

**THE HOUSING BANK FOR  
TRADE AND FINANCE  
(A PUBLIC SHAREHOLDING  
LIMITED COMPANY)  
AMMAN - THE HASHEMITE  
KINGDOM OF JORDAN**

**CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024  
TOGETHER WITH THE AUDIT REPORT**

**The Housing Bank For Trade And Finance  
(A Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom Of Jordan  
31 December 2024**

**Table of contents**

**Independent Audit Report**

**Page**

---

**Consolidated Statement of Financial Position**

**1**

**Consolidated Statement of Profit or Loss**

**2**

**Consolidated Statement of Comprehensive Income**

**3**

**Consolidated Statement of Changes in Owners' Equity**

**4**

**Consolidated Statement of Cash Flows**

**5**

**Notes to the Consolidated Financial Statements**

**6 - 142**



**INDEPENDENT AUDITOR'S REPORT  
TO THE SHAREHOLDERS OF HOUSING BANK FOR TRADE AND FINANCE – PUBLIC SHAREHOLDING COMPANY  
REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS**

**Our opinion**

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Housing Bank for Trade and Finance (the "Bank") and its subsidiaries (together the "Group") as at 31 December 2024, and their consolidated financial performance and their consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as modified by the Central Bank of Jordan.

***What we have audited***

The Group's consolidated financial statements comprise:

- the consolidated statement of financial position as at 31 December 2024;
- the consolidated statement of income for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in *the Auditor's Responsibilities for the Audit of the consolidated financial statements* section of our report.

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

**Independence**

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code) and the ethical requirements that are relevant to our audit of the consolidated financial statements in the Hashemite Kingdom of Jordan. We have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.



## INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF HOUSING BANK FOR TRADE AND FINANCE - PUBLIC SHAREHOLDING COMPANY (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### Our audit approach

#### Overview

Key Audit Matter	• Measurement of Expected Credit Losses
------------------	---

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where the management made subjective judgments; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

#### Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
------------------	--

#### Measurement of Expected Credit Losses

The Group applies the Expected Credit Loss model (ECL) on all its financial instruments measured at amortised cost, debt instruments measured at fair value through other comprehensive income and financial guarantee contracts including financing commitments in accordance with IFRS Accounting Standards (IFRS 9) "financial instruments" as modified by the Central Bank of Jordan.

The Group exercises significant judgement and makes a number of assumptions in developing its ECL models, which includes probability of default computation separately for retail and corporate portfolios, determining loss given default and exposure at default for both funded and unfunded exposures, forward looking adjustments and staging criteria.

We performed the following audit procedures on the computation of the ECL included in the Group's consolidated financial statements for the year ended 31 December 2024:

- We assessed and tested the design and operating effectiveness of relevant controls over the calculation of the expected credit losses model.
- We tested the completeness and accuracy of the data used in the calculation of ECL.
- For a sample of exposures, we tested the appropriateness of the Group's application of the staging criteria.



**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF HOUSING BANK FOR TRADE AND FINANCE -  
PUBLIC SHAREHOLDING COMPANY (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

Key audit matter	How our audit addressed the key audit matter
<p>For defaulted exposures, the Group exercises &gt; judgements to estimate the expected future cash flows related to individual exposures, including the value of collateral.</p> <p>The Group's impairment policy under IFRS 9 as modified by the Central Bank of Jordan is presented in Note (2,3) to the consolidated financial statements and regarding the differences between IFRS 9 as applicable and what has been applied in accordance with the instructions of the Central Bank of Jordan and information on the accounting policies applied when calculating expected credit losses.</p> <p>Measurement of ECL is considered as a key audit matter as the Group applies significant judgments and makes a number of assumptions in the staging criteria applied to the financial instruments as well as in developing ECL models for calculating its impairment provisions.</p>	<p>We involved our internal experts to assess the following aspects:</p> <ul style="list-style-type: none"><li>• Conceptual framework used for developing the Group's impairment policy in the context of its compliance with the requirements of IFRS 9 as modified by the Central Bank of Jordan.</li><li>• ECL modelling methodology and calculations used to compute the probability of default (PD), loss given default (LGD), and exposure at default (EAD) for the Group's classes of financial instruments.</li><li>• Reasonableness of the assumptions made in developing the modelling framework including assumptions used for estimating forward looking scenarios and significant increase in credit risk.</li><li>• Recalculation of the expected credit losses for a sample of the impaired financial assets at each stage.</li></ul>

- 
- In addition, for the Stage 3 corporate portfolio, the appropriateness of provisioning assumptions were independently assessed for a sample of exposures selected on the basis of risk and the significance of individual exposures. An independent view was formed on the levels of provisions recognised, based on the detailed loan and counterparty information available in the credit file. For the Stage 3 retail portfolio, assumptions were independently assessed for each product category and an independent view was formed on the levels of provisions recognised at each category level.
  - We recalculated the provision for non-performing loans in accordance with the Central Bank of Jordan Instructions Number (47/2009).
  - We compared the expected credit loss calculated in accordance with IFRS 9 as modified by the Central Bank of Jordan with the provision for expected credit losses calculated in accordance with the instructions of the Central Bank of Jordan No. (47/2009) and ensured that the Group has recorded whichever is higher.
  - We assessed the consolidated financial statement disclosures to ensure compliance with IFRS 7 and IFRS 9 as modified by the Central Bank of Jordan. We have also ensured completeness and accuracy of the disclosures by verifying the information to accounting records.
- 

#### **Other information**

Management is responsible for the other information. The other information comprises all the other information included in the Group's annual report (but does not include the consolidated financial statements and our auditor's report therein), which is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the other information not yet received, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.



