

Report on the review of the condensed interim financial statements

To the Board of Directors of

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Introduction:

We have reviewed the accompanying condensed consolidated interim financial statements of **Investors Industrial & Properties Co. (Public Shareholding Company)** comprising of condensed consolidated interim statement of financial position as at 31 March 2026, and the related condensed consolidated interim statements of comprehensive income, changes in equity and cash flows for three-month period ended 31 March 2026 and the related explanatory notes.

The management is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with IAS 34 – Condensed consolidated interim Financial Reporting (“IAS 34”). Our responsibility is to express a conclusion on these condensed consolidated 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 consolidated 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, mentioned on the basis of the qualified opinion nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial statements are not prepared, in all material respects in accordance with IAS 34.

Basis for qualified Opinion

- We have not received a confirmation for some receivables balances amounting to JD 24,756,807, and the expected credit losses provision for accounts receivable and accrued checks has not been increased by an amount of JD 39,569,066 (Note 6, 7), noting that the company has filed lawsuits against the owners of those receivables and checks. Its statement is included in the lawyers' replies received and the clarifications of the financial statements.



Continued - Audit Report on the Condensed consolidated Interim Financial Statements Investors Industrial & Properties Co. for the period ended on March 31, 2026

Emphasizing matter

The company provided the liquidator of the United Group Holding Company with a notice of the lawsuit filed against it, with the original debt amounting to 2,973,994 dinars (Note 6), and the penalty clause of the agreement signed with the United Group Holding Company was not proven, nor were the legal interests and judicial and legal costs. According to the company's management opinion, there is a substantial doubt about the collection of the original debt of 2,973,994 dinars as the company is under compulsory liquidation.

Obeidat & Alsali Co.

Nabeel M. Obeidat
License No. 877



Amman in
April 22, 2026

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Consolidated condensed interim financial statements
as of March 31, 2026
(Reviewed not audited)

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Amman - The Hashemite Kingdom of Jordan

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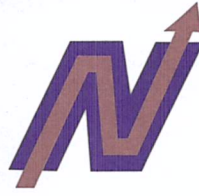
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Continued - Audit Report on the Condensed consolidated Interim Financial Statements Investors Industrial & Properties Co. for the period ended on March 31, 2026

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Obeidat & Alsali Co.

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Amman in
April 22, 2026

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Consolidated condensed statement of financial position
as of March 31, 2026 (reviewed not audited)

	Note	31-Mar-2026 JD (Reviewed)	31-Dec-2025 JD (Audited)
<u>Assets</u>			
<u>Current assets</u>			
Accounts receivable - net	6	36,257,853	36,257,853
Cheques under collection - net	7	3,311,213	3,311,213
Other debit balances		19,629	22,913
Cash on hand		199,478	242,178
Financial assets at fair value through income statement		18,984	20,100
Total current assets		39,807,157	39,854,257
<u>Non-current assets</u>			
Property, plant & equipments - net	8	2,331,017	2,346,300
Total non-current assets		2,331,017	2,346,300
Total assets		42,138,174	42,200,557
<u>Liabilities and owners' equity</u>			
<u>Current liabilities</u>			
Account payable	9	9,674,543	9,674,543
Deffered & accrued checks		11,310	11,310
Other credit balances	10	58,119	58,840
Total current liabilities		9,743,972	9,744,693
<u>Owners' equity</u>			
Capital		30,000,000	30,000,000
Statutory reserve		54,284	54,284
Retained earnings	11	2,401,580	2,401,580
(Loss) for the period		(61,662)	-
Total owners' equity		32,394,202	32,455,864
Total liabilities and owners' equity		42,138,174	42,200,557

The accompanying notes form from (1) To (15) is an integral part of these statements

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Statement of condensed consolidated interim of comprehensive income
for the three months ended March 31, 2026 (reviewed not audited)

	Note	31-Mar-2026 JD (Reviewed)	31-Mar-2025 JD (Reviewed)
General & administrative expenses		(45,263)	(49,426)
Depreciations		(15,283)	(15,283)
Unrealized losses from financial assets through the income statement		(1,116)	-
(Loss) for the period		(61,662)	(64,709)
Total comprehensive (loss) for the period		(61,662)	(64,709)
<u>Add: other comprehensive income items</u>			
Unrealized profits from financial assets through income statement		-	17807
Total (comprehensive loss) for the year		(61,662)	(46,902)
		Fils/Dinar	Fils/Dinar
Basic and diluted share of the year (loss)	12	(0.0021)	(0.0022)

