2020/02/02

السادة هيئة الأوراق المالية المحترمين،،،

تحية طيبة وبعد،،،

الموضوع البيانات المالية للسنة المنتهية في تاريخ 2019/12/31

مرفق طيه نسخة من البيانات المالية لشركة سرى للتنمية والاستثمار كما هو بتاريخ 2019/12/31 (نسخة انجليزي).

وتفضلوا بالقبول والاحترام ،،،

هيئة الأوراق المالية
الدائرة الإدارية / الديوان
٢ شباط ٢٠٢٠
الرقم المتسلسل ....
الجهة المختصة ....

المدير العام

محمد تيسير غزاله

شركة سرى
للتنمية والإستثمار م.ع.م

SURA DEVELOPMENT AND INVESTMENT COMPANY
(PUBLIC SHAREHOLDING COMPANY)

CONSOLIDATED FINANCIAL STATEMENTS AND INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT'S REPORT
YEAR ENDED DECEMBER 31, 2019

SURA DEVELOPMENT AND INVESTMENT COMPANY
(PUBLIC SHAREHOLDING COMPANY)

CONSOLIDATED FINANCIAL STATEMENTS AND INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT'S REPORT YEAR ENDED DECEMBER 31, 2019

Jabal Amman , 6th Circle
16 Djibouti St,
P.O.Box 940668
Amman 11194 , Jordan

T: +962 (6) 5561293
F: +962 (6) 5561204
E: info@modern-accountants.com

INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT'S REPORT

To the shareholders of
Sura Development and Investment Company

Report on the Consolidated Financial Statements

Qualified Opinion

We have audited the accompanying consolidated financial statements of Sura Development and Investment Company (P.L.C), which comprise of the consolidated statement of financial position as of December 31, 2019, and the related consolidated statements of comprehensive income, consolidated Statement of owners' equity and consolidated statement of cash flows, for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, with the exception of the possible effects as set out in the qualified opinion paragraph,the consolidated financial statements present fairly, in all material respects, the consolidated statement of financial position of Sura Development and Investment Company (P.L.C) as of December 31, 2019, and its consolidated financial performance and consolidated cash flows for the year then ended are in accordance with International Financial Reporting Standards.

Basis for Opinion

We conduct our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in Auditor's Responsibilities for the audit of the Financial Statements. We are independent of the company in accordance with International Standard Board Code of Ethics for professional accountants ("the code") and we have fulfilled our other ethical responsibilities in accordance with the code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide basis for our audit opinion.

Basis Qualified Opinion

The Company has not recognize account receivables allowance related to Amwal Invest Company at 1,450,000 JD because of signed agreement with Mr.Motasem Al Faouri and Mr.Fayez Al Faouri

Emphasis of matter

On January 25, 2017 the court issued a ruling on case no. 200/2013, which was filed on previous Board of Directors Mr. Mutasem Al Fauori and Mr. Fayez Al Fauori are obliged to compensate Sura Development and Investment Company by JD 7,058,582 for the damage and legal fees, as this decision by the court can be appealed. The former board of directors objected and the court decided on November12, 2017 declined the objection and sustained the decision.

Key audit matters
Key audit matters, according to our professional judgment are matters that had the significant importance in our auditing procedures that we performed to the consolidated financial statements. The basic auditing matters have been addressed in our auditing workflow to consolidated financial standards as we do not express separate opinions.

Key auditing matters	Followed procedures within key audit matters
Real Estates Investment In accordance with the international financial reporting standard, The Company chooses to record the real estate investment at cost method, so the company has to perform an impairment test and in case of any impairment indication, the Company should recognize the impairment immediately.	**Real Estates Investment** Auditing procedures involved internal control procedures used in existence and completeness. And an indication has detected by experts in 2012 that there has been impairment and the company calculated the impairment loss accordingly and there has been no indication after the determination of losses. In 2017 social security department accepted the proposal by the company to sell the land by JD 5,325,000 on January 26, 2017, which indicates no impairment in the value of land.

Other information
The management is responsible for other information. This includes other information reported in the final report, but not included in the consolidated financial statements and our audit report on it.

Our opinion does not include these other information, and we do not express any assertion over it.

Our opinion does not include these other information, and we do not express any assertion over it regarding our consolidate financial statement we are obliged to review these other information, and while that, we consider the compatibility of these information with their consolidated financial statement. If we detected based on our audit, the existence of significant errors in the information, we are obliged to report this fact. Regarding this, we have nothing to report.

Individuals responsible of governance are responsible of supervising the preparation of consolidated financial statements.

Management responsibility of the consolidated financial statements
Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards. And for such internal control, management is determined 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, the 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 the management either intend to liquidate the company or to cease operations or have no realistic alternative but to do so.

