

SPECIALIZED INVESTMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Condensed Cosolidated interim financial statements

As of June 30, 2026

(Reviewed not audited)

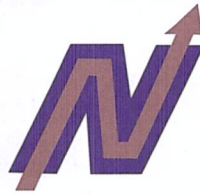
SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

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Report on the reviewing of the condensed consolidated interim financial statements

To the Board of Directors of

SPECIALIZED INVESTMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Introduction:

We have reviewed the accompanying condensed consolidated interim financial statements of **SPECIALIZED INVESTMENT COMPOUNDS COMPANY – public shareholding company** which comprising , statement of condensed consolidated interim financial position as at June 30, 2026, and statement of condensed consolidated interim of comprehensive income, statement of condensed consolidated interim of changes in owners' equity and statement of condensed consolidated interim of cash flows for the six-month period ended June 30, 2026 and the related explanatory notes.

The management is responsible for the preparation and presentation of these condensed consolidated interim consolidated financial statements in accordance with IAS 34 – *Condensed interim Financial Reporting*. 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 Interim Financial Information Performed by the Independent Auditor of the Entity". A review of the condensed interim financial information consists of making inquiries primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with international Standards on Auditing. Consequently, it does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion:

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

Obeidat & Alsali Co.

Nader Badie ALSaleh

License No. 694



**Amman in
July 11, 2026**

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Consolidated condensed statement of financial position
as of June 30, 2026 (reviewed not audited)

	Note	30-Jun-2026 JD (Reviewed)	31-Dec-2025 JD (Audited)
<u>Assets</u>			
<u>Non - current assets</u>			
Property , plant & equipments - net		978,658	980,918
Investments in lands		5,213,642	5,213,642
Rented buildings -net	6	7,716,081	5,568,666
Construction in progress	7	267,814	160,325
Investments in associates		1,261,471	1,099,744
Financial assets designated at fair value through statements of other comprehensive income	8	444,971	458,455
Due from related parties		37,488	37,488
Total non - current assets		15,920,125	13,519,238
<u>Current assets</u>			
Accounts receivable & checks under collection - net		2,635,829	2,131,615
Financial assets designated at fair value through a statement of income	9	561,235	502,582
Other debit balances		263,924	214,334
Cash on hand and at banks		893,046	512,486
Total current assets		4,354,034	3,361,017
Total assets		20,274,159	16,880,255
<u>Shareholders equity and liabilities</u>			
Capital paid		8,100,000	8,100,000
Statutory reserve		1,203,596	1,203,596
Fair value reserve		189,350	25,470
Retained earning		4,491,069	5,058,069
Period profit		651,244	-
Total		14,635,259	14,387,135
Treasury shares		(422,542)	(422,542)
Total Shareholders equity		14,212,717	13,964,593
<u>Non-current liabilities</u>			
Long-term deferred revenues		1,547,058	1,224,272
Long-term deferred cheks		1,380,000	-
Total non-current liabilities		2,927,058	1,224,272
<u>Current liabilities</u>			
Other credit balances		880,167	778,749
Short-term deferred cheks		425,000	54,000
Account payable		194,975	108,112
Short-term deferred revenues		1,634,242	750,529
Total current liabilities		3,134,384	1,691,390
Total Shareholders equity and liabilities		20,274,159	16,880,255

The accompanying notes form an (1) to (15) an integral part of these statements

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

statement of condensed consolidated interim of comprehensive income
for the six months ended June 30, 2026 (reviewed not audited)

	Note	For the six months ended		For the three months ended	
		30-Jun-2026	30-Jun-2025	30-Jun-2026	30-Jun-2025
		JD	JD	JD	JD
		(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)
Revenues		1,286,909	1,087,050	628,386	539,474
Cost of revenues		(498,875)	(500,678)	(272,715)	(229,388)
Gross profit		788,034	586,372	355,671	310,086
Selling and marketing expenses		(14,377)	(5,989)	(9,485)	(3,094)
General & administrative expenses		(242,234)	(236,037)	(117,677)	(137,302)
Unrealized (losses) of financial assets designated at fair value through statement of comprehensive income		-	(3,201)	-	(3,201)
Gains from Financial assets designated at fair value through a statement of income		54,014	6329	39,850	-
Profit from investment in an associate		26,313	-	(3,079)	-
Financial charges		(21,384)	(19,079)	(11,883)	(15,550)
The return from credit losses		13,108	103,588	13,108	2,003
Other revnues		37,188	15,920	37,188	15920
Profit (loss) for the period before tax		640,662	447,903	303,693	168,862
Income tax		(68,961)	(50,324)	(68,961)	(18,822)
Profit (loss) for the period		571,701	397,579	234,732	150,040
<u>Add: other comprehensive income items</u>					
Net changes in fair value for financial assets through comprehensive income		163,880	33,056	219,197	107,735
Unrealized gains from financial assets through the income statement.		79,543	64,064	52,032	206,553
Unrealized (losses) on financial assets designated at fair value through other comprehensive income.		-	-	26,968	-
Total comprehensive income for the period		815,124	494,699	532,929	464,328
		Fils/Dinar	Fils/Dinar	Fils/Dinar	Fils/Dinar
Basic and diluted earnings per share for the period	11	0.071	0.049	0.029	0.019

