



**DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
30 SEPTEMBER 2022**

DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
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REVIEW REPORT ON CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

**TO THE CHAIRMAN AND MEMBERS OF THE BOARD OF DIRECTORS
DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
AMMAN - JORDAN**

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of Deera Investment and Real Estate Development Group as at 30 September 2022, and the related condensed consolidated interim statements of comprehensive income, other comprehensive income, changes in equity and cash flows for the period then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of this condensed consolidated interim financial statements in accordance with International Accounting Standard IAS (34) relating to Interim Financial Reporting. Our responsibility is to express a conclusion on this condensed consolidated interim financial statement based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagement (2410) "Review of Interim Financial Statements Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing 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 condensed consolidated interim financial statements is not prepared, in all material respects, in accordance with International Accounting Standard (34) relating to interim financial reporting.

Emphasis of a matter

- As stated in note 5, there are two apartments were sold during the year 2018 under a legal authorization documented to Ministry of Justice, amounted 200 000 JD. The management realized the revenue due to the management's conviction that all significant risks are transferred to the buyer.
- As stated in note 5, the lands held for sale includes lands purchased which amounted 1 023 997 JD as of 30 September 2022 (31 December 2021: 2 061 627 JD), these lands have not yet been transferred to the group in the Department of Lands & Survey, which represents a part of the lands transferred from Al Sherara Real Estate Development and Investments company under the exchanged asset agreement Which was signed during the year 2020 between Al-Deera Investment and Real Estate Development Company, Al Sherara Real Estate Development and Investments Company and Al-Kuwait Finance House Company / Jordan.

Amman – Jordan

19 October 2022



DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION
30 SEPTEMBER 2022 (UNAUDITED)

	Notes	30 SEPTEMBER 2022 JD	31 December 2021 JD		Notes	30 SEPTEMBER 2022 JD	31 December 2021 JD
Assets			AUDITED	Equity and Liabilities			AUDITED
Non - Current Assets				Equity	6		
Property, plant and equipment	4	20 101 193	20 564 695	Share capital		40 000 000	40 000 000
Intangible assets		82 500	82 500	Share premium		8 804 803	16 400 000
Projects under construction		17 234 987	17 016 523	Statutory reserve		2 604 029	2 724 500
Investment properties		8 254 400	8 254 400	Voluntary reserve		175 157	175 157
Assets held under capital lease		17 584 137	16 461 954	Fair value reserve		(714 357)	(566 386)
Financial assets at fair value through OCI		69 481	423 151	Accumulated losses		(1 645 634)	(5 995 197)
Long-term notes receivable		136 179	228 342	Total Group shareholders		49 223 998	52 738 074
Long-term checks under collection		10 000	28 500	Non-controlling interest	3	-	923 805
Total Non - Current Assets		63 472 877	63 060 065	Total Equity		49 223 998	53 661 879
Current Assets				Non - Current Liabilities			
Lands held for sale	5	14 557 251	16 557 350	Long-term loan		10 972 827	12 826 826
Inventory		249 046	430 792	Long-term murabaha financing facility		-	613 230
Other debit balances		2 221 064	3 777 436	Long-term capital lease obligations		8 758 111	7 817 034
Due from related parties	8	221	54 365	Long -term postdated checks		56 824	63 879
Accounts receivable		489 932	608 870	Total Non - Current Liabilities		19 787 762	21 320 969
Short-term notes receivable		250 386	243 803	Current Liabilities			
Short-term checks under collection		261 042	201 902	Short-term loan		3 321 398	2 516 480
Cash and cash equivalents		66 680	37 611	Short-term murabaha financing facility		1 021 558	895 387
Total Current Assets		18 095 622	21 912 129	Short-term capital lease obligations		1 217 678	1 168 992
Total Assets		81 568 499	84 972 194	Provision for income tax		3 638	167 920
				Other credit balances		2 567 349	1 452 045
				Accounts payable		1 503 684	1 743 099
				Advance payments in land held for sale		898 550	282 033
				Bank overdraft		893 358	767 401
				Short-term postdated checks		1 129 526	995 989
				Total current Liabilities		12 556 739	9 989 346
				Total Liabilities		32 344 501	31 310 315
				Total Equity and Liabilities		81 568 499	84 972 194