Certified public accountant responsibility
Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require us to comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

As part of an audit in accordance with The International Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the initial 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 the Management.
- Conclude on the appropriateness of the 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 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 initial Financial Statements, including the disclosures, and whether the initial Financial Statements represent the underlying transactions and events in a manner that achieves Fair Presentation.

We communicated with audit the Financial Management 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.

Legal requirements report

The Company maintains proper books of accounts and the accompanying consolidated financial statements and the consolidated financial statements contained in the report of the board of directors in accordance with the proper books of accounts and we recommend to the General Assembly to approve them.

Modern Accountants

Abdul Kareem Qunais
License No.(496)

Modern Accountants
A member of Nexia International
المحاسبون العصريون

Amman- Jordan
January 11, 2020

SURA DEVELOPMENT AND INVESTMENT COMPANY
(PUBLIC SHAREHOLDING COMPANY)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS OF DECEMBER 31, 2019
(EXPRESSED IN JORDANIAN DINAR)

	Note	2019	2018
ASSETS			
Non-current assets			
Property and equipment	4	**3,246**	442
Investments in real estates	5	**5,005,500**	5,005,500
Total non-current assets		**5,008,746**	5,005,942
Current assets			
Prepaid expenses and other receivables		**62,522**	10,184
Accounts receivables	6	**1,450,000**	1,450,000
Financial assets designated at fair value through statement of comprehensive income	7	**3,001**	5,751
Cash and cash equivalents		**14,900**	-
Total current assets		**1,530,423**	1,465,935
TOTAL ASSETS		**6,539,169**	6,471,877
LIABILITIES AND OWNERS' EQUITY			
Owners' equity			
Share capital	1	**11,500,000**	11,500,000
Statutory reserve	10	**140,622**	140,622
Accumulated Losses		**(5,757,817)**	(5,700,991)
Total owners' equity		**5,882,805**	5,939,631
Current liabilities			
Accrued expenses and other liabilities	9	**103,631**	103,536
Due to related parties	11	**-**	5,490
Accounts payable		**404,964**	275,451
Deferred cheques	8	**147,769**	147,769
Total current liabilities		**656,364**	532,246
TOTAL LIABILITIES AND OWNERS ' EQUITY		**6,539,169**	6,471,877

Chairman of Board of Directors **General Director** **Chief Financial Officer**

The accompanying notes are an integral part of these consolidated financial statements

SURA DEVELOPMENT AND INVESTMENT COMPANY
(PUBLIC SHAREHOLDING COMPANY)

CONSOLIDATED STATEMENT OF COMPREHENSIVEINCOME
YEAR ENDED DECEMBER 31, 2019
(EXPRESSED IN JORDANIAN DINAR)

	Note	2019	2018
General and administrative expenses	12	**(59,376)**	(52,134)
Unrealized (losses)/ gains on financial assets identified through the statement of comprehensive income		**(2,750)**	4,000
Other revenues		**5,300**	-
Net loss		**(56,826)**	(48,134)
Other comprehensive income :		-	-
Total comprehensive income for the year		**(56,826)**	(48,134)
Lossper share:			
Loss per share-JD/Share		**(0,005)**	(0,004)
Weighted average of outstanding shares		**11,500,000**	11,500,000

The accompanying notes are an integral part of these consolidated financial statements

SURA DEVELOPMENT AND INVESTMENT COMPANY
(PUBLIC SHAREHOLDING COMPANY)

CONSOLIDATED STATEMENT OF OWNERS' EQUITY
YEAR ENDED DECEMBER 31, 2019
(EXPRESSED IN JORDANIAN DINAR)

	Share capital	Statutory reserve	Accumulated losses	Total
Balance at January 1,2018	11,500,000	140,622	(5,652,857)	5,987,765
Comprehensive income for the year	-	-	(48,134)	(48,134)
Balance at December 31,2018	**11,500,000**	**140,622**	**(5,700,991)**	**5,939,631**
Comprehensive income for the year	-	-	**(56,826)**	**(56,826)**
Balance at December 31,2019	**11,500,000**	**140,622**	**(5,757,817)**	**5,882,805**

The accompanying notes are an integral part of these consolidated financial statements

SURA DEVELOPMENT AND INVESTMENT COMPANY
(PUBLIC SHAREHOLDING COMPANY)

CONSOLIDATED STATEMENTOF CASH FLOWS
YEAR ENDED DECEMBER 31, 2019
(EXPRESSED IN JORDANIAN DINAR)

