

AL SHAMEKHA REAL ESTATE AND FINANCIAL INVESTMENTS
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS PERIOD ENDED
30 SEPTEMBER 2026
TOGETHER WITH THE REVIEW REPORT

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(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN**

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Review Report

**To the Chairman and Members of the Board of Directors
AL SHAMEKHA REAL ESTATE AND FINANCIAL INVESTMENTS
(Public Limited Shareholding Company)
Amman - Jordan**

Introduction:

We have reviewed the interim condensed statement of financial position for **Al Shamekha Real Estate And Financial Investments (Public Limited Shareholding Company)** as of 30 September 2026 and the related interim condensed statements of income and comprehensive Income, changes in shareholders' equity and interim condensed statement of cash flows for the nine-months period then ended, and a summary of significant accounting policies and other explanatory information. Management is responsible for the preparation and fair presentation of these interim condensed financial statements in accordance with International Accounting Standard (34) Related to Interim Financial Reporting, Our responsibility is to express a conclusion on these interim condensed financial Information 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 Company", A review of interim financial information consists of making inquiries, primarily from the 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.

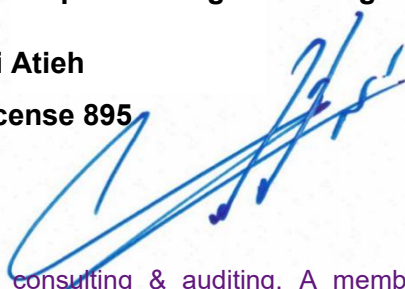
Conclusion:

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements of **Al Shamekha Real Estate And Financial Investments (Public Limited Shareholding Company)** are not prepared, in all material respects, in accordance with International Accounting Standard (34) relating to interim financial reporting.

Methaq consulting & auditing

Ali Atieh

License 895



Amman – Jordan

12 October 2026

AL SHAMEKHA REAL ESTATE AND FINANCIAL INVESTMENTS
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

		30 September 2026 (Reviewed not Audited) JD	31 December 2025 JD
Note			
<u>Assets</u>			
<u>Non-current assets</u>			
	4	84,774	88,260
Property and equipment-net			
	5	266,086	315,978
Investment properties -net			
	6	1,259,939	1,257,864
Projects under construction			
	7	84,000	482,350
Financial assets at fair value through other comprehensive Income			
Total Non-current assets		1,694,799	2,144,452
<u>Current assets</u>			
	8	12,699	8,682
Other debit balances			
	9	8,056	6,456
Accounts receivable - net			
		2,500	-
Short-term checks under collection			
		2,531	8,043
Cash and cash equivalents			
		551,000	-
Deposits with Banks			
Total current assets		576,786	23,181
Total Assets		2,271,585	2,167,633
<u>Shareholders' equity and Liabilities</u>			
<u>Shareholders' equity</u>			
	1	1,200,000	1,200,000
Authorized and paid-up capital			
		933,314	933,314
Statutory reserve			
		80,057	80,057
Voluntary reserve			
		(839)	30,827
Cumulative change in the fair value of financial assets			
		535	(130,496)
Retained earnings / Accumulated losses			
Total Shareholders' equity		2,213,067	2,113,702
<u>Current liabilities</u>			
		27,721	13,206
Accounts payable			
	10	30,797	40,725
Other credit balances			
Total Current liabilities		58,518	53,931
Total Shareholders' equity and Liabilities		2,271,585	2,167,633

The accompanying notes are an Integral part of these Interim Condensed Financial Statements and should be read with them as well as with the accompanying review report

AL SHAMEKHA REAL ESTATE AND FINANCIAL INVESTMENTS
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED STATEMENTS OF INCOME AND COMPREHENSIVE INCOME
(REVIEWED NOT AUDITED)

	Note	For the three months ended 30 September		For the nine months ended 30 September	
		2026	2025	2026	2025
		JD	JD	JD	JD
Operating revenues		39,813	39,053	119,106	109,596
Operating expenses	11	(4,192)	(5,640)	(12,957)	(16,042)
Gross profit		35,621	33,413	106,149	93,554
Dividends		-	-	31,201	4,079
Other Income and Expenses		(57)	-	(3,430)	5,990
Gains on Sale of Investment properties		-	-	376	-
Losses on Sale of Financial Assets		-	-	(9,606)	-
Deposit Income		7,603	-	9,819	-
Administrative Expenses		(20,731)	(20,095)	(61,484)	(62,070)
Administrative depreciation		(989)	(1,484)	(3,486)	(4,401)
Bank charges		(75)	(22)	(144)	(104)
income for the period		21,372	11,812	69,395	37,048
<u>Other comprehensive income items:</u>					
Change in the Fair Value Reserve for Financial Assets		(839)	152,082	(31,666)	156,212
Realized gains / losses on the sale of financial assets through other comprehensive income		61	(137,929)	61,636	(137,929)
Total Comprehensive Income for the Period		20,594	25,965	99,365	55,331
Basic and diluted income per share for the period	12	0.018	0.010	0.058	0.031

