Ad-Dulayl
Industrial Park & Real Estate Company
شركة مجمع الضليل الصناعي العقاري

هيئة الأوراق المالية
الدائرة الادارية / الديوان
٢٥ آذار ٢٠١٨
الرقم المتسلسل ......
الجهة المختصة ......

Ad-Dulayl
Industrial Park & Real Estate Company
شركة مجمع الضليل الصناعي العقاري

To: Jordan Securities Commission Amman Stock Exchange Date:- 25/3/2018 Subject: Audited Financial Statements for the fiscal year ended 31/12/2017	السادة هيئة الاوراق المالية السادة بورصة عمان التاريخ:- ٢٠١٨/٣/٢٥ الموضوع : البيانات المالية السنوية المدققة للسنة المنتهية في ٣١/ ٢٠١٧
Attached the Audited Financial Statements of (Ad-dulayl Industrial park& real Estate) for the fiscal year ended 31/12/2017	مرفق طيه نسخة من البيانات المالية المدققة لشركة (شركة مجمع الضليل الصناعي العقاري) عن السنة المالية المنتهية في ٢٠١٧/١٢/٣١
Kindly accept our high appreciation and respect Company's Name : Ad-dulayl Industrial park& real Estate General Manager's Ad-Dulayl Industrial Park & Real Estate Company P.L.C	وتفضلوا بقبول فائق الاحترام،،، شركة مجمع الضليل الصناعي العقاري المدير العام شركة مجمع الضليل الصناعي العقاري المساهمة العامة المحدودة

هاتف : ٤٦٤٥٤١٦ - ٦ - ٠٠٩٦٢ فاكس: ٤٦٢٥٧٠١ - ٦ - ٠٠٩٦٢ - ص.ب (٥٦٥٦) عمان الرمز البريدي ١١١٨٣ الأردن
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Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company

Consolidated Financial Statements as at 31 December 2017
Together With
Independent Auditor's Report

Arab Professionals
(Member Firm within Grant Thornton International Ltd.)

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company

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INDEPENDENT AUDITOR'S REPORT

To The Shareholders of
Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Amman - Jordan

Opinion

We have audited the consolidated financial statements of **Al Dulayl Industrial Park Real Estate Company PLC**, which comprise the consolidated statement of financial position as at 31 December 2017, and the consolidated statement of profit or loss, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 31 December 2017, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Hashemite Kingdom of Jordan, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

(1) Impairment of Receivables

Included in the accompanying consolidated financial statements at the end of the year 2017 accounts receivables totaling JOD (430,193), as the provision of the doubtful portion of these receivables is dependent on the management's estimates of the timing and value of the amounts expected to be collected, the adequacy of the doubtful accounts provision is considered a key audit matter. The audit procedures performed by us to address this key audit matter included inquiring from management about the methodology used in calculating the provision of doubtful accounts and assessing the reasonableness of estimates and assumptions used by the management in calculating the provision amount. We have also inquired about the management's collection procedures and the amounts collected post year end.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

- We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

- From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

The Company maintains proper accounting records and the accompanying consolidated financial statements are in agreement therewith and with the financial data presented in the Board of Director's report, and we recommend the General Assembly to approve it.

18 March 2018
Amman - Jordan

Arab Professionals
Ibrahim Hammoudeh
(License No. 606)

Arab Professionals
Grant Thornton

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Consolidated Statement of Financial Position as at 31 December 2017

(In Jordanian Dinar)