	2019	2018
OPERATING ACTIVITIES		
loss for the year	**(56,826)**	(48,134)
Adjustments for loss for the year:		
Deprecation	**110**	395
Unrealized (losses)/ gains on financial assets identified through the statement of comprehensive income	**2,750**	(4,000)
Changes in operating assets and liabilities:		
Prepaid expenses and other receivables	**(52,338)**	1,000
Accrued expenses and other liabilities	**95**	7,070
Due to related parties	**(5,490)**	(155,833)
Accounts payble	**129,513**	199,502
Cash available from operating activities	**17,814**	-
Investing activities		
Purchase of property and equipment	**(2,914)**	-
Net cash used in investing activities	**(2,914)**	-
Net change in cash and cash equivalents	**14,900**	-
Cash and cash equivalents, January 1	-	-
Cash and cash equivalent, December 31	**14,900**	-

1. ORGANIZATION AND ACTIVITIES

Sura Development and Investment Company (the "Company") registered as Public Shareholding Company under No. (453) of the companies controller on May 19, 2008 the company had the right to proceed with the business. The company's authorized and paid up capital is JD 11,500,000 divided into 11,500,000 shares each for of JD 1.

The main activity of the company is to contribute to other companies, establishment and management of tourist hotels, owning agencies, patents, movable and immovable assets to carry out the objectives of the company and borrowing the necessary funds from banks.

The Company's headquarter is in Amman.

On December 31,2019 the consolidated financial statement contained the subsidiaries' financial statements as follows:

Subsidiary company name	Registration place	Share Capital	Vote and equity percentage	Principal activity
SuraSeconed Hotels and Tourist Resorts Development Company	The Hashemite kingdom of Jordan	10,000	100 %	Housing and Construction Projects
Nour Jordan Consulting Company	The Hashemite kingdom of Jordan	1,000	100 %	Real estate investments

On December 31,2019 the consolidated financial statement for Nour Jordan Consulting contained the subsidiaries' financial statements as follows:

Subsidiary company name	Registration place	Share Capital	Vote and equity percentage	Ratio of the paid out capital	Principal activity
Sura Hotels and Tourist Resorts Development Company	The Hashemite kingdom of Jordan	50,000	100 %	100 %	Purchasing land and Construction hotels

2. NEW AND REVISED STANDARDS AND AMENDMENTS TO IFRSs ISSUED BUT NOT YET EFFECTIVE:-

The following new standards and amendments to the standards have been issued but not yet effective and the Company intends to adopt these standards, where applicable, when they become effective.

New Standards	Effective Date
(IFRS) No.17 – Insurance Contracts	January 1, 2021

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The preparation of Financial Statements
The accompanying consolidated financial statements have been prepared in accordance with the International Accounting Standard no. 34

Basis of preparation
These consolidated financial statements, were presented in Jordanian Dinar as the majority of the Company's transactions are recorded in the Jordanian Dinar.

The consolidated financial statements have been prepared on historical cost basic, However financial assets and financial liabilities are stated at fair value. The following is a summary of significant accounting policies applied by the Company.

Basis of consolidation financial statements
The consolidated financial statements incorporate the financial statements of Sura Development and Investment Company (Public Shareholding Company) and the subsidiaries controlled by the Company.

Control is achieved where the Company:

- Ability to exert power over the investee.
- Exposure, or rights, to variable returns from its involvement with the investee.
- Ability to exert power over the investee to affect the amount of the investor's returns.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described in the accounting policy for subsidiaries above.

When the Company has less than a majority of the voting, The Company shall have control over the investee when the voting rights sufficient to give it the ability to direct relevant activities of the investee individually.

When The Company reassesses whether or not it controls an investee, it consider all the relevant facts and circumstances which includes:

- Size of the holding relative to the size and dispersion of other vote holders
- Potential voting rights, others vote-holders, and Other parties
- Other contractual rights
- Any additional facts and circumstances may indicate that the company has, or does not have, the current ability to direct the activities related to the time needed to make decisions, including how to vote at previous shareholders meetings.

The consolidation process begins when the company's achieve control on the investee enterprise (subsidiary), while that process stops when the company's loses control of the investee (subsidiary). In particular Income and expenses of subsidiaries acquired or disposed of during the year are included in the consolidated income statement, and the consolidated comprehensive income statement from the effective date of acquisition and up to the effective date of which it loses control of a subsidiary Company.

Financial assets designated at fair value through statement of comprehensive income

Financial assets are classified as at fair value through statement of income when the financial asset is either held for trading or it is designated as at fair value through statement of income .A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial asset other than a financial asset held for trading may be designated as at fair value through statement of income upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or

- The financial asset forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or

- It forms part of a contract containing one or more embedded derivatives, and IAS 39 *Financial Instruments: Recognition and Measurement* permits the entire combined contract (asset or liability) to be designated as at fair value through statement of income.

Financial assets at fair value through statement of income are stated at fair value, with any gains or losses arising on measurement recognized in profit or loss. The net gain or loss recognized in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'other gains and losses' line item in the consolidated income statement.

