shareholding Company)** as at 30 September 2025, and of its financial performance and its interim condensed consolidated cash flows for the nine months ended in accordance with IAS (34) "Interim Financial Reporting".

Samman & Co.



Ahmad Ramahi
License No. (868)

29 October 2025
Amman - Jordan

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

Interim condensed consolidated statement of financial position
As at 30 September 2025

	Note	30 June 2025 JD (Unaudited)	31 December 2024 JD (Audited)
<u>Assets</u>			
Non-current assets			
Property and equipment		164,949	163,419
Investment property	(7)	3,469,293	3,285,032
Investment in an associate company		2,694,178	2,886,977
Financial assets at amortized cost		1,487,502	1,091,746
Financial assets at fair value through other comprehensive income		675,184	651,967
		8,491,106	8,079,141
Current assets			
Financial assets at amortized cost		568,000	212,695
Properties inventory		87,427	127,860
Financial assets at fair value through statement of profit or loss		1,583,096	826,543
Trade and other receivables	(6)	254,148	246,115
Cash and cash equivalents	(5)	797,222	716,975
		3,289,893	2,130,188
Assets available for sale		-	1,444,229
Total assets		11,780,999	11,653,558
<u>Shareholders equity and liabilities</u>			
<u>Shareholders equity</u>			
Authorized and subscribed capital		10,250,000	10,250,000
Statutory reserve		325,162	325,162
Retained earnings		913,771	798,158
Total shareholders equity		11,488,933	11,373,320
<u>Liabilities</u>			
Trade and other liabilities		20,885	60,316
Dividends Payable Deposits		177,082	159,165
Income tax provision		94,099	60,757
Total liabilities		292,066	280,238
Total shareholders equity and liabilities		11,780,999	11,653,558

The interim condensed consolidated financial statements from pages [1] to [9] were approved and authorized for issue by the Board of Directors on 29 October 2025 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 nine months ended 30 September 2025**

	Note	For the three months ending 30 September		For the nine months ending 30 September	
		2025	2024	2025	2024
		JD	JD	JD	JD
Sale of residential apartments and land		-	-	35,000	94,714
Cost of sale residential apartments and land		-	-	(40,433)	(135,896)
Gross loss		-	-	(5,433)	(41,182)
Gain on sale of subsidiary	(8)	-	-	212,352	-
Group's share of profits from associate		48,484	52,622	197,597	221,289
Net profit (loss) from financial assets at fair value through profit or loss	(9)	86,222	24,339	196,481	(25,899)
Interest income		51,136	40,140	120,988	115,075
Hanger rental income		18,221	18,222	54,664	54,665
Dividends income		11,944	15,807	60,844	70,041
Administrative expenses		(104,744)	(78,207)	(281,288)	(245,417)
Depreciation of properties and equipment, and investment properties		(10,037)	(8,082)	(30,013)	(24,474)
Currency exchange gains		(421)	18,130	50,931	6,268
Other income		3,199	6,787	9,697	10,118
Profit for the period before tax		104,004	89,758	586,820	140,484
Income tax expense		(11,368)	(8,122)	(61,207)	(26,917)
Profit for the period after income tax		92,636	81,636	525,613	113,567
<u>Other comprehensive income</u>					
Items not reclassified to profit or loss					
Change in fair value reserve of financial assets measured at fair value through other comprehensive income		-	-	-	-
Total comprehensive income for the period		92,636	81,636	525,613	113,567
Basic and diluted earnings per share from profit for the period	(10)	0.009	0.007	0.051	0.011

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

Interim condensed consolidated statement of changes in shareholders equity
for the nine months ended 30 September 2025

	Authorized and subscribed capital	Statutory reserve	Retained earnings	Total
	JD	JD	JD	JD
<u>For the period ended 30 September 2025</u>				
As at 1 January 2025	10,250,000	325,162	798,158	11,373,320
Comprehensive income for the period	-	-	525,613	525,613
Dividends - note (11)	-	-	(410,000)	(410,000)
As at 30 September 2025	<u>10,250,000</u>	<u>325,162</u>	<u>913,771</u>	<u>11,488,933</u>
<u>For the period ended 30 September 2024</u>				
As at 1 January 2024	10,250,000	292,146	940,303	11,482,449
Comprehensive income for the period	-	-	113,567	113,567
Dividends	-	-	(410,000)	(410,000)
As at 30 September 2024	<u>10,250,000</u>	<u>292,146</u>	<u>643,870</u>	<u>11,186,016</u>