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AL SHAMEKHA REAL ESTATE AND FINANCIAL INVESTMENTS
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INTERIM CONDENSED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
(REVIEWED NOT AUDITED)

	Paid-up capital	Statutory reserve	Voluntary reserve	Cumulative change in fair value	Retained Earnings / Accumulated losses	Total
	JD	JD	JD	JD	JD	JD
For the period ended 30 September 2026						
Balance at the beginning of the period	1,200,000	933,314	80,057	30,827	(130,496)	2,113,702
Realized gains on the sale of financial assets through other comprehensive income	-	-	-	(31,666)	61,636	29,970
Comprehensive income for the period	-	-	-	-	69,395	69,395
Balance at the end of period	<u>1,200,000</u>	<u>933,314</u>	<u>80,057</u>	<u>(839)</u>	<u>535</u>	<u>2,213,067</u>
For the period ended 30 September 2025						
Balance at the beginning of the period	1,200,000	933,314	80,057	(176,825)	4,896	2,041,442
Realized losses on the sale of financial assets through other comprehensive income	-	-	-	-	(137,929)	(137,929)
Comprehensive income for the period	-	-	-	156,212	37,048	193,260
Balance at the end of period	<u>1,200,000</u>	<u>933,314</u>	<u>80,057</u>	<u>(20,613)</u>	<u>(95,985)</u>	<u>2,096,773</u>

The accompanying notes are an Integral part of these Interim Condensed Financial Statements and should be read with them as well as with the accompanying review report

AL SHAMEKHA REAL ESTATE AND FINANCIAL INVESTMENTS
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN – JORDAN

INTERIM CONDENSED STATEMENT OF CASH FLOWS
(REVIEWED NOT AUDITED)

	For the nine months ended 30	
	September	
	2026	2025
	JD	JD
<u>Operating activities</u>		
Income before tax	69,395	37,048
<u>Adjustments:</u>		
Depreciation	13,895	18,463
Losses on Sale of Financial Assets	9,606	-
Gains on Sale of Investment properties	(376)	-
Cash Flows from Operations before Changes in Working Capital	92,520	55,511
Accounts receivable	(1,600)	83,962
Other debit balances	(4,017)	(5,340)
Checks under collection	(2,500)	5,258
Accounts payable	14,515	11,201
Other credit balances	(9,928)	(32,153)
Net cash flows from operating activities before income tax paid	88,990	118,439
Income tax paid	-	(6,307)
Net cash flows from operating activities	88,990	112,132
<u>Investing activities</u>		
Projects under construction	(2,075)	(725)
Financial assets at fair value through other comprehensive Income	418,713	(109,853)
Purchase of Investment properties	(3,140)	-
Proceeds from the Sale of Investment properties	43,000	-
Purchases of property, plant and equipment	-	(580)
Net cash flows from investing activities	456,498	(111,158)
Net Increase (Decrease) in Cash	545,488	974
Cash and Cash Equivalents at beginning of the period	8,043	14,092
Cash and Cash Equivalents at the end of the period	553,531	15,066

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**AL SHAMEKHA REAL ESTATE AND FINANCIAL INVESTMENTS
(PUBLIC LIMITED SHAREHOLDING COMPANY)
AMMAN -JORDAN
NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS
(REVIEWED NOT AUDITED)**

1) General

The company was established as a public shareholding company and registered with the Ministry of Industry and Trade under No. (87) On 16 June 1974 with an authorized and paid-up capital of 1,200,000 JD.

Objectives of the company:

- Investment in real estate and lands through purchase, sell, invest, develop, maintain, renovate and modernize real estate and lands.
- Construction of housing projects and reconstruction of all types and purposes thereof either residential, commercial, industrial and investment.
- Investment in all economic fields, whether financial, industrial, real estate, tourism, commercial, agricultural or service industries, through the establishment of investment projects.

The company's shares are listed on the Amman Stock Exchange.

The financial statements were approved by the Board of Directors of the company at its meeting on 12 October 2026.