Equity instruments at FVTOCI
Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs. SubsequentThey are measured fair value with gains and losses arising from changes in fair value recognized in other comprehensive income and accumulated in the cumulative changes in fair value of securities reserve: The cumulative changes or loss will not be reclassified investments. But reclassified to retained earnings. The Company has designated all instruments that are not held for trading as at FVTOCI

Dividends on these investments in equity instruments arc recognized in profit or loss when the Company right to receive the dividends is established, unless the dividends clearly represent a recovery of a part of the cost of the investments. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

Debt instruments at amortized cost or at FVTOCI
The Company assesses the classification and measurement of the cash flow characteristics of the contractual asset and the Company's business model for managing the asset
For an asset to classified and measured at amortized cost or at FVTOCI, is contractual terms should give rise to cash flows that are solely represent payments of principal and interest on the principal outstanding (SPPI)
At initial recognition of a financial asset, the Company determines whether newly recognized financial assets are part of an existing business model or whether they reflect the commencement of a new business model. The Company reassess its business models each reporting period to determine whether the business models have changed since the preceding period. For the current and prior reporting period the Company has not identified a change in its business models.

When a debt instrument measured a FVTOCI is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss. In contrast, for an equity investment designated as measured FVTOCI , the cumulative gain/loss previously recognized in OCI is not subsequently reclassified to profit or loss but transferred within equity
Debt instruments that are subsequently measured at amortized cost or FVTOCI are subject to impairment.

Financial assets at FVTPL
Financial assets at FVTPL are:
(i) Assets with contractual cash flows that are not SPPl; or and
(ii) assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
(iii) Assets designated at FVTPL using the fair value option.
These assets are measured at fair value, with any gains / losses arising on re-measurement recognized in profit or loss.

Fair value option: A financial instrument with a reliably measureable fair value can be designated as FVTPL (the fair value option) on its initial recognition even if the financial instrument was not acquired or incurred principally for the purpose of selling or repurchasing .The fair value option can be used for financial assets if it eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities, or recognizing related gains and losses on a different basis (an "accounting mismatch").

Reclassifications
If the business model under which the Company holds financial assets changes. The financial assets affected are reclassified. The classification and measurement requirements related to the new category apply prospectively from the first day of the first reporting period following the change in business model that results in reclassifying he Company's financial assets. During the current financial year and previous accounting period, there was no change in the business model under which the Company holds financial assets and therefore no reclassifications were made

Impairment
IFRS 9 replaces the "incurred loss" model in IAS 39 with an expected credit loss model (ECLs). The Company recognizes loss allowance for expected credit losses on the following financial instruments that are not measured at FVTPL
- Cash and bank balances:
- Trade and other receivables;
- Due from related party.

With the exception of purchased or originated credit impaired (POCI) financial assets (which are considered separately below), ECLs are required to be measured through a loss allowance at an amount equal to:

- 12 Month ECL, i.e. lifetime ECL that results from those default events on the financial instrument that are possible within 12 months after the reporting date(referred to as stage1); or

- Full lifetime ECL, i.e. Lifetime ECL that results from all possible default events over the life of the financial instruments, (referred to as stage2 and stage3).

A loss allowance for full lifetime ECL is required for a financial instrument if the credit risk on that financial Instrument has increased significantly since initial recognition. For all other financial instruments, ECLs are measured at an amount equal to the 12-monh ECL.

The Company has elected to measure loss allowances of cash and bank balances. Trade and other receivables, and due from a related party at an amount equal to life time ECLs.
ECLs are probability-weighted estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flow to the Company under the contract and the cash flows that the Company expects to receive arising from weighting of multiple future economic scenarios. Discounted at the asset's EIR.

Loss allowance for financial investments measured at amortized costs is deducted from gross carrying amount of assets. For debt securities a FVTOCI, the loss allowance is recognized in the OCI, instead of reducing the carrying amount of the asset.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue costs or effort. This includes both quantitative and qualitative including forward-looking information.

For certain categories of financial assets, assets that are assessed not to be impaired individually are. in addition, assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Company's past experience of collecting payments, an increase in the number of delayed payments in the portfolio as well as observable changes in national or local economic conditions that correlate with default on receivables.

Impairment losses related to cash and bank balances, trade and other receivables and due from a related party, are presented separately in the interim condensed statement of income and other comprehensive income

The Company considers a debt security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of the grade of the investment

Measurement of ECL

The Company employs statistical models for ECL calculations. ECLs are a probability-weighted estimate of credit losses. For measuring ECL under IFRS 9, the key input would be the term structure of the following variables.

- Probability of default (PD);
- Loss given default (LGD); and
- Exposure at default (EAD).