The accompanying notes form from (1) To (15) is an integral part of these statements

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Statement of changes in condensed consolidated equity
for the three months ended March 31, 2026 (reviewed not audited)

Description	Retained earnings				Total retained earning	(Loss) for the period	Net
	Capital	Statutory reserve	realized Profits	Unrealized Profits *			
	JD	JD	JD	JD	JD	JD	JD
<u>For the three months ended March 31, 2026</u>							
Balance as of January 1, 2026 (audited)	30,000,000	54,284	2,344,272	57,308	2,401,580	-	32,455,864
(Loss) for the period	-	-	-	-	-	(61,662)	(61,662)
Total Comprehensive (loss)	-	-	-	-	-	(61,662)	(61,662)
Balance as of March 31, 2026 reviewed	<u>30,000,000</u>	<u>54,284</u>	<u>2,344,272</u>	<u>75,115</u>	<u>2,401,580</u>	<u>(61,662)</u>	<u>32,394,202</u>
<u>For the three months ended March 31, 2025</u>							
Balance as of January 1, 2025 (audited)	30,000,000	54,284	7,079,676	57,308	7,136,984	-	37,191,268
(Loss) for the period	-	-	-	-	-	(64,709)	(64,709)
Unearned profit from financial assets through income*	-	-	-	17,807	17,807	-	17,807
Total Comprehensive (loss)	-	-	-	-	17,807	(64,709)	(46,902)
Balance as of March 31, 2025- reviewed	<u>30,000,000</u>	<u>54,284</u>	<u>7,079,676</u>	<u>75,115</u>	<u>7,154,791</u>	<u>(64,709)</u>	<u>37,144,366</u>

*In accordance with the instructions of Securities Commission , it is porhibited to dispose fair value reserve & Unrealized retained earnings through dividends to shareholders or capitalization or loss amortization or anything else .

** According to the instructions of the Jordan Securities Commission, the unrealized profits from financial assets through the income statement are classified within the rounded profits and not within the profits of the period.

The accompanying notes form from (1) To (15) is an integral part of these statements

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Condensed consolidated interim cash flow statement
for the three months ended March 31, 2026 (reviewed not audited)

	<u>Note</u>	<u>31-Mar-2026</u>	<u>31-Mar-2025</u>
		JD	JD
		(Reviewed)	(Reviewed)
<u>Cash flows from operating activities</u>			
(Loss) for the year before tax		(61,662)	(64,709)
Depreciations	8	15,283	15,283
Operating income (loss) before changes in working capital		(46,379)	(49,426)
Other debit balances		3,284	13,550
<u>Increase (decrease) in current liabilities</u>			
Other credit balances		(721)	1,720
Deffered & accrued checks		-	(3,000)
Net cash flows (used in) operating activities		(43,816)	(37,156)
Net (decrease) in cash balance		(43,816)	(37,156)
Cash on hand at the beginning of Period		242,178	377,953
Cash on hand & at the ending of Period		198,362	340,797

The accompanying notes form from (1) To (15) an integral part of this statement .

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

1- Registration and activities of the company

The **Investors Industrial & Properties Co.** was established as a public shareholding company on **August 22, 1995** with a capital of **JD 1,000,000** . As of **September 8, 2002**, the legal status of the company was transformed from a limited liability company to become a public shareholding company with a capital of **JD 15,000,000** divided into **15,000,000** shares with a nominal value of dinar per share. The company's general assembly, in its extraordinary meeting held during **2005**, approved an increase in the capital to become **JD 30,000,000** by offering shares for private underwriting. Company's goals are to establish, build and plan industrial zones and cities, and invest in land development and all economic fields.

The General Assembly decided, in its (postponed) extraordinary meeting held on **May 15, 2018**, to approve the amendment of the company's name from Investors and Arab East Industrial Real Estate Investments Company, to become Investors Industrial & Properties Co.

The financial statements were approved by the board of directors at its meeting held on **April 22 2026**, these financial statements needs 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 interim 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 are 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, 2025** , in addition, The results for the three months period ended **March 31, 2026** are not necessarily indicative of the results that may be expected for the financial year ending **December 31, 2026** , and no appropriation was made for the three months profit ended **March 31, 2026** since it made at the year-end .

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

3- Use of estimates

The preparation of the 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 benefits . Any impairment is taken to the statement of comprehensive income.

