

AL – IHDATHIAT REAL ESTATE COMPANY
PUBLIC SHAREHOLDING COMPANY

INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS (UNAUDITED)

30 SEPTEMBER 2025

**REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
TO THE BOARD OF DIRECTORS OF AL-IHDATHIAT REAL ESTATE COMPANY
PUBLIC SHAREHOLDING COMPANY
AMMAN - HASHEMITE KINGDOM OF JORDAN**

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Al-Ihdathiat Real Estate Company - Public Shareholding Company (the "Company") and its subsidiaries (together referred to as the "Group") as at 30 September 2025, comprising of the interim condensed consolidated statement of financial position as at 30 September 2025, the interim condensed consolidated statement of income, the interim condensed consolidated statement of comprehensive income for the three and nine months then ended, the interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the nine months then ended and explanatory notes. The Board of Directors is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard IAS 34 (Interim Financial Reporting). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of Interim financial information consists of making inquiries, primarily of persons responsible for the financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

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

Amman – Jordan
29 October 2025

ERNST & YOUNG
Amman - Jordan

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025

	<u>Notes</u>	30 September 2025	31 December 2024
		JD (Unaudited)	JD (Audited)
<u>ASSETS</u>			
Non-current assets -			
Financial assets at fair value through other comprehensive income		4,093	3,159
Property and equipment		4,700,748	-
Goodwill	9	323,931	-
Properties under development	3	3,192,552	3,195,034
		<u>8,221,324</u>	<u>3,198,193</u>
Current assets -			
Inventories		49,532	-
Trade and other current assets	4	340,160	6,367
Cash on hand and balances at banks	5	299,160	1,021
		<u>688,852</u>	<u>7,388</u>
Total assets		<u>8,910,176</u>	<u>3,205,581</u>
<u>EQUITY AND LIABILITIES</u>			
Equity -			
Shareholders' equity			
Paid-in capital	1	2,891,935	4,486,627
Share capital discount		-	(589,659)
Statutory reserve		65,940	65,940
Voluntary reserve		68,946	68,946
Fair value reserve		(2,243)	(3,177)
Accumulated losses		(26,157)	(1,005,033)
Total net equity		<u>2,998,421</u>	<u>3,023,644</u>
Liabilities -			
Current liabilities			
Due to related parties	6	5,401,277	111,261
Trade and other current liabilities		182,123	70,676
Unearned revenues		328,355	-
Total liabilities		<u>5,911,755</u>	<u>181,937</u>
Total equity and liabilities		<u>8,910,176</u>	<u>3,205,581</u>

The attached notes from 1 to 10 form part of these interim condensed consolidated financial statements

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
INTERIM CONDENSED CONSOLIDATED STATEMENT OF INCOME
FOR THE THREE AND NINE MONTHS ENDED 30 SEPTEMBER 2025 (UNAUDITED)

	Note	For the three months ended 30 September		For the nine months ended 30 September	
		2025	2024	2025	2024
		JD	JD	JD	JD
Revenues		398,581	-	398,581	-
Cost of revenues		(317,828)	-	(317,828)	-
Gross profit		80,753	-	80,753	-
Administrative expenses		(68,709)	(4,532)	(84,075)	(15,188)
Depreciation expenses		(27,009)	(828)	(27,009)	(2,482)
Marketing expenses		-	-	(275)	(275)
Bank charges		(10)	-	(64)	(44)
Dividend's income		-	-	284	214
Other revenues		2,199	1,021	4,229	3,034
Loss for the period		(12,776)	(4,339)	(26,157)	(14,741)
		<u>JD/ Fils</u>	<u>JD/ Fils</u>	<u>JD/ Fils</u>	<u>JD/ Fils</u>
Basic and diluted earning per share from loss for the period	7	<u>(0/004)</u>	<u>(0/002)</u>	<u>(0/009)</u>	<u>(0/005)</u>

The attached notes from 1 to 10 form part of these interim condensed consolidated financial statements