These parameters will be derived from our internally developed statistical models and other historical data. They will be adjusted to reflect forward – looking information

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial assets have occurred. Credit-impaired financial assets are referred to stage 3 assets. At each reporting date, the Company assesses whether financial assets carried at amortized costs and debt securities at FVTOCI at credit-impaired. A financial asset is credit impaired when one or more events that have a detrimental impact in the estimated future cash flows of the financial asset have occurred.

DE-recognition of financial assets

The Company de-recognizes a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity .If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. if the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

On DE recognition of a financial asset measured at amortized cost or measured at FVTPL, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss

On DE recognition of a financial asset that is classified as FVTOCI, the cumulative gain or loss previously accumulated in the cumulative changes in fair value of securities reserve is not reclassified to profit or loss, but is reclassified to retained earnings.

Presentation of allowance for ECL are presented in the condensed interim financial information

Loss allowances for ECL are presented in the condensed interim financial information as follows:
For financial assets measured at amortized cost (loans and advances, cash and bank balances): as a deduction from the gross carrying amount of the assets.

For debt instruments measured at FVTOCI no loss allowance is recognized in the interim condensed statement of financial position as the carrying amount is at fair value. However, the less allowance is included as part of the revaluation amount in re-evaluation reserve and recognized in other comprehensive income.

Revenue recognition
IFRS 15 "Revenue from contracts with customers" outlines a single comprehensive model of accounting for revenue arising from contracts with customers and supersedes current revenue recognition guidance found across several standards and Interpretation within IFRSs. It establishes a new five-step model that will apply to revenue arising from contracts with customers.

Step1: identify the contract with customer : A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for each of those rights and obligations.

Step 2: Identify the performance obligations in the contract : performance obligation in a contract is a promise to transfer a good or service to the customer

Step 3 :Determine the transaction price Transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring the goods and services to a customer excluding amount collected on behalf of third parties.

Step 4 : Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation the Company will allocate the transaction price to each performance obligation in an amount that depicts the consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5: Recognize revenues as and when the entity satisfies the performance obligation
The Company recognizes revenue over time if any one of the following criteria is met:

The customer simultaneously receives and consumes the benefits provided by the Company performance as The Company performs.

The Company performance creates or enhances an asset that the customer controls as the asset is created or enhanced or
The Company performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance obligation completed to date
the Company allocates the transaction price to the performance obligations in a contract based on the input method which requires the revenue recognition on the basis of the Company efforts or inputs to the satisfaction of the performance obligations. The Company estimates the total costs to complete the projects in order to determine amount of revenue to be recognized.

Impact of changes in accounting policies due to adoption of new standards (continued)

Revenue recognition (continued)
When he Company satisfies A performance obligation by delivering the promised goods and services, it creates a contract asset based on the amount of consideration earned by the performance. Where the amount of consideration received from the customer exceeds the amount of revenue recognized this gives rise to a contract liability
Revenue is measured at the fair value of consideration received or receivable, taking into account the contractually agreed terms of payment. the Company assesses its revenue arrangements against specific criteria to determine if it is acting as a principal or agent and has concluded that it is acting as a principal all of its revenue arrangements
-Revenue is recognized in the interim condensed consolidated financial statements to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if and when applicable, can be measured reliably.

Critical accounting judgments and key sources of estimation uncertainty
The preparation of condensed consolidated 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 expense. Actual results may differ from these estimates.

In preparing these condensed consolidated financial statements, the significant Judgments made by management in applying the Company accounting policies and the key sources of estimation uncertainty were the same as those that applied to the audited annual consolidated financial statements for the year ended 31 December 2018, except for the adoption of IFRS 9 which has resulted in changes in accounting judgments for recognition of financial assets and Liabilities and impairment of financial assets, as set out below.

Critical judgments in applying the Company's accounting policies in respect of IFRS 9
Business model assessment: Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how Company s of financial assets were managed together to achieve a particular business objective. This assessment includes judgments reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of f he assets are compensated. Monitoring is part of the Company s continues assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets .

Significant increase of credit risk
ECLs are measured as an allowance equal to 12-month ECL for stage1 assets, or lifetime ECL assets for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Company takes into account qualitative and quantitative reasonable and supportable forward looking information.

Establishing Company s of assets with similar credit risk characteristics
When ECLs are measured on a collective basis, the financial instruments are Company collected on the basis of shared risk characteristics (e g, instrument type, credit risk grade, collateral type, date of initial recognition, remaining term to maturity, industry, geographic location of the borrower, etc.). The Company monitors the appropriateness of the credit risk characteristics on an ongoing basis to assess whether they continue to be similar. This is required in order to ensure that should credit risk characteristics change there is appropriate re-segmentation of the assets. This may result in new portfolios being created or assets moving to an existing portfolio that better reflects the similar credit risk characteristics of that Company of assets. Re-segmentation of portfolios and movement between portfolios is more common when there is a significant Increase in credit risk (or when that significant increase reverses) and so assets move from 12-month to lifetime ECLs, or vice versa, but it can also occur within portfolios that continue to be measured on the same basis of 12 month or lifetime ECLs but the amount of the ECLs changes because the credit risk of the portfolios differ.