**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF HOUSING BANK FOR TRADE AND FINANCE -  
PUBLIC SHAREHOLDING COMPANY (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Responsibilities of management and those charged with governance for the consolidated financial statements**

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

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

Those charged with governance are responsible for overseeing the Group's consolidated financial reporting process.

**Auditor's responsibilities for the audit of the consolidated financial statements**

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF HOUSING BANK FOR TRADE AND FINANCE-  
PUBLIC SHAREHOLDING COMPANY (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

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

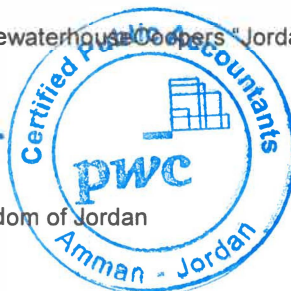
**Report on other legal and regulatory requirements**

The Group maintains proper accounting records which are consistent, in all material aspects, with the accompanying consolidated financial statements. We recommend the General Assembly to approve them.

For and on behalf of PricewaterhouseCoopers "Jordan"

  
Omar Amal Alazazi  
License No. (1015)

Amman, Hashemite kingdom of Jordan  
30 January 2025





**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Consolidated Statement of Financial Position**  
**As at 31 December 2024**

		31 December	
	Note	2024	2023
		JD	JD
<b>Assets</b>			
Cash and balances at central banks - net	5	674,694,933	553,689,927
Balances at banks and financial institutions - net	6	440,250,877	323,043,611
Deposits at banks and financial institutions - net	7	53,483,697	44,751,813
Financial assets at fair value through profit or loss	8	4,407,981	4,425,551
Financial assets at fair value through other comprehensive income	9	445,212,802	403,462,628
Direct credit facilities at fair value through profit or loss	10	-	31,496,582
Direct credit facilities at amortized cost - net	11	4,513,597,022	4,442,544,481
Financial assets at amortized cost - net	12	2,547,359,647	2,418,523,210
Property and equipment - net	13	158,385,051	159,245,811
Intangible assets - net	14	20,928,700	22,214,936
Right of use asset	20/a	23,946,833	21,364,626
Deferred tax assets	22/e	117,030,396	125,044,861
Other assets - net	15	227,437,544	127,072,572
<b>Total Assets</b>		<b>9,226,735,483</b>	<b>8,676,880,609</b>
<b>Liabilities and equity</b>			
<b>Liabilities</b>			
Banks and financial institutions deposits	16	829,646,033	716,654,103
Customers' deposits	17	5,983,324,814	5,649,898,542
Cash margins	18	313,733,191	296,137,233
Borrowed funds	19	297,532,318	297,089,265
Sundry provisions	21	33,568,028	31,232,872
Income tax provision	22/a	57,009,998	61,676,475
Deferred tax liabilities	22/e	11,350,011	6,374,087
Lease liability	20/b	23,162,440	21,064,223
Other liabilities	23	273,676,453	268,891,814
<b>Total liabilities</b>		<b>7,823,003,286</b>	<b>7,349,018,614</b>
<b>Equity Shareholder's</b>			
Authorized and paid-up capital	24	315,000,000	315,000,000
Share premium	24	328,147,537	328,147,537
Statutory reserve	25	317,875,934	296,295,588
Special reserve	25	11,870,335	11,743,708
Foreign currencies translation	26	(133,342,835)	(130,825,280)
Fair value reserve - net	27	4,904,574	(3,920,263)
Retained earnings	28	499,963,734	452,965,949
<b>Net attributable to the shareholders' equity of the bank</b>		<b>1,344,419,279</b>	<b>1,269,407,239</b>
Non-controlling interest		59,312,918	58,454,756
<b>Total equity</b>		<b>1,403,732,197</b>	<b>1,327,861,995</b>
<b>Total liabilities and equity</b>		<b>9,226,735,483</b>	<b>8,676,880,609</b>

**The accompanying notes constitute an integral part of these consolidated financial statements**

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Consolidated Statement of Profit or Loss  
For the year ended 31 December 2024**

	<b>Note</b>	<b>For the Year Ended 31 December</b>	
		<b>2024</b>	<b>2023</b>
		<b>JD</b>	<b>JD</b>
Interest income	31	603,381,455	560,600,640
Interest expense	32	(223,943,681)	(184,035,744)
<b>Net interest income</b>		<b>379,437,774</b>	<b>376,564,896</b>
Net commission income	33	25,507,457	26,821,546
<b>Net interest and commission income</b>		<b>404,945,231</b>	<b>403,386,442</b>
Gain from foreign currencies	34	8,736,071	9,107,078
Gain from financial assets at fair value through profit or loss	35	968,565	1,622,217
Cash dividends from financial assets at fair value through other comprehensive income		293,858	390,080
Other income	36	29,802,134	23,514,489
<b>Total income</b>		<b>444,745,859</b>	<b>438,020,306</b>
<b>Expenses</b>			
Employees' expenses	37	99,925,596	95,861,145
Depreciation and amortization	13,14& 20	27,689,457	25,864,076
Other expenses	38	61,432,830	62,516,157
Allowance for expected credit loss - net	39	18,942,762	35,673,006
Expense of sundry provisions - net		957,237	700,998
<b>Total expenses</b>		<b>208,947,882</b>	<b>220,615,382</b>
Profit for the year before income tax expense		235,797,977	217,404,924
Income tax	22/b	(85,524,375)	(76,630,335)
<b>Profit for the year</b>		<b>150,273,602</b>	<b>140,774,589</b>
<b>Attributable to:</b>			
Bank's shareholders		147,454,758	136,729,879
Non-controlling interest		2,818,844	4,044,710
		<b>150,273,602</b>	<b>140,774,589</b>
		<b>JD/Fils</b>	<b>JD/Fils</b>
Basic and diluted earnings per share for the year attributable to the bank's shareholders	40	<b>0.468</b>	<b>0.434</b>