The accompanying notes are an integral part of these condensed consolidated interim financial statements(unaudited)

DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
CONDENSED CONSOLIDATED INTERIM STATEMENT OF COMPREHENSIVE INCOME
30 SEPTEMBER 2022 (UNAUDITED)

	<u>Notes</u>	For the three- months period ended		For the nine-months period ended	
		30 September 2022	30 September 2021	30 September 2022	30 September 2021
		JD	JD	JD	JD
Operating revenue	7	1 788 123	2 720 358	5 051 064	4 469 105
Cost of sales		(1 698 822)	(2 441 049)	(4 445 256)	(4 585 961)
Gross profit (loss)		89 301	279 309	605 808	(116 856)
Administrative expenses		(314 951)	(275 450)	(852 329)	(796 466)
Selling and marketing expenses		(18 832)	(17 824)	(52 814)	(31 333)
Right of use asset depreciation		-	-	-	(7 946)
Lease liability interests		-	-	-	(330)
Losses from increase owning subsidiary company	3	-	-	(189 944)	-
Group's share of associates		-	-	-	(6 151)
Provision for impairment land held for sale		(64 457)	-	(64 457)	-
Arbitration case expenses		(21 780)	-	(31 780)	-
Financing expenses		(360 099)	(264 966)	(970 896)	(724 163)
Expected credit loss provision		-	-	(235 034)	-
Other revenues and expenses		(2 228)	8 166	(56 349)	3 578
Assets exchanged losses		-	(661 446)	-	(661 446)
Loss for the Period before income tax		(693 046)	(932 211)	(1 847 795)	(2 341 113)
Income tax		27 948	296	-	(164 693)
Loss for the Period		(665 098)	(931 915)	(1 847 795)	(2 505 806)
Attributable to:					
Company shareholders		(665 098)	(982 652)	(1 847 795)	(2 419 672)
Non-controlling interest		-	50 737	-	(86 134)
		(665 098)	(931 915)	(1 847 795)	(2 505 806)
Basic and diluted loss per share for the period		(0.017)	(0.024)	(0.046)	(0.060)

The accompanying notes are an integral part of these condensed consolidated interim financial statements(unaudited)

DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
CONDENSED CONSOLIDATED INTERIM STATEMENT OF OTHER COMPREHENSIVE INCOME
30 JUNE 2022 (UNAUDITED)

	For the three-months period ended		For the nine-months period ended	
	30 September 2022 JD	30 September 2021 JD	30 September 2022 JD	30 September 2021 JD
Loss for the Period	(665 098)	(931 915)	(1 847 795)	(2 505 806)
Other comprehensive income items:				
Change in fair value of financial assets at fair value	39 525	72 019	(2 169)	76 099
Loss from sale of financial assets	(64 112)	-	(64 112)	-
Total comprehensive loss for the period	(689 685)	(859 896)	(1 914 076)	(2 429 707)
Attributable to:				
Group's shareholders	(689 685)	(910 633)	(1 914 076)	(2 343 573)
Non-controlling interest	-	50 737	-	(86 134)
	(689 685)	(859 896)	(1 914 076)	(2 429 707)

The accompanying notes are an integral part of these condensed consolidated interim financial statements(unaudited)

DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY
30 SEPTEMBER 2022 (UNAUDITED)