4- Significant accounting policies

Changes in accounting policies

The accounting policies followed in the preparation of the interim condensed financial statements for the period are consistent with those applied in the preparation of the financial statements for the year ended December 31, 2024:

The standards or new amendments that will take effect from January 1, 2025.-

<u>The standard</u>	<u>Applicable date</u>
Inability to exchange - (Amendments to International Accounting Standard No. 21) <u>The issued amendments are not in effect yet.</u>	Jan-25
Classification and measurement of financial instruments - (Amendments to International Financial Reporting Standard No. 9 for Financial Reporting Standard No. 7)	Jan-26
International Financial Reporting Standard No. 18 - Presentation and Disclosure in Financial Statements	Jan-27

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

International Financial Reporting Standard No. 19 - Non-published Subsidiaries -
Disclosures

Jan-27

Selling or contributing assets between an investor and its subsidiary or joint venture
amendments to International Financial Reporting Standard No. 10 and International
Accounting Standard No. 28, and the effective date has not yet been determined.

Not
determined

In the management's opinion, the new standards, amendments, and interpretations have had no material impact on the company during the current or future periods or on the expected future transactions.

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited**

5- Basis of consolidation of the financial statements

- The consolidated financial statements include the assets, liabilities, revenues and expenses of **Investors Industrial and Real Estate Company** and a subsidiary as follows:

<u>Company's name</u>	<u>Legal form</u>	<u>Date of control</u>	<u>Capital</u>	<u>Ownership rate</u>	<u>Investment's net book value</u>
		JD	JD	%	JD
Al-Mashta Company for Financial Services Activities	L.L.C	August 1,2023	5,000	100	-

Control realized when company has ability of control the financial and operation policies for subsidiaries for obtained benifets from its activities .

Subsidiaries' income results is being consolidated in statement of consolidated income from date of control up to stop that control on subsidiaries when the actual control on subsidiaries move to company or from company .

The financial statements of the company and the subsidiaries for the same year are prepared using the same accounting policies followed in the **Investors Industrial & Properties Co.** (the parent company), if the subsidiaries follow accounting policies that differ from those followed in the parent company, the necessary amendments are made to the financial statements of those subsidiaries to match the accounting policies followed in the **Investors Industrial & Properties Co.** (the parent company).

Minority interests represents part non owned by company from subsidiaries' owner's equity , minority interests stated in net company's assets as a separated item from shares owner's equity of the company .

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited****6 Accounts receivable - net**

A. This item consists of the following :

	31-Mar-2026	31-Dec-2025
	JD	JD
	(Reviewed)	(Audited)
Middle East Complex Company (6B)	9,672,165	9,672,165
Greater Amman Municipality	7,867	7,867
United Arab Investors Company (6D)	23,571,213	23,571,213
United Group Holding Company (6E)	2,973,994	2,973,994
Nabil Youssef Barakat (6 F)	1,185,593	1,185,593
Total	37,410,832	37,410,832
Deduct: expected credit losses (6 G)	(1,152,979)	(1,152,979)
Net	36,257,853	36,257,853

- B. The company has recorded the above amount as due from Middle East Complex Company, which represents the value of mortgage bonds executed by the Commercial Bank during 2013 on plots of land (numbers 71 and 93, Basin 14, Al-Bisharat, Ghabat Al-Quneitra lands) in favor of the debtor, Middle East Complex Company. During 2018, the company filed a lawsuit under number 2018/341 at the Court of First Instance against Middle East Complex Company, and the decision was issued in favor of the company, awarding it an amount of 9,065,260 dinars, in addition to fees, expenses, and legal interest. On April 5, 2018, precautionary attachment was placed on the movable and immovable assets of Middle East Complex Company up to the amount awarded in favor of Industrial and Real Estate Investors Company. The decision was appealed, and the Court of Appeals rejected the appeal filed by Middle East Complex Company and upheld the appealed decision. In the cassation phase, the case was referred back to the Court of Appeals to consider a legal point. On December 29, 2021, the Court of Appeals ruled in case number 2021/9763 to dismiss the subject appeal filed by Middle East Complex for Engineering and Electronics Industries. The Heavy Public Limited Company upheld the decision issued by the West Amman Court of First Instance in favor of the Industrial and Real Estate Investors Company, obliging the Middle East Complex Company to pay the claimed amount of 9,065,260 dinars, along with legal fees, expenses, and attorney's fees, and confirming the precautionary attachment. The Middle East Complex Company filed an appeal against the mentioned decision, submitted its response, and the case is still under consideration before the Court of Cassation under number 2022/556. The decision was confirmed on both appeal and cassation in favor of the Industrial and Real Estate Investors Company and became final. An enforcement case was registered under number 2022/2523 with the Amman Court of First Instance Enforcement Department for the purpose of executing a seizure on the debtor's assets and collecting the company's rights, and it is still under execution.