**The accompanying notes constitute an integral part of these consolidated financial statements**

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Consolidated Statement of Comprehensive Income  
For the year ended 31 December 2024**

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Profit for the year	150,273,602	140,774,589
<b>Other comprehensive income items which may be reclassified to profit or loss in the subsequent period</b>		
Foreign currencies translation	(3,223,667)	3,165,799
Net change in valuation reserve of financial assets at fair value through comprehensive income after tax - debt instruments	622,150	5,762,114
<b>Other comprehensive income items that will not be reclassified to profit or loss in the subsequent period</b>		
Net change in valuation reserve of financial assets at fair value through comprehensive income after tax - equity instruments	8,215,008	1,274,811
<b>Total other comprehensive income items for the year after tax</b>	<b>5,613,491</b>	<b>10,202,724</b>
<b>Total comprehensive income for the year</b>	<b>155,887,093</b>	<b>150,977,313</b>
Attributable to:		
Bank's shareholders	153,762,040	147,383,019
Non-controlling interest	2,125,053	3,594,294
	<b>155,887,093</b>	<b>150,977,313</b>

**The accompanying notes constitute an integral part of these consolidated financial statements**

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Consolidated Statement of Changes in Owners' Equity**  
**For the year ended 31 December 2024**

	Attributable to the shareholders' of the bank equity							Net attributable to the shareholders' equity of the bank JD	Non-controlling Interest JD	Total Equity JD
	Authorized and paid-up capital JD	Share Premium JD	Statutory reserve JD	Special Reserve JD	Foreign currencies translation JD	Fair Value Reserve – Net JD	Retained Earnings JD			
<b>For the year ended 31 December 2024</b>										
Beginning balance for the year	315,000,000	328,147,537	296,295,588	11,743,708	(130,825,280)	(3,920,263)	452,965,949	<b>1,269,407,239</b>	58,454,756	<b>1,327,861,995</b>
Profit for the year	-	-	-	-	-	-	147,454,758	<b>147,454,758</b>	2,818,844	<b>150,273,602</b>
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax - debt instruments	-	-	-	-	-	609,829	-	<b>609,829</b>	12,321	<b>622,150</b>
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax - equity instruments	-	-	-	-	-	8,215,008	-	<b>8,215,008</b>	-	<b>8,215,008</b>
Foreign currency translation	-	-	-	-	(2,517,555)	-	-	<b>(2,517,555)</b>	(706,112)	<b>(3,223,667)</b>
<b>Total comprehensive income</b>	-	-	-	-	<b>(2,517,555)</b>	<b>8,824,837</b>	<b>147,454,758</b>	<b>153,762,040</b>	<b>2,125,053</b>	<b>155,887,093</b>
Dividends paid	-	-	-	-	-	-	(78,750,000)	<b>(78,750,000)</b>	(1,266,891)	<b>(80,016,891)</b>
Transferred to reserves	-	-	21,580,346	126,627	-	-	(21,706,973)	-	-	-
<b>Ending balance for the year</b>	<b>315,000,000</b>	<b>328,147,537</b>	<b>317,875,934</b>	<b>11,870,335</b>	<b>(133,342,835)</b>	<b>4,904,574</b>	<b>499,963,734</b>	<b>1,344,419,279</b>	<b>59,312,918</b>	<b>1,403,732,197</b>
<b>For the Year Ended 31 December 2023</b>										
Beginning balance for the year	315,000,000	328,147,537	274,745,075	11,553,745	(134,490,422)	(10,908,261)	416,843,387	<b>1,200,891,061</b>	58,170,812	<b>1,259,061,873</b>
Profit for the year	-	-	-	-	-	-	136,729,879	<b>136,729,879</b>	4,044,710	<b>140,774,589</b>
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax - debt instruments	-	-	-	-	-	5,713,187	-	<b>5,713,187</b>	48,927	<b>5,762,114</b>
Net change in valuation reserve of financial assets at fair value through other comprehensive income after tax - equity instruments	-	-	-	-	-	1,274,811	-	<b>1,274,811</b>	-	<b>1,274,811</b>
Foreign currency translation	-	-	-	-	3,665,142	-	-	<b>3,665,142</b>	(499,343)	<b>3,165,799</b>
<b>Total comprehensive income</b>	-	-	-	-	<b>3,665,142</b>	<b>6,987,998</b>	<b>136,729,879</b>	<b>147,383,019</b>	<b>3,594,294</b>	<b>150,977,313</b>
The effect of the disposal of a subsidiary	-	-	(18,288)	-	-	-	(98,553)	<b>(116,841)</b>	-	<b>(116,841)</b>
Dividends paid	-	-	-	-	-	-	(78,750,000)	<b>(78,750,000)</b>	(3,310,350)	<b>(82,060,350)</b>
Transferred to reserves	-	-	21,568,801	189,963	-	-	(21,758,764)	-	-	-
<b>Ending balance for the year</b>	<b>315,000,000</b>	<b>328,147,537</b>	<b>296,295,588</b>	<b>11,743,708</b>	<b>(130,825,280)</b>	<b>(3,920,263)</b>	<b>452,965,949</b>	<b>1,269,407,239</b>	<b>58,454,756</b>	<b>1,327,861,995</b>