	Share Capital JD	Share premium JD	Statutory reserve JD	Voluntary reserve JD	Fair value reserve JD	Accumulated losses JD	Total Group shareholders JD	Non-controlling interest JD	Total Equity JD
31 December 2020	40 000 000	16 400 000	2 713 643	175 157	(612 161)	(2 946 990)	55 729 649	1 100 889	56 830 538
Comprehensive loss for the period	-	-	-	-	-	(2 419 672)	(2 419 672)	(86 134)	(2 505 806)
Change in fair value	-	-	-	-	76 099	-	76 099	-	76 099
30 September 2021	40 000 000	16 400 000	2 713 643	175 157	(536 062)	(5 366 662)	53 386 076	1 014 755	54 400 831
31 December 2021	40 000 000	16 400 000	2 724 500	175 157	(566 386)	(5 995 197)	52 738 074	923 805	53 661 879
Comprehensive loss for the period	-	-	-	-	-	(1 847 795)	(1 847 795)	-	(1 847 795)
Writte off Losses	-	(5 995 197)	(120 471)	-	-	6 115 668	-	-	-
Dividends	-	(1 600 000)	-	-	-	-	(1 600 000)	-	(1 600 000)
Change in fair value	-	-	-	-	(2 169)	-	(2 169)	-	(2 169)
Loss from sale of financial assets	-	-	-	-	-	(64 112)	(64 112)	-	(64 112)
Increase of owning subsidiary company	-	-	-	-	-	-	-	(923 805)	(923 805)
Transfer from fair value reserve	-	-	-	-	(145 802)	145 802	-	-	-
30 September 2022	40 000 000	8 804 803	2 604 029	175 157	(714 357)	(1 645 634)	49 223 998	-	49 223 998

The accompanying notes are an integral part of these condensed consolidated interim financial statements (unaudited)

DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS
30 SEPTEMBER 2022 (UNAUDITED)

	30 September 2022 JD	30 September 2021 JD
Operating activities		
Loss for the Period before income tax	(1 847 795)	(2 341 113)
Adjustments for:		
Depreciation and amortization	532 534	460 283
loss from sale of property, plant and equipment	-	179
Group's share of associates	-	6 151
Finance interests	970 896	724 163
Provision for impairment land held for sale	64 457	-
Right of use asset depreciation	-	7 946
Lease liability interests	-	330
Assets exchanged losses, net	-	661 446
Gains (losses) of increase owning subsidiary company	189 944	-
Expected credit loss provision	235 034	-
Changes in operating assets and liabilities		
Other debit balances	1 556 372	108 875
Inventory	181 746	19 962
Lands held for sale	1 935 642	1 872 997
Accounts receivable	(116 096)	(300 084)
Notes receivable and Checks under collection	44 940	163 126
Other credit balances	1 115 304	(616 507)
Advance payments in lands held for sale	(239 415)	(175)
Other debit balances	616 517	275 041
Paid Income tax	(164 282)	-
Net cash from operating activities	5 075 798	1 042 620
Investing activities		
Investment in associates	-	2 315 906
Financial assets at fair value through other comprehensive Income	287 389	-
Property, plant and equipment	(69 032)	(362 583)
Projects under constructions	(218 464)	(86 780)
Assets held under capital lease	(1 122 183)	(362 387)
Payments to increase owning subsidiary company	(1 113 749)	-
Net cash used in (from) investing activities	(2 236 039)	1 504 156
Financing activities		
Bank overdraft	125 957	7 545
Postdated checks	126 482	524 289
Loan	(1 049 081)	1 277 421
Murabaha financing facility	(487 059)	(645 010)
Financing lease obligations	989 763	1 458 712
Paid financing interests	-	(9 221)
Paid Financing expenses	(970 896)	(724 163)
due to related parties	54 144	(2 431 128)
Dividends	(1 600 000)	-
Net cash used in Financing activities	(2 810 690)	(541 555)
Net change in cash and cash equivalents	29 069	2 005 221
Cash and cash equivalents at 1 January	37 611	265 903
Cash and cash equivalents at 30 September	66 680	2 271 124

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

1) General

The Company was registered at the Ministry of Industry and Trade as a Jordanian public shareholding company under No. (410) on 8 June 2006. The company's share capital is JD 40 000 000.

The Company's main activities are acquired and sell properties, Land development, construction of commercial and residential buildings, and other related activities.