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THREE AND NINE MONTHS ENDED 30 SEPTEMBER 2025 (UNAUDITED)

	For the three months ended 30 September		For the nine months ended 30 September	
	2025	2024	2025	2024
	JD	JD	JD	JD
Loss for the period	(12,776)	(4,339)	(26,157)	(14,741)
Add: other comprehensive income that will not be transferred to profit or loss in subsequent periods after tax:				
Change in fair value of financial assets at fair value through other comprehensive income	64	(35)	934	(239)
Total other comprehensive income for the period after tax	64	(35)	934	(239)
Total comprehensive income for the period	(12,712)	(4,374)	(25,223)	(14,980)

The attached notes from 1 to 10 form part of these interim condensed consolidated financial statements

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025 (UNAUDITED)

	Paid-in capital		Share capital discount		Statutory reserve	Voluntary reserve	Fair value reserve	Accumulated losses		Total net equity
	JD		JD					JD	JD	
30 September 2025 -										
Balance as at 1 January 2025	4,486,627		(589,659)		65,940	68,946	(3,177)	(1,005,033)		3,023,644
Total comprehensive income for the period	-		-		-	-	934	(26,157)		(25,223)
Decrease in Capital (Note 1)	(1,594,692)		589,659		-	-	-	1,005,033		-
Balance as at 30 September 2025	2,891,935		-		65,940	68,946	(2,243)	(26,157)		2,998,421
30 September 2024 -										
Balance as at 1 January 2024	4,486,627		(589,659)		65,940	68,946	(3,135)	(957,450)		3,071,269
Total comprehensive income for the period	-		-		-	-	(239)	(14,741)		(14,980)
Balance as at 30 September 2024	4,486,627		(589,659)		65,940	68,946	(3,374)	(972,191)		3,056,289

The attached notes from 1 to 10 form part of these interim condensed consolidated financial statements

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025 (UNAUDITED)

	Notes	For the nine months ended 30 September	
		2025 JD	2024 JD
<u>OPERATING ACTIVITIES -</u>			
Loss for the period		(26,157)	(14,741)
Adjustments			
Depreciation		27,009	2,482
Working capital changes			
Unearned revenues		(67,379)	-
Trade and other current assets		220,215	(1,830)
Trade and other current liabilities		89,704	5,654
Net cash flows from (used in) operating activities		243,392	(8,435)
<u>INVESTING ACTIVITIES -</u>			
Acquisition of a subsidiary, net of cash acquired	9	29,007	-
Purchase of property and equipment		(604)	-
Net cash flows from Investing activities		28,403	-
<u>FINANCING ACTIVITIES -</u>			
Due to related parties		26,344	7,921
Net cash flows from financing activities		26,344	7,921
Net increase (decrease) in cash and cash equivalents		298,139	(514)
Cash and cash equivalents as at the beginning of the period		1,021	1,326
Cash and cash equivalents at the end of the period	5	299,160	812

The attached notes from 1 to 10 form part of these interim condensed consolidated financial statements

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
AS AT 30 SEPTEMBER 2025 (UNAUDITED)

(1) GENERAL

Al-Ihdathiat Real Estate Company - Public Shareholding Company was incorporated on 18 September 2005 with an authorized capital of JD 5,000,000 and a subscribed capital of JD 3,000,000, divided into 3,000,000 shares at a par value of JD 1 each. The General Assembly decided in its extraordinary meeting held on 20 April 2015 to increase the capital from JD 3,000,000 to JD 4,070,627 through the issuance of 1,070,627 shares at par value of JD 1 and with an issuance discount of 400 Fils. The process of increase capital was completed on 20 August 2015. On 12 April 2016, the Securities Exchange Commission has approved the allocation of 416,000 shares from the Groups unsubscribed shares amounted to 929,373 shares for Jordan Investment Trust Company, where Jordan Investment Trust Company paid an amount of JD 254,592 (0.612 JD per share) in cash so that the subscribed and paid-in capital becomes JD 4,486,627.