**The accompanying notes constitute an integral part of these consolidated financial statements**

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Consolidated Statement of Cash Flows  
For the year ended 31 December 2024**

		<b>For the Year Ended December 31,</b>	
	<b>Note</b>	<b>2024</b>	<b>2023</b>
		<b>JD</b>	<b>JD</b>
<b>Operating activities</b>			
Profit before income tax		235,797,977	217,404,924
Adjustments for non-cash items:			
Depreciation and amortization	13,14&20	27,689,457	25,864,076
Provision for expected credit loss	39	18,942,762	35,673,006
Net unrealized losses from the valuation of direct credit facilities at fair value through profit or loss		(777,068)	(1,802,477)
Unrealized loss from hedging derivatives valuation		777,068	1,802,477
Net unrealized (gain) loss from the valuation of financial assets at fair value through profit or loss		(102,026)	429,926
Cash dividends from financial assets at fair value through other comprehensive income		(293,858)	(390,080)
Net accrued interest and commission income		(6,495,022)	10,446,960
Effect of the change in exchange rates on cash and cash equivalents		(5,939,198)	(6,094,996)
Provision for end-of-service indemnity expense		2,583,607	2,489,529
Premiums and discounts amortization		(3,306,759)	(4,572,536)
Sundry provisions		957,237	700,998
Others		3,605,133	5,039,884
<b>Cash flows generated from operating activities before changes in assets and liabilities</b>		<b>273,439,310</b>	<b>286,991,691</b>
<b>Decrease (increase) in assets:</b>			
Deposits at banks and financial institutions (maturing within more than 3 months)		(8,658,730)	11,940,433
Direct credit facilities at fair value through profit or loss		31,905,000	32,641,948
Direct credit facilities at amortized cost		(63,545,885)	(267,967,325)
Financial assets at fair value through profit or loss		119,596	164,303
Other assets		(103,782,188)	11,776,397
<b>Increase (decrease) in liabilities:</b>			
Banks and financial institutions' deposits (maturing within more than 3 months)		(59,884,907)	(34,729,097)
Customers' deposits		338,129,606	345,853,359
Cash margins		18,069,738	23,130,498
Other liabilities		(7,549,995)	21,066,849
Sundry provisions		(1,192,213)	(1,747,874)
<b>Net cash flows generated from operating activities before income tax</b>		<b>417,049,332</b>	<b>429,121,182</b>
Income tax paid		(81,143,731)	(68,809,941)
<b>Net cash flows generated from operating activities</b>		<b>335,905,601</b>	<b>360,311,241</b>
<b>Investing activities</b>			
Purchase of financial assets at fair value through comprehensive income		(157,824,908)	(101,909,454)
Sale of financial assets at fair value through other comprehensive income		129,474,218	80,291,355
Cash dividends from financial assets at fair value through other comprehensive income		293,858	390,080
Purchase of financial assets at amortized cost		(602,919,966)	(698,221,424)
Matured financial assets at amortized cost		477,140,739	514,173,029
Purchase of property and equipment	13	(15,584,709)	(13,212,157)
Proceeds from sale of property and equipment		764,843	173,051
Purchase of intangible assets	14	(6,340,258)	(7,318,776)
<b>Net cash flows used in investing activities</b>		<b>(174,996,183)</b>	<b>(225,634,296)</b>
<b>Financing activities</b>			
Borrowed funds	19	173,181,646	139,743,704
Paid from borrowed funds	19	(172,738,593)	(241,433,920)
Dividends paid to shareholders		(75,102,067)	(75,017,338)
Paid for lease liabilities	20	(6,284,831)	(5,304,027)
Non-controlling interest		(1,266,891)	(3,310,350)
<b>Net cash flows used in financing activities</b>		<b>(82,210,736)</b>	<b>(185,321,931)</b>
<b>Net Increase (decrease) in cash and cash equivalents</b>		<b>78,698,682</b>	<b>(50,644,986)</b>
Effect of the change in exchange rates on cash and cash equivalents		(13,378,141)	(6,704,004)
Cash and cash equivalents - beginning of the year		244,726,145	302,075,135
<b>Cash and cash equivalents - end of the year</b>	41	<b>310,046,686</b>	<b>244,726,145</b>

**The accompanying notes constitute an integral part of these consolidated financial statements**

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

**(1) General**

The Housing Bank for Trade and Finance ("the Bank") was established in 1973 and registered as a public shareholding limited company with its head quarter located in Amman - Jordan in accordance with the Jordanian Companies Law No. 12 of 1964.

The Bank provides its banking and financing business activities through its headquarters in Amman - Jordan and through its branches in Jordan (104 branches); and abroad in Palestine and Bahrain (16 branches); and through its subsidiaries in Jordan, Syria, Algeria, and the United Kingdom.

The Bank's shares are traded on Amman Stock Exchange.

The consolidated financial statements were approved by the Bank's Board of Directors in their meeting held on 23 January 2025 and it is subject to the approval of the general assembly of shareholders.