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

- D. The primary civil rights lawsuit No. 2022/6072 filed by the Middle East Group, where the company became aware of this lawsuit, which appears to have been registered since 2020. A decision was issued on 30/11/2023 to dismiss the lawsuit, and the plaintiff company filed an appeal, as did the United Arab Investors Company against the decision. A decision was issued by the Court of Appeal to annul the ruling and return it to the court of first instance. The lawsuit was reconsidered according to what was stated in the Court of Appeal's decision, and ultimately, on 13/01/2026, the trial concluded, and a decision was issued to dismiss the plaintiff's lawsuit against all the defendants, including the allocation of court fees, expenses, and attorney fees equally among them. The decision was appealed by the plaintiff and is still under review before the Court of Appeal.
- E. The company obtained a promissory note worth 1,000,000 dinars as a penalty clause stipulated in the signed agreement. The company filed an enforcement lawsuit to collect the value of the aforementioned promissory notes totaling 4,000,000 dinars, and a ruling was issued in favor of the company to impose a precautionary seizure on the debtor. The ruling became final, and the liquidator of United Group Holding Company was provided with the decision for implementation, with a value of 6,319,555 including legal interest, fees, and expenses.
- F. The plaintiff Nabil Barakat has filed the primary civil lawsuit No. 2021/1808 at the Amman First Instance Court, which seeks legal interest on the amount claimed in lawsuit No. 2020/1173, which is currently under consideration before the court of first instance.
- G. The expected credit losses for receivables represent the component amounting to JD 1,152,979 against the risk of collecting the United Arab Investors Company's liability only.

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited****7- Cheques under collection - net**

A. This item consists of the following :

	31-Mar-2026	31-Dec-2025
	JD	JD
	(Reviewed)	(Audited)
Checks due - Arab Real Estate Development Company (7B)	10,641,273	10,641,273
Checks due - Others (7C)	831,940	831,940
Total	11,473,213	11,473,213
Deduct: expected credit losses (6D)	(8,162,000)	(8,162,000)
Net	3,311,213	3,311,213

- B. Accrued checks represent checks received from Al-Arab Real Estate Development Company (a previously related company) as a result of the sale of lands in Al-Mashta Industrial City project. During the years 2010 and 2011, the company returned an area of 586 dunums of the lands of Al-Mashta Industrial City, which the company sold during 2008 to the Arab Real Estate Development Company, and thus the collection checks were reduced by an amount of JD 19,722,694.
- C- The company filed a lawsuit against Arab Real Estate Development Company, Bashar Al-Zoubi, and Haitham Al-Dahla at the Court of First Instance to claim compensation for the disruption and damage in the amount of checks issued by them. The court issued a decision obligating Arab Real Estate Development Company to pay 669,063 dinars and dismissed the lawsuit against both Bashar Al-Zoubi and Haitham Al-Dahla. The decision was appealed under number 2019/23239 by the Industrial and Real Estate Investors Company and by Arab Real Estate Development Company, and the decision was issued to reject both appeals and uphold the challenged decision. Then, the decision was further appealed by the Industrial and Real Estate Investors Company and by Arab Real Estate Development Company. It was overturned by the Court of Cassation and registered under number 2022/1174, where the court decided to reject the appeal submitted by Arab Real Estate Development Company and accept the appeal of the Industrial and Real Estate Investors Company. As a result, Arab Real Estate Development Company and both Haitham Al-Dahla and Bashar Al-Zoubi were obligated to pay 669,063 dinars, in addition to fees, expenses, attorney's fees, and legal interest. In light of the cassation submitted by the defendants, the Court of Cassation decided to reject the lawsuit against Under number 2020/988, its subject is conducting accounting, terminating the agreement, and restoring the situation to what it was, and the lawsuit is still pending before the court of first instance. An expert report has been submitted for the company's benefit, indicating that (the defendant, Industrial and Real Estate Investors Company) has rights exceeding 19 million dinars owed by the plaintiff (Arab Real Estate Development Company). On May 8, 2022, a decision was issued including the dismissal of the plaintiff's case and ordering it to pay the fees and expenses, and the judgment has acquired finality.
- D. The expected credit losses for the accrued checks represent the component amount of JD 8,162,000 against the risks of collecting checks received from Al-Arab Real Estate Development Company only.