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

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Statement of condensed consolidated interim of changes in owners' equity
for the six months ended June 30, 2026 (reviewed not audited)

Describtion					Retained earnings	Profit for the period		Total retained earnings	Treasury stocks	Net
	Capital	Statutory reserve	Fair value reserve *	Realized	Unrealize d*	Realized	Unrealized *			
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
For the six months ended June 30, 2026										
Balance as of January 1, 2026 - (Audited)	8,100,000	1,203,596	25,470	4,615,328	442,741	-	-	5,058,069	(422,542)	13,964,593
Profit for the period after tax	-	-	-	-	-	571,701	-	-	-	571,701
Fair value reserve for financial assets	-	-	163,880	-	-	-	-	-	-	163,880
Unrealized gains from financial assets through the income statement.	-	-	-	-	-	-	79,543	-	-	79,543
Total comprehensive income	-	-	163,880	-	-	571,701	79,543	-	-	815,124
Dividends distributed to shareholders	-	-	-	(567,000)	-	-	-	(567,000)	-	(567,000)
Balance as of June 30, 2026 (Reviewed)	8,100,000	1,203,596	189,350	4,048,328	442,741	571,701	79,543	4,491,069	(422,542)	14,212,717
For the six months ended June 30, 2025										
Balance as of January 1, 2025 - (Audited)	8,100,000	1,095,439	88,393	4,228,024	-	-	-	4,228,024	(422,542)	13,089,314
Profit for the period after tax	-	-	-	-	397,579	-	-	-	-	397,579
Fair value reserve for financial assets	-	-	33,056	-	-	-	-	-	-	33,056
Unrealized gains from financial assets through the income statement.	-	-	-	-	-	64,064	64,064	-	-	64,064
Total comprehensive income	-	-	33,056	-	397,579	64,064	64,064	-	-	494,699
Balance as of June 30, 2025 (Reviewed)	8,100,000	1,095,439	121,449	4,228,024	397,579	64,064	64,064	4,228,024	(422,542)	13,584,013

* In accordance with the instructions of the Securities Commission, it is prohibited to dispose of the fair value reserve balance of financial assets by distribution to the company's shareholders, capitalization, amortization of losses, or any other way of disposal.

* 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 .

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

SPECIALIZED INVESETMENT COMPOUNDS COMPANY**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Statement of condensed consolidated interim of cash flows****for the six months ended June 30, 2026 (reviewed not audited)**

	Note	30-Jun-2026 JD	30-Jun-2025 JD
<u>Cash flows from operating activities</u>		(Reviewed)	(Reviewed)
Profit for the period		640,662	447,903
Depreciation		254,129	235,868
Unrealized (gains) of financial assets designated at fair value through statement of comprehensive income		(54,014)	-
Reversal of expected credit losses		(13,108)	(103,588)
Operating profit before changes in working capital		827,669	580,183
<u>(Increase) decrease in current assets</u>			
Accounts receivable & cheques under collection		(491,306)	(229,417)
Other debit balances		(49,590)	94,938
<u>Increase (decrease) in current liabilities</u>			
Accounts payable and deferred checks		1,837,863	279,416
Deferred revenues		1,206,499	(36,047)
Other payables balances		101,418	211,316
Net cash generated from operating activities before income tax paid.		3,432,553	900,389
Income tax paid		(64,172)	-
Net cash generated from operating activities.		3,368,381	900,389
<u>Cash flows from investing activities</u>			
Property , plant & equipments		(42,196)	(372,358)
Rented buildings		(2,357,087)	52,142
Construction in progress		(107,489)	(15,288)
Financial assets designated at fair value through statements of other comprehensive income		-	(89,325)
Financial assets through income		85,951	(381,896)
Net cash (used in) operating activities		(2,420,821)	(806,725)
<u>Cash flows from fainancing activities</u>			
Dividends distributed to shareholders		(567,000)	-
Net cash (used in) financing activities		(567,000)	-
Net increase (decrease) in cash		380,560	93,664
Cash and cash equivalents beginning of the period		512,486	64,373
Cash and cash equivalents ending of the period		893,046	158,037

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

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

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

1- Company's registration and objectives

Specialized Investment Compound Company is a Jordanian public shareholding Company registered on August 7, 1994 under No. (252). the authorized and paid capital is 8,100,000 JD divided to 8,100,000 shares of 1 JD each.