	Notes	2017	2016
Assets			
Non - Current Assets			
Property, plant and equipment	3	1,125,935	1,323,823
Investment properties	4	42,168,700	40,328,371
Checks under collection – long term		4,337,170	3,551,596
Total Non - Current Assets		47,631,805	45,203,790
Current Assets			
Other receivables	5	107,442	207,406
Accounts receivable	6	268,251	346,312
Checks under collection – short term		891,034	385,424
Financial assets at fair value through statement of profit or loss		-	400,704
Notes receivable		-	34,690
Cash and cash equivalents	7	417,803	574,931
Total Current Assets		1,684,530	1,949,467
Total Assets		**49,316,335**	**47,153,257**
Equity and Liabilities			
Equity	8		
Paid-in capital		21,000,000	21,000,000
Additional paid in capital		2,052,252	2,052,252
Statutory reserve		510,849	431,756
Merge revaluation surplus	4	15,801,315	15,960,546
Accumulated losses		(1,225,256)	(1,934,097)
Total Shareholder's Equity		38,139,160	37,510,457
Non-controlling interest		(113,122)	(33,508)
Total Equity		38,026,038	37,476,949
Liabilities			
Non - Current Liabilities			
Deferred revenues – long term	9	5,497,207	4,284,874
Bank loans – long term	10	2,722,324	1,900,750
Total Non - Current Liabilities		8,219,531	6,185,624
Current Liabilities			
Other liabilities	11	381,724	386,443
Amounts due to related parties	18	43,214	43,214
Accounts payable and postdated checks	12	158,550	338,903
Deferred revenues	9	1,900,092	1,781,412
Bank loans	10	585,966	662,847
Bank facilities	10	1,220	277,865
Total Current Liabilities		3,070,766	3,490,684
Total Liabilities		11,290,297	9,676,308
Total Equity and Liabilities		**49,316,335**	**47,153,257**

"The attached notes from (1) to (22) are an integral part of these consolidated financial statements"

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Consolidated Statement of Profit or Loss for the year ended 31 December 2017

(In Jordanian Dinar)

	Notes	2017	2016
Lease revenue		1,595,840	1,396,338
Net revenue from services & others	13	171,000	148,295
Leased building deprecation	4	(205,046)	(186,084)
Operating expenses	15	(159,228)	(158,985)
Net operating profit		**1,402,566**	**1,199,564**
Administrative expenses	16	(440,546)	(465,897)
Finance cost		(286,911)	(260,650)
(Loss) profit from sale of financial assets through profit or loss		(63,700)	175,804
Board of directors remuneration		(3,000)	-
Profit from sale of investment properties		79,911	-
Unneeded provision for doubtful accounts	6	20,000	3,000
Change in fair value of financial assets through profit or loss		-	69,534
Net of other income		-	654
Profit for the year		**708,320**	**722,009**
Attributable to:			
Shareholders of the company		787,934	803,931
Non-controlling interest		(79,614)	(81,922)
		708,320	**722,009**
Basic and diluted earnings per share	17	**0.038**	**0.038**

"The attached notes from (1) to (22) are an integral part of these consolidated financial statements"

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Statement of comprehensive income for the year ended 31 December 2017

(In Jordanian Dinar)

	2017	2016
Profit for the year	708,320	722,009
Other comprehensive income :		
Changes in fair value of financial assets	-	7,377
Total comprehensive income for the year	**708,320**	**729,386**
Attributable to:		
Shareholders of the company	787,934	811,308
Non-controlling interest	(79,614)	(81,922)
	708,320	**729,386**

"The attached notes from (1) to (22) are an integral part of these consolidated financial statements"

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Consolidated Statement of Changes in Equity for the year ended 31 December 2017

(In Jordanian Dinar)

	Paid - in capital	Additional Paid- in capital	Statutory reserve	Merge revaluation surplus	Cumulative change in Fair value	Accumulated losses	Total shareholder's equity	Non-controlling interest	Total equity
Balance at 1 January 2017	**21,000,000**	**2,052,252**	**431,756**	**15,960,546**	**-**	**(1,934,097)**	**37,510,457**	**(33,508)**	**37,476,949**
Change in Fair value from sale of lands	-	-	-	(159,231)	-	-	**(159,231)**	-	**(159,231)**
Total comprehensive income for the year	-	-	-	-	-	787,934	**787,934**	(79,614)	**708,320**
Statutory reserve	-	-	79,093	-	-	(79,093)	**-**	-	**-**
Balance at 31 December 2017	**21,000,000**	**2,052,252**	**510,849**	**15,801,315**	**-**	**(1,225,256)**	**38,139,160**	**(113,122)**	**38,026,038**
Balance at 1 January 2016	**21,000,000**	**2,052,252**	**351,363**	**15,960,546**	**(59,720)**	**(2,605,292)**	**36,699,149**	**48,414**	**36,747,563**
Total comprehensive income for the year	-	-	-	-	7,377	803,931	**811,308**	(81,922)	**729,386**
Statutory reserve	-	-	80,393	-	-	(80,393)	**-**	-	**-**
Loss from sale of financial assets at fair value through other comprehensive income	-	-	-	-	52,343	(52,343)	**-**	-	**-**
Balance at 31 December 2016	**21,000,000**	**2,052,252**	**431,756**	**15,960,546**	**-**	**(1,934,097)**	**37,510,457**	**(33,508)**	**37,476,949**