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

Interim condensed consolidated statement of cash flows
for the nine months ended 30 September 2025

	30 September 2025	30 September 2024
	JD	JD
	(Unaudited)	(Unaudited)
<u>Operating activities</u>		
Profit for the period before tax	586,820	140,484
<i>Adjustments for:</i>		
Depreciation of property, equipment, and investment property	30,013	24,474
Interest income	(120,988)	(115,075)
Net to financial assets at fair value through profit or loss	(169,359)	25,899
Group's share of profits from associates	(197,597)	(221,289)
Dividends income	(60,844)	(70,041)
Cost of sale residential apartments and land	40,433	135,896
Foreign currency exchange gains	(50,931)	(6,268)
Gain on sale of subsidiary	(212,352)	-
	(154,805)	(85,920)
Trade and other receivables	(10,091)	(18,700)
Trade and other payables	(39,431)	(49,799)
Assets available for sale	1,656,581	-
Dividends Payable Deposits	17,917	60,241
Cash flow from Operations	1,470,171	(94,178)
Income tax paid	(27,865)	-
Net cash flows from operating activities	1,442,306	(94,178)
<u>Investing activities</u>		
Financial assets at fair value through other comprehensive income	(23,217)	(36,270)
Purchase financial assets at fair value through profit or loss	(573,633)	(21,225)
Proceeds from sales of financial assets at fair value through profit or loss	-	84,619
Purchase property and equipment	(8,014)	-
Due from related parties	(6,025)	(5,544)
Interest income	120,988	115,075
Dividends from associates	390,396	406,012
Received dividends income	60,844	70,041
Properties under development and properties inventory	248,778	(142,758)
Financial assets at amortized cost	(729,137)	(66,989)
Property Investments	(433,039)	(1,000)
Net cash flows from investing activities	(952,059)	401,961
<u>Financing activities</u>		
Dividends paid	(410,000)	(410,000)
Net cash flow financing activities	(410,000)	(410,000)
Net increase (decrease) in cash and cash equivalents	80,247	(102,217)
Cash and cash equivalents at beginning of the period	716,975	979,922
Cash and cash equivalents at end of the period	797,222	877,705

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

**Notes forming part of the interim condensed consolidated financial statements
for the nine months ended 30 September 2025**

1) General

Darat Jordan Holding Company was established as a public shareholding company on 6 December 2007 under number 447 in the Public Shareholding Companies Registry, 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 Group was granted to commence its operations on 10 April 2008. The Company's share capital was decreased during the previous years to become 10,250,000 JD divided into 10,250,000 JD shares at a par value of 1 JD per share.

The Company'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 headquarter 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 October 2025

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 2024 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 2024 annual consolidated financial statements, except for the following amendments which apply for the first time in 2025. However, not all are expected to impact 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 2025:

- Lack of *exchangeability* (*Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates*).

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

- Classification and Measurement of Financial Instruments (*Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures*).

Standards Effective for Periods Beginning on January 1, 2027

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

The Group is currently assessing the impact of these new accounting standards and amendments. The Group does not expect these standards and amendments - issued by the International Accounting Standards Board but not yet effective - to have a material impact on the interim condensed consolidated financial statements.

Notes forming part of the interim condensed consolidated financial statements (Continued)
For the nine months ended 30 September 2025

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 interim condensed consolidated financial statements are as follows:

	2025 JD (Unaudited)	2024 JD (Audited)	Principle activities
Darat Al Reef Jordan Real estate Company	50,000	50,000	Real estate development
Jordanian European real estate management Group	5,000	5,000	Real estate Management
Altanfezeyoun for real estate development Company	-	10,000	Real estate services
Al Mashkah for Education Company	10,000	10,000	Financial and educatoinal investments
Al Marsa Alamen for real estate development Company	1,000	1,000	Real estate services management
Al Hadas for development and investments Company	19,000	19,000	Real estate services management
	<u>85,000</u>	<u>95,000</u>	

Notes forming part of the interim condensed consolidated financial statements (Continued)
For the nine months ended 30 September 2025

5) Cash and cash equivalents

	30 September 2025	31 December 2024
	JD	JD
	(Unaudited)	(Audited)
Cash on hand	4,072	4,505
Cash at banks	87,766	31,638
Deposits at banks	705,384	680,832
	<u>797,222</u>	<u>716,975</u>

The annual interest on time deposits in 2025 ranged from 5% to 6% (2024: 6% to 7%).