The General Assembly resolved in its extraordinary meeting held on 23 April 2025 to extinguish the Company's accumulated losses balance of JD 1,005,033 and the total amount of share capital discount of JD 589,659 as at 31 December 2024, from the paid-in capital to become JD 2,891,935. The legal procedures were completed on 22 June 2025.

The Company is 62.168% owned by Jordan Trust Investment Company (Parent Company), and the interim condensed consolidated financial statements of the Group are consolidated with Jordan Trust Investment Company (Parent Company).

The principal activities of the Company are to do property management and development, provide all associated services, the establishment of residential apartments, the purchase of lands and real estates, import and exports, and what it takes to achieve the Company's objectives as well as investment in securities for its own accounts.

The interim condensed consolidated financial statements were approved by the Board of Directors in their meeting held on 28 October 2025.

The Company's offices are located in Jabal Amman, Amman - The Hashemite Kingdom of Jordan.

(2) BASIS OF PREPARATION AND ACCOUNTING POLICIES

(2-1) BASIS OF PREPARATION

The interim condensed consolidated financial statements for the nine months period ended 30 September 2025 have been prepared in accordance with International Accounting Standard No. (34) "Interim Financial Reporting".

The interim condensed consolidated financial statements have been presented in Jordanian Dinar which is the functional currency of the Group.

The interim condensed consolidated financial statements have been prepared under the historical cost basis, except for financial assets at fair value through other comprehensive income which have been measured of fair value of the date of the interim condensed consolidated financial statements.

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
AS AT 30 SEPTEMBER 2025 (UNAUDITED)

The interim condensed consolidated financial statements does not contain all information and disclosures required for full financial statements prepared in accordance with International Financial Reporting Standards (IFRS Accounting Standards), as issued by the International Accounting Standards Board (IASB) and should be read in conjunction with the annual report of the Group as at 31 December 2024. In addition, results of the nine-months period ended 30 September 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

(2-2) CHANGES IN ACCOUNTING POLICIES

The accounting policies used in the preparation of the interim condensed consolidated financial statements are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2024 except for the adoption of new amendments on the standards effective as of 1 January 2025 shown below:

Lack of exchangeability - Amendments to IAS 21

The amendments to IAS 21 *The Effects of Changes in Foreign Exchange Rates* specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments are effective for annual reporting periods beginning on or after 1 January 2025. When applying the amendments, an entity cannot restate comparative information.

The amendments did not have a material impact on the interim condensed consolidated financial statements of the Group.

(2-3) BASIS OF CONSOLIDATION

The interim condensed consolidated financial statements comprise the financial statements of the Company and its subsidiaries (the "Group") as at 30 September 2025. The subsidiaries that are included in the interim condensed consolidated financial statements are as follows:

Company's Name	Paid in capital	Nature of activity	Percentage of Ownership		Company's type
			30 September 2025	31 December 2024	
	JD				
Sail Hosban Real Estate Company	1,000	Real estate investment	100%	100%	Limited Liability
Hojrat Alshamaly Real Estate Company	1,000	Real estate investment	100%	100%	Limited Liability
Khorbat Saka Real Estate Company	1,000	Real estate investment	100%	100%	Limited Liability
Levant Academy Schools*	150,000	Education	100%	-	Limited Liability
Dar Al Sham Real Estate Company**	1,000	Real estate investment	100%	-	Limited Liability

* Levant Academy Schools was acquired during 2025 (note 9).

** Dar Al Sham Real Estate Company was established in the Hashemite Kingdom of Jordan during 2025 as a limited liability company.

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
AS AT 30 SEPTEMBER 2025 (UNAUDITED)

Control is achieved when the Group is exposed, or has rights, to variable return from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

- Power over the investee (i.e. existing rights that give it the ability to direct the relevant activities of the investee).
- Exposure or rights to variable returns from its involvement with the investee; and
- The ability to use its power over the investee to affect returns.