"The attached notes from (1) to (22) are an integral part of these consolidated financial statements"

Al Dulayl Industrial Park Real Estate Company
Public Shareholding Company
Consolidated Statement of Cash Flows for the year ended 31 December 2017

(In Jordanian Dinar)

	2017	2016
Operating Activities		
Profit for the year	708,320	722,009
Depreciation	404,136	386,368
Profit from sale of investment properties	(79,911)	-
Changes in fair value of financial assets through profit or loss	-	69,534
Unneeded provision for doubtful accounts	-	(3,000)
Changes in operating activities		
Financial assets at fair value through profit or loss	400,704	(146,946)
Accounts receivable and checks under collection	(1,213,123)	(2,107,644)
Notes receivables	34,690	34,692
Other receivables	99,964	(20,709)
Accounts payable and postdated checks	(180,353)	(535,560)
Other liabilities	(4,719)	(21,814)
Deferred revenues	1,331,013	2,769,137
Amounts due to related parties	-	43,214
Net cash flows from operating activities	1,500,721	1,189,281
Investing Activities		
Property, plant and equipment	(1,202)	(2,456)
Investment properties	(2,124,695)	(1,532,639)
Financial assets at fair value through other comprehensive income	-	69,687
Net cash flows used in investing activities	(2,125,897)	(1,465,408)
Financing Activities		
Banks facilities	(276,645)	(49,521)
Bank loans	744,693	727,600
Net cash flows from financing activities	468,048	678,079
Net change in cash and cash equivalents	(157,128)	401,952
Cash and cash equivalents, beginning of year	574,931	172,979
Cash and cash equivalents, end of year	**417,803**	**574,931**

"The attached notes from (1) to (22) are an integral part of these consolidated financial statements"

1. General

Al Dulayl Industrial Park Real Estate Company was established on 23 August 1995 as a Public Shareholding Company and registered at the Ministry of Trade and Industry under number (290). The Company registered in the Hashemite Kingdom of Jordan. The Company's main activity is to establish and manage the companies, manufacturing the liquid chemical cleaners, precast concrete walls and clothing.

The accompanying consolidated financial statements were authorized for issue by the Company's Board of Directors in their meeting held on 18 March 2018, and it is subject to the General Assembly approval.

2. Summary of Significant Accounting Policies

Basis of Preparation

The consolidated financial statements of the Company and all its subsidiaries have been prepared in accordance with International Financial Reporting Standards.

The consolidated financial statements have been prepared on a historical cost convention except for investment securities, which have been measured at fair value.

The consolidated financial statements are presented in Jordanian Dinar which is the functional currency of the Company.

The accounting policies are consistent with those used in the previous year.

Principles of Consolidation

The consolidated financial statements comprise of the financial statements of the parent and its subsidiaries where the Company has the power to govern the financial and operating policies of the subsidiaries so as to obtain benefits from their activities. The financial statements of the subsidiaries are prepared for the same reporting year as the Company using consistent accounting policies. All balances, transactions, income, and expenses between the Company and its subsidiary are eliminated.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continue to be consolidated until the date that such control ceases.

The results of operations of the subsidiaries are included in the consolidated statement of profit or loss from the acquisition date which is the date on which control over subsidiaries is transferred to the Company. The results of operation of the disposed subsidiaries are included in the consolidated statements of profit or loss to the disposal date which is the date on which the Company loses control over the subsidiary.

The following subsidiaries have been consolidated:

Company	Capital	Ownership	Activity	Country
Regional Industrial Shoring Co.	30,000	100%	Manufacturing	Jordan
Al-Jedar Al Hadeeth Co.	300,000	50%	Manufacturing	Jordan

Adoption of new and revised IFRS standards

The following standards have been published that are mandatory for accounting periods after 31 December 2017. Management anticipates that the adoption of new and revised Standards will have no material impact on the consolidated financial statements of the Company.

Standard No.	Title of Standards	Effective Date
IFRS 15	Revenue from Contracts with Customers	1 January 2018
IFRS 16	Leases	1 January 2019
IFRS 17	Insurance Contracts	1 January 2021

Use of Estimates

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amount of the consolidated financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues and expenses and the resultant provisions and in particular, considerable judgment 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 changes in such provisions.