6) Trade and other receivables

	30 September 2025	31 December 2024
	JD	JD
	(Unaudited)	(Audited)
Accounts Receivable	33,463	56,972
Checks under Collection	23,500	47,000
Other Debit Balances	197,185	142,143
	<u>254,148</u>	<u>246,115</u>

Related parties of the Company include shareholders, companies in which they hold significant interests, and members of senior management. Related party relationships presented in the interim condensed consolidated statement of financial position include amounts due from an associate amounting to JD 73 (2024: JD 2,438), and an amount due from the CEO amounting to JD 39,882 (2024: JD 31,357). Related party transactions in the interim condensed consolidated income statement include Board of Directors' remuneration amounting to JD 18,750 (2024: JD 12,500).

Notes forming part of the interim condensed consolidated financial statements (Continued)
For the nine months ended 30 September 2025

7) Investment property

	30 September 2025	31 December 2024
	JD	JD
	(Unaudited)	(Audited)
Investments	1,573,878	1,140,839
Properties Under Development	739,895	988,673
Land	1,155,520	1,155,520
	<u>3,469,293</u>	<u>3,285,032</u>

8) Gain on Sale of Subsidiary

The Company sold a subsidiary, "Al-Tanfeethiyoun for Real Estate Development - Limited Liability Company," during the first quarter of 2025, resulting in a gain of JD 212,352.

9) Net profit (loss) from financial assets at fair value through profit or loss

	30 September 2025	31 December 2024
	JD	JD
	(Unaudited)	(Unaudited)
Net change in fair value	182,920	(24,910)
Profit (loss) from the sale of financial assets	13,561	(989)
	<u>196,481</u>	<u>(25,899)</u>

10) Earning Per Share for the period

	30 September 2025	30 September 2024
	JD	JD
	(Unaudited)	(Unaudited)
Profit for the period	525,613	113,567
Weighted average number of shares during the period (share)	<u>10,250,000</u>	<u>10,250,000</u>
Basic and diluted earnings per share from profit for the period	<u>0.051</u>	<u>0.011</u>

11) Dividends distributed

In its ordinary meeting held on 21 April 2025, the General Assembly approved the recommendation of the Board of Directors to distribute dividends to shareholders in the amount of 410,000 JD at 4% of the paid-up capital of 10,250,000 JD.

Notes forming part of the interim condensed consolidated financial statements (Continued)
For the nine months ended 30 September 2025

12) Business segments 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 information reports.

	Land Development JD	Financial Investments JD	Other JD	Total JD
<u>For the nine months ended 30 September 2025 (Unaudited)</u>				
Profit or loss and the other comprehensive income statement				
Segment revenues	89,664	257,324	393,968	740,956
Group's share of profit from associates	-	197,597	-	197,597
Depreciation of properties and equipment and investment properties	-	-	(30,013)	(30,013)
Cost of sales	(40,433)	-	(281,287)	(321,720)
Administrative and other expenses	-	-	-	-
Profit for the period before tax	49,231	454,921	82,668	586,820
Income tax expense for the period				(61,207)
Profit for the period after tax				525,613
<u>As at 30 September 2025 (Unaudited)</u>				
Assets and liabilities				
Segment assets	3,690,335	4,313,782	1,082,704	9,086,821
Investment in associates	-	2,694,178	-	2,694,178
Segment liabilities	(16,014)	-	(276,052)	(292,066)
Net assets	3,674,321	7,007,960	806,652	11,488,933
<u>For the nine months ended 30 September 2024 (Unaudited)</u>				
Profit or loss and the other comprehensive income statement				
Segment revenues	149,378	69,052	131,462	349,892
Change in financial assets at fair value through profit or loss	-	(24,910)	-	(24,910)
Cost of sales	(135,896)	-	-	(135,896)
Group's share of profit from associates	-	221,289	-	221,289
Depreciation of properties and equipment, and investment properties	-	-	(24,474)	(24,474)
Administrative and other expenses	-	-	(245,417)	(245,417)
Profit for the period before tax	13,482	265,431	(138,429)	140,484
Income tax expense for the period				(26,917)
Profit for the period after tax				113,567
<u>As at 31 December 2024 (Audited)</u>				
Assets and liabilities				
Segment assets	3,576,311	2,782,951	963,090	7,322,352
Assets available for sale	1,444,229	-	-	1,444,229
Investment in associates	-	2,886,977	-	2,886,977
Segment liabilities	(38,707)	-	(241,531)	(280,238)
Net assets	4,981,833	5,669,928	721,559	11,373,320