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited****8- Property, plant & equipments - net**

This item consists of the following :

	<u>Lands *</u>	<u>Buildings *</u>	<u>Vehicles</u>	<u>Machines and equipments</u>	<u>Furnitures & fixtures</u>	<u>Total</u>
	JD	JD	JD	JD	JD	JD
<u>Cost</u>						
Balance ending of the year	<u>72,682</u>	<u>2,944,132</u>	<u>20,500</u>	<u>2,308</u>	<u>3,056</u>	<u>3,042,678</u>
Balance beginning of the year	-	672,047	20,500	1,559	2,272	696,378
Depreciation for the year	-	15,084	-	123	76	15,283
Balance ending of the year	-	<u>687,131</u>	<u>20,500</u>	<u>1,682</u>	<u>2,348</u>	<u>711,661</u>
Book value as of Mar 31, 2026 (Reviewed)	<u>72,682</u>	<u>2,257,001</u>	<u>-</u>	<u>626</u>	<u>708</u>	<u>2,331,017</u>
Book value as of December 31, 2025 (Audited)	<u>72,682</u>	<u>2,272,085</u>	<u>-</u>	<u>749</u>	<u>784</u>	<u>2,346,300</u>

* The company's lands are represented in plot No. 48, Basin No. 16 Al-Taher, south of Amman, Quneitra, with an area of 10,757 square meters (and the buildings built on it). It is reserved for the courts, the Water Authority, the Ministry of Finance, the , the Social Security Corporation..

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

9- Account payable

A. This item consists of the following :

	31-Mar-2026	31-Dec-2025
	JD	JD
	(Reviewed)	(Audited)
Tameer Investments Company (9B)	9,674,543	9,674,543
Total	9,674,543	9,674,543

A- Tameer Investment Company filed the primary civil lawsuit No. (3660/2012) to claim bank checks worth (4,833,333 dinars) and obtained a default judgment against Al-Mustathmeroon Industrial and Real Estate Company, in addition to fees, expenses, attorney's fees, and legal interest from the date the checks were presented until full payment. Al-Mustathmeroon Industrial and Real Estate Company took the initiative to file an appeal against the judgment decision, which was registered under No. 22960/2019 and then registered under the appeal after cassation No. (13200/2022). A decision to reject the appeal was issued, and a cassation was filed against the judgment decision. A decision to reject the cassation was issued, and the case is enforced at the Execution Department of Amman Court of First Instance, and a decision was issued to seize the company's movable and immovable assets within the limits of the awarded amount, fees, expenses, attorney's fees, and legal interest.

Tameer Investment Company filed primary civil lawsuit No. 2024/13695 to claim an amount of 180,000 dinars. A decision was issued by the first-instance court to accept the prescription request, dismiss the plaintiff's lawsuit, and charge her with the fees, expenses, and attorney's fees. The decision was upheld on appeal, and the plaintiff submitted a cassation appeal, which was dismissed, and the decision to dismiss the lawsuit became final.

Tameer Investment Company filed the primary civil lawsuit No. 2025/1113 to claim the amount of 171,095 dinars, and a decision was issued obligating the company to pay the claimed amount, including fees, expenses, attorney's fees, and legal interest. The Court of Appeal upheld the judgment, and an appeal for cassation has been filed and is still pending before the esteemed Court of Cassation.

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited****10- Other credit balances**

This item consists of the following :

	31-Mar-2026	31-Dec-2025
	JD	JD
	(Reviewed)	(Audited)
Accrued expenses	36,000	36,000
Due to income tax	583	-
Due to shareholders	19,994	19,994
Staff advance	926	926
Others	616	1,920
Total	58,119	58,840

11- Retained earnings**The movement of accumulated (loss) during the year as follow :**

	31-Mar-2026	31-Dec-2025
	JD	JD
	(Reviewed)	(Audited)
Balance at beginning of the year	2,401,580	7,136,984
(Loss) for the year	-	(4,735,404)
Balance at ending of the year	2,401,580	2,401,580

12- Basic and diluted earning per share

This item consists of the following :

	31-Mar-2026	31-Mar-2025
	JD	JD
	(Reviewed)	(Reviewed)
(Loss) for the year after tax (JD)	(61,662)	(64,709)
Weighted average shares (share)	30,000,000	30,000,000
Basic and diluted earning per share	(0.0021)	(0.0022)

The reduced share of the period (loss) is equal to the basic share of the period (loss).

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13- Related parties transactions

Realated parties include key shareholders , key management personnel , key managers , associates and subsidiaries and controlled companies . The company's management has approved the pricing policies and terms of transactions with related parties.