Management believes that the estimates are reasonable and are as follows:

- Management reviews periodically the tangible assets in order to assess the depreciation for the year based on the useful life and future economic benefits. Any impairment is taken to the consolidated statement of profit or loss.

- Management reviews periodically it's financial assets, which presented by cost to estimate any impairment in its value, and an impairment of loss (it founded) is accrued in the consolidated statement of profit or loss.

Property, Plant and Equipment

Property plant and equipment are stated at cost less accumulated depreciation (except lands) and accumulated impairment loss. When assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is included in the consolidated statement of profit or loss.

Depreciation is computed on a straight-line basis at annual depreciation rates:

Buildings	4%
Machines & Equipment	2-20%
Water Station	8%
Vehicles	15-25%
Furniture & Fixtures	4-25%

The useful life and depreciation method are reviewed periodically to ensure that the method and period of deprecation are consistent with the expected pattern of economic benefits from items of property plant and equipment.

Investment properties
Investment properties are stated at cost less accumulated depreciation and any impairment provision. Investment properties (expect lands) are depreciated using the straight-line method at annual depreciation rates from 2%-10%.

Projects under construction
Projects under construction are recorded at cost which represents the contractual obligations of the Company for the construction. Allocated costs directly attributable to the construction of the asset are capitalized. The Projects under construction is transferred to the appropriate asset category and depreciated in accordance with the Company's policies when construction of the asset is completed and commissioned.

Trade Receivables
Trade Receivables are carried at original invoice amount less an estimate made for doubtful receivables based on a review of all outstanding amounts at the year end. Bad debts are written off when identified.

Financial Assets at Fair Value through Statement of Profit or Loss
It is the financial assets held by the company for the purpose of trading in the near future and achieving gains from the fluctuations in market prices in the short term or trading margins.
Financial assets at fair value through profit or loss are initially stated at fair value at acquisition date (purchase costs are recorded at the consolidated statement of profit or loss upon acquisition) and subsequently measured at fair value. Moreover, changes in fair value are recorded in the consolidated statement of profit or loss including the change in fair value resulting from translation of non-monetary assets stated at foreign currency. Gains or losses resulting from the sale of these financial assets are taken to the consolidated statement of profit or loss.
Dividends and interests from these financial assets are recorded in the consolidated statement of profit or loss.

Fair Value
For fair value of investments, which are traded in organized financial markets, is determined by reference to the quoted market bid price at the close of the business on consolidated statement of financial position date. For investments which are listed in inactive stock markets, traded in small quantities or have no current prices, the fair value is measured using the current value of cash flows or any other method adopted. If there is no reliable method for the measurement of these investments, then they are stated at cost less any impairment in their value.

Trading and Settlement Date Accounting
Purchases and sales of financial assets are recognized on the trade date, i.e. the date on which the Company commits its self to purchase or sell the asset.

Cash and Cash Equivalents
Cash and cash equivalents comprise of cash on hand, deposits held at call with banks and short term deposits with the original maturity of three months or less.

Accounts Payable and Accruals
Accounts payable and accrued payments are recognized upon receiving of goods or performance of services.

Provisions
A provision is recognized when, and only when the Company has a present legal or constructive obligation as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed at each consolidated statement of financial position date and adjusted to reflect the current best estimate.

Offsetting
Financial assets and financial liabilities are offset and the net amount reported in the consolidated financial statement when there is a legally enforceable right to offset the recognized amounts and the company intends to either settle them on a net basis, or to realize the asset and settle the liability simultaneously.

Revenue Recognition
Leased units revenue is recognized on a time proportion basis that reflects the effective yield on the lease agreement.

Revenues are recognized from services provided by Al-Dulayl Industrial Park & Real Estate Company upon rendering the service and issuing invoice.

Construction commission revenues are recognized upon signing the contract.

Revenues are recognized from cleaning garments factory upon delivery of the service and issue the invoice.

Other revenues are recognized on the accrual basis.

Leasing
Leases are classified as capital lease whenever the terms of the lease transfer substantially all of the risks and rewards of ownership to the lessee. All other leases are classified as operating lease.
Rentals payable under operating leases are recorded in the consolidated statement of profit or loss on a straight-line basis over the term of the operating lease.

Expenses
Administrative expenses include direct and indirect costs not necessarily parts of leasing assets and services performed by the company as required under accounting principles. An allocation between general administrative expenses and cost of leasing states are made on a consistent basis when required.