When the Group owns less than the majority of the voting rights or similar in the investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee.
- Rights arising from other contractual arrangements.
- The Group's voting rights and potential rights.

The Group re-assesses whether or not it controls an investee and if facts or circumstances indicate that there are changes to one or more of the three elements of control.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Income and expenses of subsidiaries are included in the statement of comprehensive income from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to align their accounting policies with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and profits and losses relating to transactions between members of the Groups are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary;
- Derecognizes the carrying amount of any non-controlling interest;
- Derecognizes the cumulative translation differences;
- Recognizes the fair value of the consideration received;
- Recognizes the fair value of any investment retained;
- Recognizes any surplus or deficit in profit or loss;
- Reclassifies the parent's share of components previously recognized in other comprehensive income items to profit or loss.

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
AS AT 30 SEPTEMBER 2025 (UNAUDITED)

(3) PROPERTIES UNDER DEVELOPMENT

The details of this item are as follows:

	30 September 2025	31 December 2024
	JD (Unaudited)	JD (Audited)
Land (lower of cost or net realizable value) *	1,201,320	1,201,320
Residential units (at cost) *	48,801	51,283
Projects under construction (at cost) **	1,942,431	1,942,431
	<u>3,192,552</u>	<u>3,195,034</u>

* During the year 2024, the Group recognized an impairment loss on land in the amount of JD 28,856 due to the carrying amount of a group of land parcels owned by the Group exceeding their recoverable amount as at 31 December 2024.

** This project represents a building under construction in Jabal Amman. Operations on this project have been halted since the beginning of Covid-19 pandemic which has led to a delay in the completion date. Management has not yet decided on the completion date of the project up until the date of these interim condensed consolidated financial statements.

(4) TRADE AND OTHER CURRENT ASSETS

	30 September 2025	31 December 2024
	JD (Unaudited)	JD (Audited)
Students' receivables	496,792	-
Less: Provision for expected credit loss	(211,177)	-
	<u>285,615</u>	<u>-</u>
Financial claims	161,932	161,932
Prepaid expenses	27,877	1,662
Refundable deposits	4,930	750
Advances to suppliers	2,808	-
Trade receivables	2,194	-
Others	20,387	3,955
Less: Provision for expected credit losses	(165,583)	(161,932)
	<u>340,160</u>	<u>6,367</u>

(5) CASH ON HAND AND BALANCES AT BANKS

	30 September 2025	31 December 2024
	JD (Unaudited)	JD (Audited)
Cash on hand	6,746	-
Current accounts at banks	292,414	1,021
	<u>299,160</u>	<u>1,021</u>

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
AS AT 30 SEPTEMBER 2025 (UNAUDITED)

(6) RELATED PARTIES BALANCES AND TRANSACTIONS

Related parties represent shareholders, companies of which they are principal shareholders, directors and key management personnel of the Group. Pricing policies and terms of these transactions are approved by the Group's management.

Balances with related parties presented in the interim condensed consolidated statement of financial position are as follows:

	Nature of relationship	30 September 2025	31 December 2024
		JD (Unaudited)	JD (Audited)
Due to related parties:			
Jordan Investment Trust Company	The Parent Company	5,370,280	82,847
Al-Ta'awon Company for Properties Management	Company controlled by a major shareholder*	30,997	28,414
		<u>5,401,277</u>	<u>111,261</u>

* The Group rents its offices from Al-Ta'awon Company for Property Management.

Details of transactions with related parties presented in the interim condensed consolidated statement of income are as follows:

	For the nine months ended 30 September	
	2025	2024
	JD (Unaudited)	JD (Unaudited)
Rent expense - Al-Ta'awon Company for Properties Management (Company controlled by a major shareholder)	<u>1,496</u>	<u>1,496</u>

The Group has not paid salaries and bonuses to senior executives for the periods ended 30 September 2025 and 2024.