**(2) Material Accounting Policies Information**

**2.1 Basis of Consolidated Financial Statements Preparation**

The accompanying consolidated financial statements for the Bank and its subsidiaries have been prepared in accordance with the standards issued by the International Accounting Standards Board, and interpretations of the International Financial Reporting Interpretation Committee arising from the International Accounting Standards Committee, as adopted by Central Bank of Jordan.

The key differences between International Financial Reporting Standards that should be applied and what adopted by the Central Bank of Jordan are as follows:

- (a) Provisions for expected credit losses are calculated in accordance with the Central Bank of Jordan (CBJ) instructions No. (13/2018) "International Financial Reporting Standard (9) Implementation" dated June 6, 2018 and in accordance with the regulatory authorities instructions in the countries that the Bank operates whichever is more strict, the main significant differences are as follows:
- Exclusion of the debt instruments issued or guaranteed by the Jordanian Government, so that credit exposures issued or guaranteed by the Jordanian Government are treated with no credit losses.
  - When calculating credit losses against credit exposures, the calculation results in accordance to International Financial Reporting Standards (9) are compared with the calculation as per the instructions of the Central Bank of Jordan No. (47/2009) dated December 10, 2009 for each stage separately and the stricter results are recorded.
  - The Expected Credit Loss were adjusted to taking in the consideration the special arrangements with the Central Bank of Jordan (if any).
- (b) In accordance with the instructions of the Central Bank of Jordan and the instructions of the supervisory authorities in the countries in which the Bank operates, interest and commissions are suspended on non-performing credit facilities.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

- (c) Assets seized by the Bank are recorded in the consolidated statement of financial position among other assets at seized value or at fair value, whichever is least. At the date of the consolidated financial statements seized assets are revalued individually at fair value; any impairment loss is recorded in the consolidated statement of profit or loss while any increase in the value is not recorded as revenue; any subsequent increase in value is recognized only to the extent of not exceeding the previously recorded impairment losses. In addition, according to the instructions of the Central Bank of Jordan, the Bank started booking gradual provisions against seized assets which violated the requirements of article number (48) of the Banking Law at an annual rate of (5%) from its net book value for the previous years and for the current year until October 10, 2022, where, Central Bank of Jordan issued new circular that cancelled the previous requirements, in relation to sized assets additional provisions, however, required maintaining the booked additional provisions and allowed reversing it only upon the disposal of the related asset.
- (d) Additional provisions are calculated in the consolidated financial statements against some of the Bank's foreign investments in some neighboring countries.
- (e) The statutory cash reserve held at the Central Bank of Jordan is not excluded from the cash and cash equivalents

The consolidated financial statements have been prepared under the historical cost, except for certain financial instruments that have been measured at fair value at the end of each financial period, as described in the accounting policies below.

The reporting currency of the consolidated financial statements is the Jordanian Dinar.

The accounting policies adopted in preparing the consolidated financial statements are consistent with those applied in the year ended 31 December 2023, except for the effect of the application of the new and revised standards applied on or after 1 January 2024 as stated in Note (3-a).

## **2.2 Basis of Consolidation**

The consolidated financial statements include the financial statements of the Bank and its subsidiaries under its control. Moreover, control is achieved when the Bank has the power to govern the financial and operating policies of its subsidiaries in order to obtain benefits from their activities. Transactions, balances, income and expenses between the Bank and its subsidiaries are eliminated between the Bank and its subsidiaries.

**2.3 As of 31 December 2024 the Bank owns the following subsidiaries**

**(a) Foreign subsidiaries**

- International Bank for Trade and Finance / Syria (paid-up capital is Syrian Lira 21 billion, of which the Bank owns 49.063%). The Bank has the power to control the operating, financial and administrative policies of this bank. Therefore, its financial statements have been consolidated with the financial statements of the Bank. In this regard, the Bank's main objective is to conduct commercial banking activities, and ownership of this bank dates back to 2003. In addition, the International Bank for Trade and Finance has a subsidiary - The International Financial Center/ Syria with an ownership percentage of 85% of the company's capital amounting to 100 million Syrian Lira, whereas the Housing Bank for Trade and Finance owns a percentage of 5% of the company's capital.
- Housing Bank for Trade and Finance - Algeria: (ownership is 85% of the bank's capital of 20 billion Algerian dinars). The main objective of this bank is to conduct commercial banking activities, and ownership of this bank dates bank to 2002.
- Jordan International Bank / London: (ownership is 75% of paid-up capital, which amounts to 65 million pounds sterling (65 million shares). The bank conducts all banking activities.

**(b) Local subsidiaries**

- International Financial Center Company / Jordan: (paid-up capital JD 5 million, of which the Bank owns 77.5%). The Company's main activity is financial brokerage in Amman Stock Exchange (ASE) and other exchange markets (Stock markets) in the Hashemite Kingdom of Jordan and outside Jordan, and it conducts purchase and sale transactions of financial instruments for customers and the company. The Bank's ownership in this company dates back to 1998.
- Specialized leasing Company / Jordan: of which the Bank owns 100% of paid- up capital of JD 30 million. The Company's main activity is to conduct finance leases for various types of equipment and machinery, in addition to real estate, land, vehicles, and other items purchased by the company for finance lease purposes. The Bank's ownership in this company dates back to 2005.