Models and assumptions used
The Company uses various models and assumptions in measuring fair value of financial assets as well as in estimating ECL. Judgment is applied in identifying the most appropriate model for each type of asset, as well as for determining the assumptions used in these models, including assumptions that relate to key drivers of credit risk.

Key sources of estimation uncertainty in respect of IFRS 9
The following are key estimations that the management has used in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognized in condensed consolidated interim financial statements.

Establishing the number and relative weightings of forward-looking scenarios for each type of product /market determining the forward looking information relevant to each scenario: When measuring ECL the Company uses reasonable and supportable forward looking information, which s based on assumptions for the future movement of different economic drivers and how these drivers will affect each other

Probability of Default
PD constitutes a key input in measuring ECL. PD is an estimate of the likelihood of Default likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.

Loss Given to Default
LGD is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from collateral and integral credit enhancements.

Expenses
General and administrative expenses include direct and indirect costs which are not specifically part of production costs as required under Generally Accepted Accounting principles. Allocations between general and administrative expenses and cost of sales are made on a consistent basis when required.

Cash and cash equivalents
Cash and cash equivalents include cash, demand deposits, and highly liquid investments with original maturities of three months or less.

Accounts receivable
Accounts receivable are stated at invoice amount less any provision when there is an indication that the receivable may not be collected.

Accounts payable and accruals
Liabilities are recognized for amounts to be paid in the future for services received, whether or not claimed by the supplier

Offsetting
Financial assets and financial liabilities are offset, and the net amount is reflected in the consolidated statement of financial position only when there are legal rights to offset the recognized amounts, the Bank intends to settle them on a net basis, or assets are realized and liabilities settled simultaneously.

The sect oral report
The business sector represents a collection of assets and operation engaged together in providing product or services subjected to risks and returns that are different from those of other business sectors, which are measured according to the reports that are used by the executive director and the main decision – makers in the Company.

Property and equipment
Property and equipment are stated at cost less accumulated depreciation. Expenditure on maintenance and repairs is expensed. Depreciation is provided over the estimated useful lives of the applicable assets using the straight-line method. The estimated rates of depreciation of the principal classes of assets are as follows:

	Annual Depreciation Rate
Computers	15-20%
Electrical equipments	10-15%
Furniture and Decorations	10-15%

Useful lives and the depreciation method are reviewed periodically to make sure that the method and amortization period appropriate with the expected economic benefits of property and equipment. Impairment test is performed to the value of the property and equipment that appears in the Statement of Financial Position When any events or changes in circumstances shows that this value is non-recoverable.

In case of any indication to the low value, Impairment losses are calculated according to the policy of the low value of the assets At the exclusion of any subsequent property and equipment, recognize the value of gains or losses resulting, Which represents the difference between the net proceeds of exclusion and the value of the property and equipment that appears in the Statement of Financial Position, Gross Profit and loss.

Financial assets at amortized cost
Financial instruments such as notes receivable, receivables, finance lease payments, bank loans, loans and other securities and expenses due to others are stated at amortized cost using the effective yield method after any impairment loss has been deducted.

Investments in real estates
Investments in land are stated at cost (in accordance with IAS 40). The Company's criteria for recording its real estate investments are either at cost or at fair value provided that there is no impediment to the ability to reliably determine the value of the investment. The management has chosen the cost to record its investments in the lands.

The provisions
The provision had been formed, when the Company has a present obligation (legal or expected) from past events which its cost of repayment consider accepted and it has ability to estimate it reliably.
The provision had been measured according to the best expectations of the required alternative to meet the obligation as of the consolidated statement of financial position date after considering the risks and not assured matters about the obligation. When the provision is measured with the estimated cash flows to pay the present obligation, then the accounts receivable are recognized as asset in case of receipt and replacement of the amount is certain and it able to measure the amount reliably.

Income tax
The company is subject to Income Tax Law and its subsequent amendments and the regulations issued by the Income Tax Department in the Hashemite Kingdom of Jordan and provided on accrual basis, Income Tax is computed based on adjusted net income. According to International Accounting Standard number (12), the company may have deferred taxable assets resulting from the differences between the accounting value and tax value of the assets and liabilities related to the provisions, these assets are not shown in the financial statements since it's immaterial.