Wages , allowances and other benefits for senior excutive managements :

	<u>31-Mar-2026</u>	<u>31-Mar-2025</u>
	JD	JD
	(Reviewed)	(Reviewed)
Wages & other benefits	<u>7,800</u>	<u>7,800</u>

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14- Legal situation

Tameer Investment Company filed the primary civil lawsuit No. (2012/3660) to claim bank checks worth 4,833,333 dinars and obtained a default judgment against Industrial and Real Estate Investors Company, in addition to fees, expenses, attorney fees, and legal interest from the date the checks were presented until full settlement. Industrial and Real Estate Investors Company proceeded to appeal the judgment, registered under No. 2019/22960, and then filed an appeal after cassation (2022/13200). The appeal was dismissed, and a motion for cassation was submitted, which was also rejected. The case is being enforced at the Execution Department of Amman First Instance Court, and a decision was issued to seize the company's movable and immovable assets up to the amount of the judgment, fees, expenses, attorney fees, and legal interest.

Tameer Investment Company filed the primary civil lawsuit No. (2012/3660) to claim bank checks worth 4,833,333 dinars and obtained a default judgment against Industrial and Real Estate Investors Company, in addition to fees, expenses, attorney fees, and legal interest from the date the checks were presented until full settlement. Industrial and Real Estate Investors Company proceeded to appeal the judgment, registered under No. 2019/22960, and then filed an appeal after cassation (2022/13200). The appeal was dismissed, and a motion for cassation was submitted, which was also rejected. The case is being enforced at the Execution Department of Amman First Instance Court, and a decision was issued to seize the company's movable and immovable assets up to the amount of the judgment, fees, expenses, attorney fees, and legal interest.

The primary civil lawsuit No. 2021/1808 before the Amman Rights Court concerns a financial claim amounting to 1,175,000 dinars filed by the plaintiff Nabil Barakat, regarding a claim for legal interest. A judgment was issued obligating the company to pay interest based on unpaid installments only until the date the lawsuit was filed. An appellate court issued a decision to accept the appeal submitted by the company and to amend the amount awarded by calculating interest on a sum of 295,000 dinars from the date until 01/03/2020, the date the installments were paid. The appeal submitted by the plaintiff was rejected, and a cassation was filed by both parties on the appellate court's decision. The Court of Cassation issued a decision accepting the cassation we filed and annulled the decision regarding the amount on which the interest is calculated, amounting to 195,000 dinars, of which 100,000 dinars..From 2020/3/1 until 2020/3/3, and for the amount of 95,000 dinars from 2020/3/1 until 2021/4/5, the appeal submitted by the person named Nabil was rejected on formal grounds, and the original documents were returned to proceed with the case according to what was stated in the cassation decision. A decision was issued in accordance with the Decision of the Court of Cassation, and an appeal was submitted by the parties to the case and is still under consideration at the Court of Cassation. It should be noted that the financial impact on the company, in all cases, based on the decisions issued up to this date, is approximately 10,000 dinars only, in the event that both appeals are rejected.

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The preliminary civil rights case No. 2022/6072 filed by Middle East Complex, where the company became aware of the existence of this case, which it appears has been registered since 2020. A decision was issued on 30/11/2023 to dismiss the case, and the plaintiff company filed an appeal, as did the United Arab Investors Company, which also appealed the decision. A decision was then issued by the Court of Appeal to annul the dismissal and return the case to the first instance court. The case was reconsidered pursuant to what was stated in the Court of Appeal's decision. As a result, on 13/01/2026, the trial was concluded, and a decision was issued dismissing the plaintiff's case against all defendants, including the allocation of fees, costs, and attorney's fees to be shared equally among them. The decision was appealed by the plaintiff and is still under consideration before the Court of Appeal.

Tameer Investment Company filed primary civil lawsuit No. 2024/13695 to claim an amount of 180,000 dinars. A decision was issued by the first-instance court to accept the prescription request, dismiss the plaintiff's lawsuit, and charge her with the fees, expenses, and attorney's fees. The decision was upheld on appeal, and the plaintiff submitted a cassation appeal, which was dismissed, making the dismissal decision final.

Tameer Investment Company filed the primary civil lawsuit No. 2025/1113 to claim the amount of 171,095 dinars, and a decision was issued obligating the company to pay the claimed amount, including fees, expenses, attorney's fees, and legal interest. The Court of Appeal upheld the judgment, and an appeal for cassation has been filed and is still pending before the esteemed Court of Cassation.

Al-Minzar Company filed the primary civil lawsuit No. 2025/14165 at the Amman First Instance Civil Court against the company and against a second party to claim the financial amount of 22,034,240 dinars, and the lawsuit is still under consideration before the court of first instance.