(7) BASIC AND DILUTED EARNINGS PER SHARE FROM THE LOSS FOR THE PERIOD

	For the three months ended 30 September		For the nine months ended 30 September	
	2025	2024	2025	2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Weighted average number of shares (Share)	2,891,935	2,891,935	2,891,935	2,891,935
Loss for the period (JD)	(12,776)	(4,339)	(26,157)	(14,741)
	<u>JD/ Fils</u>	<u>JD/ Fils</u>	<u>JD/ Fils</u>	<u>JD/ Fils</u>
Basic and diluted loss per share from the loss for the period	<u>(0/004)</u>	<u>(0/002)</u>	<u>(0/009)</u>	<u>(0/005)</u>

(8) INCOME TAX

Al-Ihdathiat Real Estate Company

The income tax provision was not calculated for the periods ended 30 September 2025 and 2024 due to the excess of deductible expenses over the taxable income. The Group is subject to a statutory income tax rate of 20% in addition to a 1% National Contribution Tax in accordance with the Income Tax Law No. (34) of 2014 and its amendments.

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2023.

The Company filed its tax returns up to the year 2024. The Income and Sales Tax Department did not review the accounting records up until the date of these interim condensed consolidated financial statements.

Levant Academy Schools

The income tax provision was not calculated for the periods ended 30 September 2025 and 2024 due to the excess of deductible expenses over the taxable income.

The Company reached a final settlement with the Income and Sales Tax Department up to the year 2020.

The Company filed its tax returns up to the year 2024. The Income and Sales Tax Department did not review the accounting records up until the date of these interim condensed consolidated financial statements.

Sail Husban Real Estate Company*

The Company did not calculate income tax for the periods ended 30 September 2025 and 2024 due to the excess of deductible expenses over taxable income.

Hujrat Al-Shamali Real Estate Company*

The Company did not calculate income tax for the periods ended 30 September 2025 and 2024 due to the excess of deductible expenses over taxable income.

Kherbat Sakka Real Estate Company*

The Company did not calculate income tax for the periods ended 30 September 2025 and 2024 due to the excess of deductible expenses over taxable income.

* The subsidiaries mentioned above have obtained a final clearance from the Income and Sales Tax Department up to the year 2023.

AL-IHDATHIAT REAL ESTATE COMPANY - PUBLIC SHAREHOLDING COMPANY
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
AS AT 30 SEPTEMBER 2025 (UNAUDITED)

(9) ACQUISITION OF A SUBSIDIARY

On 22 May 2025, the Company signed an agreement with First Education Holding Company, under which it acquired Levant Academy Schools Limited Liability Company (wholly owned entity by First Education Holding Company) in exchange for the sister companies waiving their investments in First Education Holding Company, in which they already held an ownership stake of 31.6%. The acquisition amount was recorded as Due to the Parent Company, based on the decision of the Parent Company's Board of Directors (Note 6).

The book value of the identifiable assets and liabilities of Levant Academy Schools as at the acquisition date were as follows:

	22 May 2025*
	JD (Unaudited)
Assets	
Property and equipment	4,724,671
Trade and other current assets	554,008
Inventory	49,532
Cash on hand and balances at banks	29,007
Total assets	<u>5,357,218</u>
Liabilities	
Trade payable	11,464
Other current liabilities	10,279
Unearned revenues	395,734
Total liabilities	<u>417,477</u>
Net acquired assets	
Amount due to the Parent Company	4,939,741
Goodwill arising from the acquisition	(5,263,672)
	<u>(323,931)</u>

The fair value of the acquired Company's assets and liabilities has been provisionally set equal to their book value. Therefore, the Company will recognize any adjustments to those provisional values upon completion of the purchase price allocation study within twelve months from the acquisition date.

Cash flows at acquisition:

	22 May 2025
	JD (Unaudited)
Net cash acquired from the acquisition of a subsidiary	<u>29,007</u>

(10) COMPARATIVE FIGURES

The Group has reclassified some comparative figures for the period ended 30 September 2024, to conform with the figures for the period ended 30 September 2025. Such reclassification has no impact on previously reported profit or equity of the Group for 2024.