Borrowing costs
Borrowing costs generally are expenses as incurred.

Foreign Currency
Assets and liabilities denominated in foreign currencies are translated to Jordanian Dinar using the prevailing exchange rates at year end. Foreign currency transactions during the year are recorded using exchange rates that were in effect at the dates of the transactions. Foreign exchange gains or losses are reflected in the consolidated statement of profit or loss.

Income Taxes

Income tax expenses are accounted for on the basis of taxable income. Taxable income differs from income declared in the consolidated financial statements because the latter includes non-taxable revenues or disallowed taxable expenses in the current year but deductible in subsequent years, accumulated losses acceptable by the tax law, and items not accepted for tax purposes or subject to tax.

Taxes are calculated on the basis of the tax rates according to the prevailing laws, regulations, and instructions of the countries where the Company operates.

3. Property, Plant and Equipment

	Lands	Buildings	Machines & Equipment	Water Station	Vehicles	Furniture & Fixtures	Total
Cost							
Balance at 1/1/2017	242,111	698,721	1,647,489	135,209	81,874	36,021	**2,841,425**
Additions	-	-	-	-	-	1,202	**1,202**
Balance at 31/12/2017	242,111	698,721	1,647,489	135,209	81,874	37,223	**2,842,627**
Accumulated depreciation							
Balance at 1/1/2017	-	215,625	1,126,862	90,329	59,401	25,385	**1,517,602**
Depreciation	-	27,950	152,470	10,816	5,546	2,308	**199,090**
Balance at 31/12/2017	-	243,575	1,279,332	101,145	64,947	27,693	**1,716,692**
Net book value at 31/12/2017	**242,111**	**455,146**	**368,157**	**34,064**	**16,927**	**9,530**	**1,125,935**
Cost							
Balance at 1/1/2016	242,111	698,721	1,647,489	135,209	86,874	33,565	**2,843,969**
Additions	-	-	-	-	-	2,456	**2,456**
Disposals	-	-	-	-	(5,000)	-	**(5,000)**
Balance at 31/12/2016	242,111	698,721	1,647,489	135,209	81,874	36,021	**2,841,425**
Accumulated depreciation							
Balance at 1/1/2016	-	187,676	974,393	79,512	58,013	22,724	**1,322,318**
Depreciation	-	27,949	152,469	10,817	6,388	2,661	**200,284**
Disposals	-	-	-	-	(5,000)	-	**(5,000)**
Balance at 31/12/2016	-	215,625	1,126,862	90,329	59,401	25,385	**1,517,602**
Net book value at 31/12/2016	**242,111**	**483,096**	**520,627**	**44,880**	**22,473**	**10,636**	**1,323,823**

4. Investment properties

2017	Investment in industrial lands	Investment in leased building	Merge revaluation surplus	Total
Cost				
Balance at 1/1/2017	16,289,642	9,030,529	20,488,236	**45,808,407**
Additions	-	2,399,603	-	**2,399,603**
Disposals	(194,997)	-	(188,290)	**(383,287)**
Balance at 31/12/2017	16,094,645	11,430,132	20,299,946	**47,824,723**
Depreciation & Impairment				
Balance at 1/1/2017	-	952,346	4,527,690	**5,480,036**
Depreciation	-	205,046	-	**205,046**
Disposals	-	-	(29,059)	**(29,059)**
Balance at 31/12/2017	-	1,157,392	4,498,631	**5,656,023**
Net book value at 31/12/2017	**16,094,645**	**10,272,740**	**15,801,315**	**42,168,700**

2016	Investment in industrial lands	Investment in leased building	Merge revaluation surplus	Total
Cost				
Balance at 1/1/2016	16,289,642	7,497,890	20,488,236	**44,275,768**
Additions	-	1,532,639	-	**1,532,639**
Balance at 31/12/2016	16,289,642	9,030,529	20,488,236	**45,808,407**
Depreciation & Impairment				
Balance at 1/1/2016	-	766,262	4,527,690	**5,293,952**
Depreciation	-	186,084	-	**186,084**
Balance at 31/12/2016	-	952,346	4,527,690	**5,480,036**
Net book value at 31/12/2016	**16,289,642**	**8,078,183**	**15,960,546**	**40,328,371**

Some of the Company's lands and buildings are mortgaged against bank facilities.