The accompanying condensed consolidated interim financial statement of the group are consolidated with the financial statements of Al Sheraa Real Estate Development and Investments Company, which owns 39.67% of Al Deera Investment and Real Estate Development Company as of 30 september 2022.

The accompanying condensed consolidated interim financial statements was approved by the Board of Directors in its meeting on 19 October 2022.

2) Basis of preparation

The accompanying condensed consolidated interim financial statements have been prepared in accordance with the International Accounting Standard (IAS) 34 "Interim Financial Reporting".

The accompanying condensed consolidated interim financial information do not include all the information and disclosures required for the annual financial statements, which are prepared in accordance with the International Financial Reporting Standards and must be read with the consolidated financial statements of the Group as of 31 December 2021. In addition, the results of the Group's operations for the nine months ended 30 September 2022 do not necessarily represent indications of the expected results for the year ending 31 December 2022, and do not contain the appropriation of the profit of the current period, which is usually performed at year end.

The condensed consolidated interim financial statements are presented in Jordanian Dinar, which is the functional currency of the group.

The accounting policies followed in these condensed interim financial statements are the same as those adopted for the year ended 31 December 2021 except for the following changes:

Standards issued but not yet effective

The standards and interpretations that are issued but not yet effective, up to the date of issuance of the group's financial statements are disclosed below. The group intends to adopt these standards, if applicable, when they become effective.

IFRS 17 Insurance Contracts

IFRS 17 provides a comprehensive model for insurance contracts covering the recognition and measurement and presentation and disclosure of insurance contracts and replaces IFRS 4 - Insurance Contracts. The standard applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. The standard general model is supplemented by the variable fee approach and the premium allocation approach.

The new standard will be effective for annual periods beginning on or after 1 January 2023 with comparative figures required. Early application is permitted provided that the entity also applies IFRS 9 and IFRS 15 on or before the date it first applies IFRS 17.

Amendments to IAS 1: Classification of Liabilities as Current or Non-current

In January 2020, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

- what is meant by a right to defer settlement,
- the right to defer must exist at the end of the reporting period,
- that classification is unaffected by the likelihood,
- that an entity will exercise its deferral right,
- and that only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification.

The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and must be applied retrospectively.

3) Principles of consolidation

The consolidated financial statements comprise of the financial statements of the Company and its subsidiaries where the Company has the power to govern the financial and operating policies of the subsidiaries 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 subsidiaries 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 consolidated in the income statements 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 consolidated in the income statement to the disposal date, which is the date on which the Company loses control over the subsidiaries

The following subsidiaries have been consolidated:

	Share capital	Nature of Activity	Ownership percentage	
	JD		2022/9/30	2021/12/31
Amman Development for Tourism and Industrial Investment*	7 329 146	Tourism	%100	%76
Al Deera Tower Investment and Real Estate Development	5 348 238	Real estate	%100	%100
Al Itlalah Investment and Real Estate Development	5 340 384	Real estate	%100	%100
Awtad For Contracting Construction	325 000	Constructions	%100	%100
Al Qaws Electronics and Real Estate Investment	100 000	Real estate	%100	%100
Al Zambq Investment and Real Estate Development	10 000	Real estate	%100	%100
Alsamq Investment and Real Estate Development	10 000	Real estate	%100	%100
Al Saqi Investement and Real Estate Development	10 000	Real estate	%100	%100
Al Nasaem Investment and Real Estate Development	10 000	Real estate	%100	%100

* On 11 January 2022, Al Deera Investment and Real Estate Development Company increased his ownership to be 100% of the capital of the Amman Development for Tourism and Industrial Investments Company, in accordance with the decision of the extraordinary general assembly held on 16 December 2021, which led to realized losses amounted of 189 944 JD. Accordingly, the balances of the non controlling interests were canceled as on 30 September 2022.