Foreign currency translation
Foreign currency transactions are translated into Jordanian dinar at the rates of exchange prevailing at the time of the transactions. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are translated at the exchange rates prevailing at the date. Gains and losses from settlement and translation of foreign currency transactions are included in the consolidated statement of comprehensive income.

4. PROPERTY AND EQUIPMENT

	January 1	Additions	Disposal	December 31
Cost:				
Computers	3,126	-	-	**3,126**
Electrical equipments	2,893	**1,006**	-	**3,899**
Furniture and Decorations	-	**1,908**	-	**1,908**
Total cost	6,019	**2,914**	-	**8,933**
Depreciation:				
Computers	3,060	-	-	**3,060**
Electrical equipments	2,517	**38**	-	**2,555**
Furniture and Decorations	-	**72**	-	**72**
Total depreciation	5,577	**110**	-	**5,687**
Book value at January 1	442			
Book value at December 31				**3,246**

5. INVESTMENTS IN REAL ESTATES

The records of Sura Hotels And Tourist Resorts Development Company (Which is wholly owned by Nour Jordan Consulting Company which is wholly owned by Sura Development and Investments Company) the possess of land No. 1003, Basin MurabaatMosa No. 10 of west Amman lands–Wadi Al-Seer village with an area of 4,260 square meter on the 9th of October 2008, the purchase value was JD 8,500,000 plus registration fees and converting the property use from residential (A) to local commercial expenses which is paid to greater Amman municipality and other expenses, where the total fees and other expenses amounted to JD 1,105,612 so the total cost amounted to JD 9,605,612, on of December 31, 2010 the average market value for the land was JD 5,005,500 based on estimations of four real estate experts during 2016, which required applying impairment test on this land where the resulted amount of impairment is JD 4,600,112.

On December 1st 2013 the land has been estimated by three licensed real estate estimators where the average estimation was JD 5,112,000.

	2019	2018
Real Estates Investments Cost	**9,605,612**	9,605,612
Real Estates Investments Impairment Provision	**(4,600,112)**	(4,600,112)
	5,005,500	5,005,500

6. ACCOUNTS RECEIVABLES

	2019	2018
Due from AmwalInvest *	**1,450,000**	1,450,000
	1,450,000	1,450,000

*The required balance of Invest is made from installments submitted to the purchase of the prohibited trading shares of the company of Awtad for Multiple Investments amount to (966,667) shares at a cost of JD (1,5) and a total value of JD 1,450,000 paid by The company with checks and remittances to Amwal Invest and the amount of JD 1,450,000 has been reclassified to Amwal Invest Company Amwal Invest Company was unable to transfer ownership of these shares to SuraDevelopment and Investment Company.The Amman Court issued sentence on case no. 200/2013 dated January 25, 2017 of fine equal to the damage amount of purchasing Awtad shares according to the conducted agreement. The former board of directors objected and the court decided on November 12, 2017 declined the objection and sustained the decision.

7. FINANCIAL ASSETS DESIGNATED AT FAIR VALUE THROUGH STATEMENT OF COMPREHENSIVE INCOME

	2019	2018
Al-Ahlia for Projects Company* No of shares. 25000 shares	**3,001**	5,751
Akary For Industries and Real Estate Investments* No of shares. 1 share	-	-
Awtad for Multiple Investments Company** No of shares. 403,850 shares	-	-
	3,001	5,751

*The aforementioned shares are not outstanding in Amman Stock Exchange.
**The shares of Awtad Company were blocked and a provision of JD 549,236 was made, which is identical to the value of the investment at the last closing price on the Amman Stock Exchange.

8. DEFERRED CHECKS

This item represents the value of the checks paid to the Greater Amman Municipality, for proceeds allowance of organizing the land owned by SuraDevelopment and Investment Company which amounted to JD 319,500 on March 11, 2009 divided into 80 checks each for JD 3,994 in which JD 171,731 is paid.

This item consists of the following:

	2019	2018
Deferred checks	**147,769**	147,769
	147,769	147,769

9. ACCRUED EXPENSES AND OTHER LIABILITIES

	2019	2018
Accrued expenses	**32,144**	32,774
The board of directors remuneration provision	**6,920**	6,920
The board of directors transportation	**16,675**	15,950
Scientific Research support	**11,559**	11,559
Jordanian Universities provision	**11,559**	11,559
Other payable	**24,774**	24,774
	103,631	103,536

10. STATUTORY RESERVE

In accordance with the Companies' Law in the Hashemite Kingdome of Jordan and the Company's Article of Association, the Company has established a statutory reserve by the appropriation of 10% of net income until the reserve equals 25% of the capital. However, the company may, with the approval of the General Assembly to continue to deduct this annual ratio until this reserve is equal to the authorized capital of the Company in full. This reserve is not available for dividend distribution, The General Assembly is entitled to decide, in its unusual meeting, to amortize its losses by the accumulated statuary reserve if all other reserves pay off, to rebuild it again in accordance with the law.