The Company main activities are utilizing, developing and investing lands for establishing, selling and investing industrial buildings and specialized craft warehouses.

The financial statements were approved by the board of directors at their meeting held on **July 11, 2026** these financial statements dont needs subject to the approval of the general assembly of shareholders.

2- Significant accounting policies

Basis of preparation of condensed interim financial statements

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

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

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

These condensed inerim financial statements do not include all the information required for a complete set of IFRS financial statements, However , selected explanatory notes are included to explain events and transactions that aare significant to an understanding of the changes in the company's financial position and performance since the last annual report of financial statements as of **December 31, 2025** , in addition, The results for the six months period ended **June 30, 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 six months profit ended **June 30, 2026** since it made at the year-end .

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

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

3- Basis of consolidation of the financial statements

- The consolidated financial statements consist of assets , liabilities , revenues & expnses **SPECIALIZED INVESETMENT COMPOUNDS COMPANY** and subsidiary as follows :

<u>Company's name</u>	<u>Legal form</u>	<u>Date of control</u>	<u>Capital</u>	<u>Ownership rate</u>
		JD	JD	%
Pluto residential projects	L.L.C	26-Nov-2018	850,000	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 for the mother company and subcdiaries are prepared for the period of the same accounting policies which used in the mother company (SPECIALIZED INVESETMENT COMPOUNDS COMPANY) , if subsidiary used differnet policies some adjusting must made on its financial statements to be applicable to the policies used in the mother 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 .

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

4- Use of estimates

The preparation of the condensed interim financial statements requires management to make estimates and assumptions that affect the reported amount of financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues and expenses and the resultant provisions and particular, considerable judgement by management is required in the estimation of the amount and timing of future cash flows. Such estimates are necessarily based on assumptions about several factors involving varying degrees of judgment and uncertainty and actual results may differ, resulting in future change in such provisions.

Management believe 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 condensed interim 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 condensed interim comprehensive income.

5- 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.-

The standard

Applicable date

The issued amendments are not in effect yet.

Classification and measurement of financial instruments - (Amendments to

International Financial Reporting Standard No. 9 for Financial Reporting Standard
No. 7)

Jan-26

SPECIALIZED INVESTMENT COMPOUNDS COMPANY

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

International Financial Reporting Standard 18 - Presentation and Disclosure in Financial Statements

Jan-27

International Financial Reporting Standard 19 - Unlisted 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

I the opinion of management the above amended standards has not materially affected the amounts or disclosures contained in this interim condensed financial information.

6- Rented buildings -net

This item consists of :

30-Jun-2026	31-Dec-2025
JD	JD
(Reviewed)	(Audited)
Rented Buildings Cost	15,008,977
Additions for the period	14,738,506
Total Rented Buildings Cost	270,471
Less: Accumulated Depreciation	17,366,064
Less: Rented Building Impairment	15,008,977
Net	(9,192,267)
	(8,982,595)
	(457,716)
	(457,716)
	7,716,081
	5,568,666

7- Construction in progress

This item consists of :

30-Jun-2026	31-Dec-2025
JD	JD
(Reviewed)	(Audited)
Balance beginning of the period / year	160,325
Additions	287,510
Transferred to Property and Equipment	107,489
Balance ending of the period / year	-
	(295,153)
	267,814
	160,325

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

SPECIALIZED INVESETMENT COMPOUNDS COMPANY

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

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

11- Basic and diluted earning per share

This item consists of :

	30-Jun-2026	30-Jun-2025
	JD	JD
Profit (loss) for the period after tax	571,701	397,579
Weighted average shares (Share) after tax	8,100,000	8,100,000
Basic and diluted earning per share	0.071	0.049

12- Legal situation

There are lawsuits filed by the parent company against a number of clients amounting to 1,298,491 Jordanian Dinars, which are still pending before the court.

13- Risk management

The company is exposed in general to financial risks, credit risks, liquidity risks and market risks, especially in light of the Corona pandemic, and in general, the goals and policies of the company in managing the financial risks to which the financial statements are exposed, and they have been disclosed in the financial statements as well as the financial statements of the company as well On **December 31, 2025**.

14- Subsequent events

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

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.