5. Other Receivables

	2017	2016
Income tax withholdings	64,016	175,322
Refundable deposits	29,234	17,900
Bank guarantees	10,300	10,750
Prepaid expenses	2,813	2,855
Advances to employees	1,079	579
	107,442	**207,406**

6. Accounts Receivable

	2017	2016
Accounts receivable	430,193	553,281
Provision for doubtful accounts	(161,942)	(206,969)
	268,251	**346,312**

The movement on the provision for doubtful accounts was as follow:

	2017	2016
Balance at beginning of the year	181,942	181,942
Unneeded provision for doubtful accounts	(20,000)	-
	161,942	**181,942**

The age of receivables past due but not impaired is as follows:

	2017	2016
Less than one year	106,309	139,343
More than one year	161,942	206,969
	268,251	**346,312**

Management believes that all the receivables not included in the provision are collectable.

7. Cash and Cash Equivalents

	2017	2016
Cash and checks on hand	406,595	574,835
Current bank accounts	11,208	96
	417,803	**574,931**

8. Equity

Paid-in capital
The Company's authorized, subscribed and paid up capital is JOD (21) Millions divided equally into (21) Million shares with par value of JOD (1) for each share as at 31 December 2017 and 2016.

Additional paid in capital
Additional paid in capital is JOD (2,052,252) as at 31 December 2017 and 2016 resulted from the issuing some of the company's shares with price above the par value amounting to JOD (1).

Statutory Reserve
The accumulated amounts in this account represent 10% of the Company's net income before income tax according to the Companies Law. The statutory reserve is not available for distribution to shareholders.

Merge Revolution Surplus
This amount is not allowed for distribution to shareholders, unless the assets related to the surplus has been sold to third parties.

Non – Controlling Interest
This presents the non - controlling interest of the Company from the subsidiaries shareholders equity, and the non - controlling interest is presented as a separate account into the consolidated statements of financial position, consolidated statements of profit and loss and consolidated statements of other comprehensive income.

9. Deferred revenue

This item represents the prepaid lease amount received from the lessee, payment recognized either as cash, checks under collection or receivables.

10. Bank Facilities

Credit Type	Interest rate	Maturity date	Credit Limit	Outstanding Balance
Over draft	9%	2018	350,000	1,220
Loans	9%-9.75%	2018-2022	4,770,000	3,308,290
				3,309,510

The above facilities are granted to the Company against depositing checks under collection and mortgage of some of the Company's lands and buildings.

11. Other Liabilities

	2017	2016
Contingent liabilities provision	273,750	273,750
Amounts due to shareholders	99,808	99,921
Accrued expenses	6,268	6,739
Social security's withholdings	1,158	2,215
Income tax withholding	740	3,818
	381,724	**386,443**

12. Accounts Payable and Postdated Checks

	2017	2016
Accounts payable	155,084	245,980
Postdated checks	3,466	92,923
	158,550	**338,903**

13. Net Revenue from Services & Others

	2017	2016
Services revenue	111,645	98,397
Water distribution revenue	49,629	42,454
Net laundry revenue (Note 14)	9,726	7,444
	171,000	**148,295**

14. Net Laundry Revenue

	2017	2016
Rent revenue	42,750	42,750
Laundry depreciation	(32,444)	(32,986)
Other expenses	(580)	(2,320)
	9,726	**7,444**

15. Operating Expenses

	2017	2016
Depreciation	153,169	154,017
Security expenses	4,200	4,565
Professional fees	1,568	-
Utilities	291	403
	159,228	**158,985**

16. Administrative Expenses

	2017	2016
Wages, salaries & other benefits	225,029	226,856
Fees and licenses	60,764	55,544
Income tax penalties	45,459	-
Professional fees	24,724	23,713
Industrial park expenses	23,872	66,166
Depreciation	13,477	13,281
Maintenance	10,713	11,311
Rents	9,180	8,670
Health insurance	5,433	6,025
Post and telecommunication	5,354	7,254
Vehicles expenses	5,116	5,456
Utilities & fuel	3,411	3,010
Hospitality	1,553	1,631
Marketing and advertisement	1,606	1,145
Miscellaneous	4,855	35,835
	440,546	**465,897**

17. Basic and Diluted Earnings per Share

	2017	2016
Profit for the year attributed to shareholders	787,934	803,931
Weighted average number of shares	21,000,000	21,000,000
	0.038	**0.038**

18. Related Party Transactions

Party	Relation	Nature	Balance
Al Diyar for Ready Buildings Company	Partner in subsidiary co.	Financing	**43,214**

Executive Management Salaries and Remunerations

The remuneration of executive management during the years 2017 and 2016 amounted to JOD (126,300) and JOD (124,467) respectively.