2) Basis of Preparation of the Interim Condensed Financial Statements

The accompanying interim condensed financial statements are prepared in accordance with IAS 34 'Interim Financial Reporting'. These interim condensed financial statements should be read in conjunction with the 2025 annual audited financial statements of the Company.

The interim condensed financial statements do not contain all information and disclosures required for full financial statements prepared in accordance with International Financial Reporting Standards. In addition, results for the nine months period ended 30 September 2026 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2026.

The preparation of the interim condensed financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgements made by management in applying the Company's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the financial statements for the year ended 31 December 2025.

The Company has consistently applied the accounting policies as applied in the annual financial statements for the year ended 31 December 2025, except for the changes that became effective from 1 January 2026.

The Company's financial risk management objectives and policies are consistent with those disclosed in the financial statements for the year ended 31 December 2025.

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The following amendment to existing standard has been applied by the Company in preparation of these interim condensed financial statements. The adoption of this does not have significant impact on the interim condensed financial statements.

Description	Effective from
Lack of Exchangeability – Amendments to IAS 21	1 January 2026
New Standards, Amendments Issued but not yet Effective	
Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7	1 January 2026
Annual Improvements to IFRS Accounting Standards – Volume 11	1 January 2026
Power Purchase Agreements – Amendments to IFRS 9 and IFRS 7	1 January 2026
IFRS 18, Presentation and Disclosure in Financial Statements	1 January 2027
IFRS 19, Subsidiaries without Public Accountability: Disclosures	1 January 2027
Sale or Contribution of Assets between an Investor and its Associate or Joint Venture – Amendments to IFRS 10 and IAS 28	Deferred indefinitely

The Company is currently evaluating the impact of these standards and amendments. The Company will adopt it when these become effective.

3) Critical accounting estimates and judgments

The Company makes certain estimates and assumptions regarding the future. Estimates and judgments are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Property and equipment

The Company reviewed the estimated useful life of property and equipment and depreciation method to verify that it reflects the used economic benefits and in case there is a difference it will be treated as changes in estimates (in the year of change and subsequent years).

Legal proceedings

The Company reviews outstanding legal cases through following the developments of the legal procedures at each reporting date, in order to assess the need of provisions and disclosures in its financial statements. Among the factors considered in making decisions on provisions are the nature of litigation, the progress of the case (including the progress after the date of the financial statements but before those statements are issued), the opinions or views of legal advisers, experience on similar cases and any decision of the Company management as to how it will respond.

Income tax

The Company is subject to income tax and significant judgment is required in determining the provision for income taxes. During the ordinary course of business, there are transactions and calculations for which the ultimate tax determination is uncertain. As a result, the company recognizes tax liabilities based on estimates of whether additional taxes and interest will be due.

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4) Property and equipment-net

	Land	Furniture	Vehicles	Office equipment's	Air conditions	Decoration	Total
	JD	JD	JD	JD	JD	JD	JD
<u>Cost</u>							
Balance at 1 January 2026	65,415	5,521	30,700	16,880	5,780	41,609	165,905
Additions	-	-	-	-	-	-	-
Balance at 30 September 2026	65,415	5,521	30,700	16,880	5,780	41,609	165,905
<u>Accumulated Depreciation</u>							
Balance at 1 January 2026	-	5,284	13,815	12,892	4,565	41,089	77,645
Depreciations	-	21	2,303	540	102	520	3,486
Balance at 30 September 2026	-	5,305	16,118	13,432	4,667	41,609	81,131
<u>Net Book Value</u>							
As at 30 September 2026	65,415	216	14,582	3,448	1,113	-	84,774
As at 31 December 2025	65,415	237	16,885	3,988	1,215	520	88,260

5) Investment properties -net

	Land	Building	Residential Building*	Electrical Work	Elevator	Warehouses ***	Total
	JD	JD	JD	JD	JD	JD	JD
<u>Cost</u>							
Balance at 1 January 2026	96,039	534,511	98,848	4,859	14,973	78,172	827,402
Additions	-	-	-	-	3,140	-	3,140
Disposals	-	-	(48,620)	-	-	-	(48,620)
Balance at 30 September 2026	96,039	534,511	50,228	4,859	18,113	78,172	781,922
<u>Accumulated Depreciation</u>							
Balance at 1 January 2026	-	471,430	11,862	4,859	14,242	9,031	511,424
Depreciations	-	8,018	915	-	303	1,173	10,409
Disposals	-	-	(5,997)	-	-	-	(5,997)
Balance at 30 September 2026	-	479,448	6,780	4,859	14,545	10,204	515,836
<u>Net Book Value</u>							
As at 30 September 2026	96,039	55,063	43,448	-	3,568	67,968	266,086
As at 31 December 2025	96,039	63,081	86,986	-	731	69,141	315,978

Investment properties represent the cost of the commercial complex located on plot no. (1456) and the total area of the building is (3720 m2). The board of directors has taken a decision no.