**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

The results of the subsidiaries' operations in the consolidated statement of profit or loss effective from their acquisition date, which is the date on which control over the subsidiaries is effectively transferred to the Bank. Furthermore, the results of the disposed-of subsidiaries are consolidated in the consolidated statement of profit or loss up to the date of their disposal, which is the date on which the Bank loses control over the subsidiaries.

Control is achieved when the Bank:

- Has the power over the investee;
- Is exposed, or has rights, to variable returns from its involvement with the investee; and
- Has the ability to use its power to affect the investee's returns.

The Bank reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the elements of control listed above.

When the Bank has less than the majority of the voting rights of an investee, it considers that it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. In this regard, the Bank considers all relevant facts and circumstances in assessing whether or not the Bank's voting rights in an investee are sufficient to give it power, including:

- The size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- Potential voting rights held by the Company, other vote holders, or other parties;
- Rights arising from other contractual arrangements; and
- Any additional facts and circumstances that indicate that the Bank has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

When the Bank loses control of a subsidiary, it performs the following:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary.
- Derecognizes the book value of any non-controlling interests.
- Derecognizes the transfer difference accumulated in Owners' Equity.
- Derecognizes the fair value of the consideration received controlling party.
- Derecognizes the fair value of any investment retained.
- Derecognizes any gain or loss in the statement of profit or loss.
- Reclassifies owners' equity already booked in other comprehensive income to the profit or loss statement, as appropriate.

The subsidiaries' financial statements are prepared under the same accounting policies adopted by the Bank. If the subsidiaries apply different accounting policies than those used by the Bank, the necessary modifications shall be made to the subsidiaries' financial statements to make them comply with the accounting policies used by the Bank.

The non-controlling interest represent the portion not owned by the Bank relating to the ownership of the subsidiaries.

- **Segment Information**

Business sectors represent a group of assets and operations that jointly provide products or services subject to risks and returns different from those of other business sectors which are measured in accordance with the reports sent to the operations management and decision makers in the Bank.

The geographical sector relates to providing products or services in a specific economic environment subject to risk and returns different from those of sectors functioning in other economic environments.

- **Net Interest Income**

Interest income and expense for all financial instruments are recognized in 'Net Interest Income' as 'Interest Income' and 'Interest Expense' in the statement of profit or loss using the effective interest method.

The effective interest rate is the rate that discounts the estimated future cash flows of the financial instrument through the expected life of the financial instrument or, where appropriate, a shorter period, to the net carrying amount of the financial asset or financial liability. The future cash flows are estimated, considering all the contractual terms of the instrument.

Interest income/ interest expense is calculated by applying the effective interest rate to the gross carrying amount of non-credit impaired financial assets (i.e. at the amortized cost of the financial asset before adjusting for any expected credit loss allowance), or to the amortized cost of financial liabilities. For credit-impaired financial assets, interest and commissions are suspended in accordance with the instructions of the Central Bank of Jordan. For financial assets originated or purchased credit-impaired, the effective interest rate reflects the expected credit losses in determining the future cash flows expected to be received from the financial asset.

Interest income and expense in the Bank's consolidated statement of profit or loss also includes the effective portion of fair value changes of derivatives designated as hedging instruments in cash flow hedges of interest rate risk. For fair value hedges of interest rate risk related to interest income and expense, the effective portion of the fair value changes of the designated derivatives, as well as the fair value changes of the designated risk of the hedged item, are also included in interest income and expense against the lease contract liabilities.

- **Net Fees and Commission Income**

Fees and commission income and expense include fees other than those that are an integral part of the effective interest rate. The fees included in this part of the Bank's consolidated statement of profit or loss include, among other things, fees charged for servicing a loan, non-utilization fees relating to loan commitments when it is unlikely that these will result in a specific lending arrangement, and loan syndication fees.

Fee and commission expenses concerning services are accounted for as the services are received.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Contracts with customers that results in a recognition of financial instrument may be partially related to of IFRS 9 or IFRS 15. In this case, the commission related to IFRS 9 portion is recognized, and the remaining portion is recognized as per IFRS 15.

- **Net Trading Income**

Net trading income includes all gains and losses from changes in the fair value of financial assets and financial liabilities held for trading. The Bank has elected to present the full fair value movement of trading assets and liabilities in trading income, including any related expense, and dividends.

- **Net Income from Other Financial Instruments at Fair Value through Profit or Loss**

Net income from other financial instruments at fair value through profit or loss includes all gains and losses from changes in the fair value of financial assets and financial liabilities at fair value through profit or loss. In addition to related dividend yields.

The fair value movement on derivatives held for economic hedging where hedge accounting is not applied are presented in 'Net income from other financial instruments at fair value through the statement of profit or loss. However, for designated and effective fair value hedge accounting relationships, the gains and losses on the hedging instrument are presented in the same line in the statement of profit or loss as the hedged item. For designated and effective cash flow and net investment hedge accounting relationships, the gains and losses of the hedging instrument, including any hedging ineffectiveness included in the statement of profit or loss, are presented in the same line as the hedged item that affects the statement of profit or loss.

- **Dividend Income**

Dividend income is recognized when the right to receive payment is established. This is the ex-dividend date for listed equity securities, and usually the date when shareholders approve the dividend equity securities.

The presentation of dividend income in the statement of profit or loss depends on the classification and measurement of the equity investment, i.e.:

- For equity instruments which are held for trading, dividend income is presented as trading income (loss) as financial assets at fair value through statement of profit or loss ;
- For equity instruments classified at fair value through other comprehensive income, dividend income is presented in dividends from financial assets at fair value through other comprehensive income line within the statement of profit or loss.
- For equity instruments not classified at fair value through other comprehensive income and not held for trading, dividend income is presented as net income from other instruments at fair value through the statement of profit or loss.