11. RELATED PARTIES TRANSACTIONS

During the year the company made the following transactions with the board of directors and general manager:

	2019	2018
Board of Director's transportation	**16,675**	15,950
	16,675	15,950

During the year, the Company made the executed transactions with the related parties:-

NAME	RELATIONSHIP
Mr. SuhailIssaMaqablih	Current board of director chairman
Mr. Mahmud Mohammed Medhat Ibrahim Al shame	Current board of director chairman (the previous)

Due to related parties as at December 31 contains as the following:

	2019	2018
Mr. Mahmud Mohammed Medhat Ibrahim Al shame	-	5,490
	-	5,490

12. GENERAL AND ADMINISTRATIVE EXPENSES

	2019	2018
Salaries and wages and other benefits	**2,318**	1,200
Stationary and printing	**1,571**	1,385
Engineering consultancy	**-**	2,800
Telephone, post-mail and telegraph	**1,120**	105
Depreciation	**110**	395
Professional and consultancy fees	**20,073**	17,070
Licenses and subscription fees	**21,973**	16,130
Managerial fees	**4,000**	6,000
Board of director's transportation	**5,131**	5,700
Advertisements	**165**	950
Other	**2,915**	399
	59,376	52,134

13. INCOME TAX

The Company ended its tax status with the Income and Sales Tax Department until 2017, and the self-assessment statement was not provided to the Income and Sales Tax Department for the years 2011, 2014 and 2018.

14. CONTINGENT LIABILITIES

- Issues raised by the company:

There is an issue that has been disclosed in note (6), the court issued a ruling to compensate Sura Development and Investment Company equal to the damage amount of purchasing Awtad shares, the court decided reduced the objection and sustained the decision from Amman Court of First Instance.

- Issues raised on the company:

There are no issues raised on the company.

15. FINANCIAL INSTRUMENTS

Share Capital Risks Management

The Company manages its capital to make sure that the Company will continue when it is take the highest return by the best limit for debts and owners' equity balances the Company overall strategy did not change from 2018.

Structuring of Company's capital includes debt which includes borrowing, and the owners' equity in the Company which includes share capital, statutory reserve, and accumulated losses and partner's current account as it listed in the changes in owners' equity statement.

The debt rate

The General Assembly is reviewing the share capital structure periodically, As a part of this reviewing, the general assembly consider the cost of share capital and the risks that is related in each faction from capital and debt factions, The Company capital structure includes debts from the borrowing, The Company's doesn't determine the highest limit of the debt rate.

Financial risks management

Company activities could mainly be exposed to financial risks that arising from the following:

Foreign currencies risks management

The company is not exposed to significant risks related to foreign currency price changes, so there is no need to effective management for this exposure.

Interest rate risk
The Company is exposed to interest rate risk on its interest bearing assets and liabilities (bank deposits, interest bearing loans and borrowings).

The sensitivity of the income statement is the effect of the assumed changes in interest rates on the Company's profit for one year, based on the floating rate financial assets and financial liabilities held.

Credit risk
Credit risk is defined as the risk that one party of a financial instrument will cause a financial loss for the other party by failing to discharge an obligation, the Company maintains cash at financial institutions with suitable credit rating, the Company looks forward to reduce the credit risk by maintaining a proper control over the customer's credit limits and collection process and take provisions for doubtful accounts.

Liquidity risk
Are the risks of inability to pay the financial obligations that were settled by receiving cash or another financial assets. Liquidity risk management by control on cash flows and comparing them with maturities of assets and financial liabilities.

16. SECTORIAL INFORMATION
The Company works in the following operational segment, the Company work in one geographic sector is the Hashemite kingdom of Jordan.

The details of the profits and losses of the Company's operating segments are as follows:

	Segment losses	
	2019	2018
Real estate investment sector	**(54,076)**	(52,134)
Financial assets investment sector	**(2,750)**	4,000
	(56,826)	(48,134)

The total assets and liabilities of the Company's operating segments are as follows:

	Segment assets		Segment liabilities	
	2019	2018	**2019**	2018
Real estate investment sector	**5,005,500**	5,005,500	**147,769**	147,769
Financial assets investment sector	**1,453,001**	1,455,751	**-**	-
Other sector	**80,668**	10,626	**508,595**	384,477
	6,539,169	6,471,877	**656,364**	532,246

17. APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS
The consolidated financial statements were approved by the Board of Directors and authorized for issuance January11, 2020.

18. COMPARATIVE FIGURES
Certain figures for 2018 have been reclassified to conform to the presentation in the current year.