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(43) in its session (105) and the decision of the general assemble at its annual meeting which was held on 15 March 2009 with the approval of the sale of warehouses and offices of the company's building located in Jabal Al-Hussein, where the total sales to this date was (711 m2).

* This item represents 6 apartments ready for sale that were transferred to real estate investments for the purpose of leasing. The Board of Directors, at its meeting No. 9/2025 dated November 30, 2025, and the Extraordinary General Assembly, by its resolution dated July 27, 2025, approved the sale of 4 residential apartments, 3 of which are located on the third floor, with areas of 121, 125, and 146 square meters, and one apartment on the second floor with an area of 146 square meters. These apartments were sold for a total amount of JOD 160,000.

**This item comprises two commercial showrooms that were reclassified as investment properties for the purpose of generating rental income.

✚ The fair value of the investment properties amounted to JOD 2,096,830, based on the average of the valuations conducted by two independent real estate appraisers.

6) Projects under construction

	<u>30 September 2026</u>	<u>31 December 2025</u>
	JD	JD
Construction works	630,595	630,595
Plot of land No. (1168) *	444,257	444,257
Works and expenses	135,844	133,769
Capitalized financing expenses	49,243	49,243
Total	<u>1,259,939</u>	<u>1,257,864</u>

*Land plot number (1168) with an area of (1854) square meters has been selected. The Board of Directors has made a decision to initiate a project on this plot, where most of the construction works for a commercial project have been completed during this year, along with the signing of some leasing contracts.

✚ The fair value of projects under construction amounted to JD 1,742,890 based on the average assessment of two independent real estate experts .

7) Financial assets at fair value through other comprehensive Income

	<u>30 September 2026</u>	<u>31 December 2025</u>
	JD	JD
Quoted financial assets	84,000	482,350
Total	<u>84,000</u>	<u>482,350</u>

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8) Other debit balances

	30 September 2026	31 December 2025
	JD	JD
Prepaid expenses	6,624	2,607
Refundable deposit	6,075	6,075
Total	12,699	8,682

9) Accounts receivable - net

	30 September 2026	31 December 2025
	JD	JD
Accounts receivable	197,209	195,609
Total	197,209	195,609
Expected credit loss*	(189,153)	(189,153)
Net	8,056	6,456

***The movement in the allowance for expected credit losses is as follows:**

	30 September 2026	31 December 2025
	JD	JD
Balance at the beginning of the year	(189,153)	(189,153)
Additions	-	-
Balance at the end of the year	(189,153)	(189,153)

10) Other credit balances

	30 September 2026	31 December 2025
	JD	JD
Accrued expenses	14,614	439
Shareholders deposits	11,115	33,629
Knowledge Tax	2,961	-
Others	1,670	6,161
Social Security	293	358
Income tax	144	138
Total	30,797	40,725

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11) Operating expenses

	For the nine months ended 30 September	
	2026	2025
	JD	JD
Depreciation of investment properties	10,409	14,062
Maintenance	2,548	1,980
Total	12,957	16,042

12) Earnings per Share for the Period (Basic & Diluted)

	For the three months ended 30 September		For the nine months ended 30 September	
	2026	2025	2026	2025
Income for the year	21,372	11,812	69,395	37,048
Weighted average number of outstanding shares	1,200,000	1,200,000	1,200,000	1,200,000
Earnings per Share for the Period (Basic & Diluted)	0.018	0.010	0.058	0.031

13) Legal situation

The company is also claiming against third parties in other pending cases before Jordanian courts totaling JD 61,850.

14) Income tax

- The prevailing income tax rate for the company's activities in Jordan is 20%, plus an additional 1% national contribution.
- A final settlement has been reached with the Income and Sales Tax Department up to the end of 2024, and the tax return for 2024 has been accepted. As for 2023, the tax return was submitted within the legal deadline; however, the Income and Sales Tax Department has not yet completed the assessment procedures for that year. No liabilities have been incurred up to the latest tax return for the year 2023. There is no impact arising from the application of International Accounting Standard (IAS) 12. Furthermore, the Company's revenues are not subject to the provisions of the General Sales Tax Law.