Accounting estimates

Preparation of the financial statements and the application of the accounting policies require the management to perform assessments and assumptions that affect the amounts of financial assets, financial liabilities, and fair value reserve and to disclose contingent liabilities. Moreover, these assessments and assumptions affect revenues, expenses, provisions, and changes in the fair value shown in the statement of other comprehensive income and owners' equity. In particular, this requires the company's management to issue significant judgments and assumptions to assess future cash flow amounts and their timing. Moreover, the said assessments are necessarily based on assumptions and factors with varying degrees of consideration and uncertainty. In addition, actual results may differ from assessments due to the changes resulting from the conditions and circumstances of those assessments in the future.

4) Property, plant and equipment

The addition of property, plant and equipment for the period ended 30 September 2022 amounted 69 032 JD.

5) Lands held for sale

	2022/9/30	2021/12/31
	JD	JD
Lands*	14 627 014	16 562 656
Provision for impairment	(69 763)	(5 306)
	14 557 251	16 557 350

*There are two apartments were sold during the year 2018 under a legal authorization documented to Ministry of Justice, amounted 200 000 JD. The management realized the revenue due to the management's conviction that all material risks are transferred to the buyer.

*This item includes lands which amounted 1 023 997 JD as of 30 September 2022 (31 December 2021: 2 061 627 JD) these lands have not yet been transferred to the group in the Department of Lands & Survey, which represents a part of the lands transferred from Al Sherara Real Estate Development and Investments company under the exchanged asset agreement Which was signed during the year 2020 between Al-Deera Investment and Real Estate Development Company, Al Sherara Real Estate Development and Investments Company and Al-Kuwait Finance House Company / Jordan, the ownership of these lands will be transferred during 2022. During the third quarter, the management signed an agreement to assign a plot of land of these lands which the net book value is 515 250 JD as of 30 September 2022, due to the settlement of an obligation on the group.

6) Equity

Share capital

The authorized and share capital of the Company is 40 000 000 JD divided into 40 000 000 shares at 1 JD per share.

Share premium

This amount represents the difference between the par value of the shares issued and their issue price at the date of issuance.

On 25 April 2022 the extraordinary general assembly decided to writt off the accumulated Losses of the group, this decision has been recorded on 28 April 2022 by writte of the accumulated Losses of the group which amounted 5 995 197 JD (represents the balance of accumulated Losses as of 31 December 2021) in the share premium.

Also, the general assembly decided on 25 April 2022 to distributing 4% of the capital as cash, equivalent to 1 600 000 JD to the shareholders.

Reserves

The group did not make any appropriation to the legal reserves, in accordance with companies' law, in the interim financial statements as such appropriation are performed at the year ended.

DEERA INVESTMENT AND REAL ESTATE DEVELOPMENT GROUP
PUBLIC SHAREHOLDING COMPANY
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENT
30 SEPTEMBER 2022 (UNAUDITED)

7) Operating revenue

	Operating revenue JD	Operating expenses JD	Gross (Loss) profit JD
30 SEPTEMBER 2022			
Land sales	2 255 193	(1 677 456)	577 737
Real estate development projects	1 049 439	(1 044 143)	5 296
Amman Development company (Dunes Club)	1 746 432	(1 723 657)	22 775
	5 051 064	(4 445 256)	605 808
30 SEPTEMBER 2021			
Land sales	2 065 002	(1 839 807)	225 195
Real estate development projects	1 611 820	(1 873 896)	(262 076)
Amman Development company (Dunes Club)	792 283	(872 258)	(79 975)
	4 469 105	(4 585 961)	(116 856)

8) Due from related parties

	Nature of the relationship	2022/9/30 JD	2021/12/31 JD
Al-Sheraa Real Estate Development and Investment	Shareholder	221	54 365

9) Segmental Information

Engages in producing products or services known as operating segments or engages in producing products or services within economic environments known as geographical segments.

Geographical Segment

The Group operations are located inside the Hashemite Kingdom of Jordan.

Operating Segment

The Group operates three operating segment which is the real estate sector, constructions sector and Tourism Investments

10) Comparative figures

Some of the comparative figures for the year 2021 have been reclassified to correspond with the period ended 30 September 2022 presentation and it did not result in any change to the last period's operating results and equity.