Al-Minzar Company filed the primary civil lawsuit No. 2025/14165 at the Amman First Instance Court against the company and against a second party to claim the financial amount of 22 million 34 thousand 240 dinars, and the lawsuit is still under consideration before the court of first instance.

Al-Minzar Company filed the primary civil lawsuit No. 2025/14165 at the Amman First Instance Court against the company and against a second party to claim the financial amount of 22 million 34 thousand 240 dinars, and the lawsuit is still under consideration before the court of first instance.

The claims and obligations that we are aware of against the Industrial and Real Estate Investors Company, noting that the cases referred to in previous reports as executed and concluded will not appear in this report:

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The amicable civil claims numbered 2011/9412 are registered for execution under number 2011/8579 at the Amman Execution Department (a financial claim amounting to 5,800 dinars and the amicable civil claim number 2012/1674) registered for execution under number 2013/14743 at the Amman Execution Department (and its subject is a financial claim amounting to 5,500 dinars. These claims are under settlement, and there are no updates on them according to our knowledge up to this date).

The amicable civil claims numbered 2011/9412 are registered for execution under number /9758/1102S in the Amman Execution Department (a financial claim of 5,800 dinars, and the amicable civil claim number 2012/1674) is registered for execution under number /34741/3102S in the Amman Execution Department (with a subject matter of a financial claim of 5,500 dinars). These claims are under settlement and, to our knowledge, there have been no updates up to this date.

The primary civil rights lawsuit No. 2018/2309 filed against Arab Real Estate Development Company and Bashar Al-Zoubi, registered after annulment under No. 2023/10784, in which a decision was issued obliging Arab Real Estate Development Company and Haitham Al-Dahla to pay the claimed amount of 669,063, while the case was dismissed against Bashar Al-Zoubi. It should be noted that both Arab Company and Haitham Al-Dahla filed an appeal, and a decision was issued to dismiss both appeals. Both Haitham Al-Dahla and Arab Company filed a cassation against the decision, and a decision was issued by the Court of Cassation dismissing both cassations. Accordingly, the decision has become final and will be submitted for execution after the decision is formalized.

The primary civil lawsuit No. 2019/3095, which was registered under No. 2020/7459 at the Amman Court of First Instance for Civil Rights, was filed by the company against Arab Real Estate Development Company, Bashar Al-Zoubi, Haitham Al-Dahla, and Imad Abdelhadi, claiming an amount of 13,546,382 dinars. A decision was issued obliging Arab Real Estate Development Company and dismissing the case against the other defendants. The decision was ratified by the Court of Cassation and became final against Arab Real Estate Development Company. It was documented as an enforcement case and is still under execution.

The company filed the primary civil case No. 2020/3393 before the Amman Court of First Instance against Tamir Investment Company, concerning the prevention of a claim for the value of checks amounting to 4,833,333 dinars. A decision was issued by the first-instance court to prevent the claim. The defendant, Tamir Investment Company, filed an appeal, and a decision was issued annulling the initial decision and dismissing the claim of the plaintiff, Industrial and Real Estate Investors Company, according to appeal decision No. 2023/12062. An extraordinary appeal was filed against the appellate judgment, and a ruling was issued to accept the extraordinary appeal and return the case to the Court of Appeal. The Court of Appeal then issued a decision annulling the first-instance court's decision and rejecting the case and the previously issued decision. This decision was ratified by the Court of Cassation and has now become final according to the current situation.

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The company filed criminal reconciliation complaint No. 135/2021 against Hassan Al-Bitar and Amjad Qutishat regarding the misuse of office and collaboration. A decision was issued declaring the defendants not responsible, and the decision was upheld on appeal. A cassation appeal was filed, and a decision was issued annulling the appealed decision and returning the case to the Court of Appeal. A conviction decision was issued, and a cassation was filed by the defendant Amjad, which was annulled and is still pending before the Court of Appeal under No. 3961/2025. A decision was issued that annulled the previous ruling and convicted the defendant for negligence in performing official duties. The Court of Cassation issued decision No. 2454/2025 annulling the ruling, and it was returned to the Court of Appeal under No. 9728/2025, where it decided to accept the Public Prosecution's appeal and, at the same time, amend the criminal description to negligence in public duties and drop the crime under the general pardon, making the decision final.