- **Financial Instruments**

**Initial Recognition and Measurement**

Financial assets and financial liabilities are recognized in the Bank's consolidated statement of financial position when the Bank becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognized as soon as they are credited to the customer's account.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributed to the acquisition or the issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities as appropriate on initial recognition. Transaction costs directly attributed to the acquisition of financial assets or financial liabilities at fair value through the statement of profit or loss are recognized immediately in the statement of profit or loss.

If the transaction price differs from fair value at initial recognition, the Bank will account for such difference as follows:

- If fair value is evidenced by a quoted price in an active market for an identical asset or liability or based on a valuation technique that uses only data from observable markets, then the difference is recognized in the statement of profit or loss on initial recognition (i.e. day 1 the statement of profit or loss);
- In all other cases, the fair value will be adjusted to become it in line with the transaction price (i.e. day 1 the statement of profit or loss will be deferred by including it in the initial carrying amount of the asset or liability).

After initial recognition, the deferred gain or loss will be recognized in the statement of profit or loss on a rational basis, only to the extent that it arises from a change in a factor (including time) that market participants would consider when pricing the asset or liability or when derecognizing the instruments.

**Financial Assets**

**Initial Recognition**

All financial assets are recognized on the trading date when the purchase or sale of a financial asset is under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned. They are initially measured at fair value, plus transaction costs, except for those financial assets classified as fair value through profit or loss. Transaction costs directly attributable to the acquisition of financial assets classified as fair value through profit or loss are recognized immediately in the consolidated statement of profit or loss.

### Subsequent Measurement

All recognized financial assets that are within the scope of IFRS 9 are required to be subsequently measured at amortized cost or fair value on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Specifically:

- Debt instruments held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI), are subsequently measured at amortized cost;
- Debt instruments held within a business model whose objective is both to collect the contractual cash flows and to sell the debt instruments, and that have contractual cash flows that are SPPI, are subsequently measured at fair value through other comprehensive income;
- All other debt instruments (e.g. debt instruments managed on a fair value basis, or held for sale) and equity investments are subsequently measured at fair value through profit or loss.

However, the Bank may irrevocably make the following selection / designation at initial recognition of a financial asset on an asset-by-asset basis:

- The Bank may irrevocably select to present subsequent changes in fair value of an equity investment that is neither held for trading nor contingent consideration recognized by an acquirer in a business combination to which IFRS 3 applies, in other comprehensive income; and
- The Bank may irrevocably designate a debt instrument that meets the amortized cost or fair value through other comprehensive income criteria as measured at fair value through the statement of income, if doing so eliminates or significantly reduces an accounting mismatch (referred to as the fair value option).

### Debt Instruments at Amortized Cost or at Fair Value through Other Comprehensive Income

The Bank assesses the classification and measurement of a financial asset based on the contractual cash flow characteristics of the asset and the Bank's business model for managing the asset.

For an asset to be classified and measured at amortized cost or at fair value through other comprehensive income, its contractual terms should give rise to cash flows that are solely payments of principal and interest on the principal outstanding (SPPI).

For the purpose of solely payments of principal and interest test, principal is the fair value of the financial asset at initial recognition. That principal amount may change over the life of the financial asset (e.g. if there are repayments of principal). Interest consists of the consideration for the time value of money, for the credit risk associated with the principal amount outstanding during a particular period of time, and for other basic lending risks and costs, as well as a profit margin. The solely payments of principal and interest assessment is made in the currency in which the financial asset is denominated.

Contractual cash flows that are SPPI are consistent with a basic lending arrangement. Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are solely payments of principal and interest. An originated or an acquired financial asset can be a basic lending arrangement irrespective of whether it is a loan in its legal form.

### Assessment of Business Models

An assessment of business models for managing financial assets is fundamental to the classification of a financial asset. The Bank determines the business models at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. The Bank's business model does not depend on management's intentions for an individual instrument; therefore, the business model assessment is performed at a higher level of aggregation rather than on an instrument-by-instrument basis.

The Bank has more than one business model for managing its financial instruments, which reflect how the Bank manages its financial assets in order to generate cash flows. The Bank's business models determine whether cash flows will result from collecting contractual cash flows, selling financial assets, or both.

The Bank considers all relevant information available when making the business model assessment. However, this assessment is not performed based on scenarios that the Bank does not reasonably expect to occur, such as so-called 'worst case' or 'stress case' scenarios. The Bank considers all relevant evidence available such as:

- The stated policies and objectives of the portfolio and application of those policies whether the management strategy focuses on obtaining contractual revenues, maintaining specific profit rate matching the profit of financial assets with the period of financial liabilities that finance those assets.
- How the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel;
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way in which those risks are managed; and
- How the business managers are compensated (e.g. whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

At initial recognition of a financial asset, the Bank 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 Bank reassess its business models each reporting period to determine whether the business models have changed since the preceding period.

When a debt instrument measured at fair value through other comprehensive income is derecognized, the cumulative gain/loss previously recognized in other comprehensive income is reclassified from equity to the consolidated statement of profit or loss. In contrast, for an equity investment designated as measured at fair value through other comprehensive income, the cumulative gain/loss previously recognized in other comprehensive income is not subsequently reclassified to the consolidated statement of profit or loss but transferred within equity.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Debt instruments that are subsequently measured at amortized cost or at fair value through other comprehensive income are subject to impairment.