19. Income Tax

- The Company has settled its tax liabilities with the Income Tax Department up to 2014.
- The income tax returns for the years 2015 and 2016 have been filed with the Income Tax Department but the Department has not reviewed the Company's records till the date of this report.
- No income tax provision was calculated for the year 2017 as the Company's profits are exempted from income taxes from the Jordanian Investment Commission.

20. Financial Instruments

Financial instruments comprise of financial assets and financial liabilities. Financial assets of the Company include cash and cash equivalents, checks under collection, other receivables and notes receivable. Financial liabilities of the Company include bank facilities, deferred revenue, postdated checks and accounts payable.

Fair Value

The fair values of the financial assets and liabilities are not materially different from their carrying values as most of these items are either short-term in nature or re-priced frequently.

Financial assets and financial liabilities measured at fair value in the consolidated statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

2017	Level 1	Level 2	Level 3	Total
Financial assets at fair value through statement of profit or loss	-	-	-	**-**

2016	Level 1	Level 2	Level 3	Total
Financial assets at fair value through statement of profit or loss	400,704	-	-	**400,704**

Credit Risk

Credit risks are those risks resulting from the default of counterparties to the financial instrument to repay their commitment to the Company. The Company limits its credit risk by only dealing with reputable banks and by setting credit limits for individual customers and monitoring outstanding receivables. The maximum exposure to credit risk is represented by the carrying value of each financial asset.

Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its net financial obligation. In this respect, the Company's management diversified its funding sources, and managed assets and liabilities taking into consideration liquidity and keeping adequate balances of cash, and cash equivalents.

The table below analyses the Company's financial liabilities into relevant maturity groupings based on the remaining period at the consolidated statement of financial position to the contractual maturity date.

2017	Less Than One Year	More Than One Year	Total
Deferred revenues	1,900,092	5,497,207	**7,397,299**
Bank loans	585,966	2,722,324	**3,308,290**
Other liabilities	381,724	-	**381,724**
Accounts payable and deferred checks	158,550	-	**158,550**
Bank facilities	1,220	-	**1,220**
Amounts due to related parties	43,214	-	**43,214**
	3,070,766	**8,219,531**	**11,290,297**

2016	Less Than One Year	More Than One Year	Total
Deferred revenues	1,781,412	4,284,874	**6,066,286**
Bank loans	662,847	1,900,750	**2,563,597**
Other liabilities	386,443	-	**386,443**
Accounts payable and deferred checks	338,903	-	**338,903**
Bank facilities	277,865	-	**277,865**
Amounts due to related parties	43,214	-	**43,214**
	3,490,684	**6,185,624**	**9,676,308**

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will affect the Company's income or the value of its holdings of financial instruments. As most of the Company's financial instruments have fixed interest rate and carried at amortized cost, the sensitivity of the Company's results or equity to movements in interest rates is not considered significant.

Currency Risk

The management considers that the Company is not exposed to significant currency risk. The majority of their transactions and balances are in either Jordanian Dinar or US Dollar. As the Jordanian Dinar is pegged to the US Dollar, balances in US Dollar are not considered to represent significant currency risk and the Company's results or equity to movements in exchange rates is not considered significant.

21. Segment Information

The Company's main activity is to build and operate the industrial park areas in the Hashemite Kingdom of Jordan, as well as selling and leasing these industrial park areas to others, managing the factories and services institutions by providing food meal services and housing, establish industry activity supporting the garment sector, also working on creating free zones and providing the necessary services to operate these areas. Construct and manage projects relating to housing, tourism, and complex areas as well as selling, leasing and investing in any possible forms.

The company works on a single geographic area which is the Hashemite kingdom of Jordan.

22. Capital Management

The Board of Directors manages its capital structure with the objective of safeguarding the entity's ability to continue as a going concern and providing an adequate return to shareholders by pricing products and services commensurately with the level of risk.

The table below shows the debt to equity ratio:

	2017	2016
Total Debt	3,309,510	2,841,462
Total Equity	38,026,038	37,476,949
Debt to Equity ratio	**9%**	**8%**