The company filed the initial civil rights lawsuit No. 2023/226 against Arab Real Estate Development Company to claim an amount of 19,500,000 dinars, based on the expertise conducted in the claim to prevent the demand filed by Arab Real Estate Development Company No. 2020/988. It should be noted that this claim includes the value of the checks. The decision of the Investors Industrial Company was issued obligating Arab Company to pay 19,500,000 dinars, and it was registered as an enforcement case under No. 2024/5894 and is still under execution.

The company filed the primary civil lawsuit No. 2023/1691 against Tameer Investment Company as well as the heirs of the late Fayez Al-Tarawneh to annul or terminate the termination agreement and to claim an amount of 833,333 dinars, and to claim for the damage and loss that occurred to the company due to corruption. The lawsuit is still pending based on the indictment decisions issued in investigative file No. 2019/284 by the Public Prosecution for Anti-Corruption up to the present date.

The company filed a complaint with the Honorable Public Prosecutor of Amman against Tamir Investment Company and Khaled Al-Dahla due to the illegal receivables demanded by Tamir Investment Company. An indictment was issued against them, and the case was referred to the Amman Criminal Court under number 2026/298 and is still under consideration.

The company filed lawsuit number (2026/2590) against Haitham Al-Dahleh and others, demanding an amount of 891,000 dinars, and it is still pending before the Court of First Instance (Civil Case Administration) ...

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The primary civil lawsuit No. 2014/873 before the West Amman Primary Civil Court, filed against United Holding Company and Milouz Company, concerns a claim for promissory notes amounting to four million and a claim for fees totaling 13,235 dinars, as well as a precautionary attachment. A decision was issued to impose a precautionary attachment on the debtor. A ruling was made in favor of the company for an amount of 4 million dinars, which has become final. In light of the fact that the defendant company is under liquidation, the liquidator was provided with the claim.

The primary civil rights lawsuit No. 2018/341 filed against the Middle East Engineering Industries Complex Company at the West Amman Court of First Instance. The company filed a lawsuit in 2018 demanding an amount of (9,065,260 dinars with fees, expenses, and legal interest). A decision was issued obliging the defendant to pay the amount of (9,065,260 dinars with fees, expenses, and legal interest), and the judgment became final. An enforcement lawsuit No. 2022/2523 was registered at the Execution Department of the Amman Court of First Instance / West Amman Division for execution purposes, which is currently under execution, on the defendant's assets to collect the company's rights. A decision was issued for the enforcement seizure of the company's assets, and the execution is still ongoing.

The company filed a claim of personal right against Haitham Al-Dahla, Mohamed Al-Qaryouti, and others in criminal case No. 1341/2022, including a demand for the damage and loss suffered by the company as a result of the actions of the defendants in the personal right, according to the experts' assessment, in addition to demanding the annulment of the mortgage bonds subject to the lawsuit.

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The company filed the primary civil lawsuit No. 2023/1738 against the heirs based on the indictment decisions issued in the investigation file and demanding the value of lands 77 and 79 south of Amman according to the experts' assessment in lawsuit No. 2022/1341. An appeal 2019/284 was submitted by the Public Prosecution for Combating Corruption, and a decision to suspend the proceedings of the lawsuit was issued until a ruling is made. A decision was returned containing the dismissal of the lawsuit, and an appeal against the court's decision was submitted, after which the appeal was reinstated to continue the proceedings of the lawsuit. The appeal is currently under consideration before the esteemed Court of Cassation. A cassation appeal on the ruling has been submitted, and the lawsuit regarding the damages and losses against the heirs of the late Fayez Al-Tarawneh is still ongoing to claim compensation. The company filed the primary civil lawsuit No. 2023/1718 in the investigation file based on the experts' assessment and indictment decisions issued, demanding the value of lands 86 and 87 south of Amman according to lawsuit No. 2022/1341. An appeal 2019/284 was submitted by the Public Prosecution for Combating Corruption, and a decision to suspend the proceedings of the lawsuit was issued pending the previous ruling. "Suspension of proceedings" on the court's decision. The case was returned from the appeal for proceedings in the lawsuit, and a decision was issued including the same ruling to proceed with the lawsuit, which included the dismissal of the case. An appeal was submitted, and a decision was issued to annul the previous decision, and it was returned to the court of first instance. An appeal was submitted and is still under review. Request for retrial No. 2024/4378, where the company filed a request for retrial regarding the decision issued in case No. 2011/1866. A decision was issued accepting the request for retrial and considering the decision issued in the original civil rights case No. 2011/1866 null and void. The defendant submitted an appeal, and a decision was issued to annul the first instance court decision and reject the request. It should be noted that an appeal on points of law was submitted, and it has not yet been decided."

15- 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.