Financial Assets at fair Value through Profit or Loss

Financial assets at fair value through profit or loss are:

- Assets with contractual cash flows that are not solely payments of principal and interest; or/and
- Assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
- Assets designated at fair value through profit or loss using the fair value option.

These assets are measured at fair value, with any gains/losses arising on re-measurement recognized in the consolidated statement of income.

Reclassifications

If the business model under which the Bank 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, which results in reclassifying the Bank's financial assets. The changes in the contractual cash flows are considered under the accounting policy on the modification and de-recognition of financial assets.

Foreign Exchange Gains and Losses

The carrying amount of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. Specifically:

- For financial assets measured at amortized cost that are not part of a designated hedging relationship, exchange differences are recognized in the statement of income;
- For debt instruments measured at fair value through other comprehensive income that are not part of a designated hedging relationship, exchange differences on the amortized cost of the debt instrument are recognized in the statement of profit or loss. Other exchange differences are recognized in other comprehensive income in the investments revaluation reserve;
- For financial assets measured at fair value through profit or loss that are not part of a designated hedge accounting relationship, exchange differences are recognized in the statement of profit or loss; and
- For equity instruments measured at fair value through other comprehensive income, exchange differences are recognized in other comprehensive income in the investments revaluation reserve.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Fair Value Option

A financial instrument with a fair value that can be reliably measured at fair value through profit or loss (fair value option) can be classified at initial recognition even if the financial instruments are not acquired or incurred principally for the purpose of selling or repurchasing. The fair value option may be used for financial assets if it significantly eliminates or significantly reduces the measurement or recognition inconsistency that would otherwise have resulted in the measurement of the asset or liability or recognized the related gain or loss on a different basis ("accounting mismatch"). The fair value option for financial liabilities can be chosen in the following cases:

- If the selection leads to a significant cancellation or reduction of the accounting mismatch.
- If the financial liabilities are part of a portfolio managed on a fair value basis, in accordance with a documented risk management or investment strategy; or
- If a derivative is included in the underlying financial or non-financial contract, and the derivative is not closely related to the underlying contract.

These instruments cannot be reclassified from the fair value category through profit or loss while retained or issued. Financial assets at fair value through profit or loss are recognized at fair value with any unrealized gain or loss arising from changes in fair value recognized in investment profit or loss.

**Impairment**

The Bank recognizes loss allowances for expected credit losses on the following financial instruments that are not measured at fair value through the statement of income:

- Balances and deposits at banks and financial institutions;
- Direct credit facilities (Loans and advances to customers);
- Financial assets at amortized cost (Debt investment securities);
- Financial assets at fair value through other comprehensive income (Debt investment securities) ;
- Off statement of financial position exposures subject to credit risk (Financial guarantee contracts issued).

No impairment loss is recognized on equity investments.

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

- 12-months expected credit loss, i.e. lifetime expected credit loss that results from those default events on the financial instrument that are possible within 12 months after the reporting date, (referred to as Stage 1); or
- expected credit loss, i.e. lifetime expected credit loss that results from all possible default events over the life of the financial instrument, (referred to as Stage 2 and Stage 3).

A loss allowance for full lifetime expected credit loss is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition. For all



**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

other financial instruments, expected credit losses are measured at an amount equal to the 12-month expected credit loss.

Expected credit losses are a probability-weighted estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flows due to the Bank under the contract and the cash flows that the Bank expects to receive arising from the weighting of multiple future economic scenarios, discounted at the asset's effective interest rate.

For unutilized loan limits, the expected credit loss is the difference between the present value of the difference between the contractual cash flows that are due to the Bank if the holder of the commitment draws down the loan and the cash flows that the Bank expects to receive if the loan is utilized; and

For financial guarantee contracts, the expected credit loss is the difference between the expected payments to reimburse the holder of the guaranteed debt instrument less any amounts that the Bank expects to receive from the holder, the client, or any other party.

The Bank measures expected credit loss on an individual basis, or on a collective basis for portfolios of loans that share similar economic risk characteristics. The measurement of the loss allowance is based on the present value of the asset's expected cash flows using the asset's original effective interest rate, regardless of whether it is measured on an individual basis or a collective basis.

Provisions for expected credit losses are calculated in accordance with the Central Bank of Jordan instructions No. (2018/13) "Adoption of IFRS 9" on June 6, 2018, and according to the instruction of the regulatory authorities in the countries in which the Bank operates, whichever is stricter, the material differences is as follows:

- Exclusion of the Debt instruments issued or guaranteed by the Jordanian Government, so that credit exposures issued or guaranteed by the Jordanian Government are treated with no credit losses
- When calculating credit losses against credit exposures, the calculation results in accordance to International Financial Reporting Standards (9) are compared with the calculation as per the instructions of the Central Bank of Jordan No. (47/2009) dated December 10, 2009 for each stage separately and the stricter results are recorded.

#### 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 asset have occurred. Credit-impaired financial assets are referred to as Stage 3 assets. Evidence of credit-impairment includes observable data about the following events:

- Significant financial difficulty of the borrower or issuer;
- A breach of contract such as a default or past due event;
- The lender of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lender would not otherwise consider;
- The disappearance of an active market for a security because of financial difficulties; or
- The purchase of a financial asset at a deep discount that reflects the incurred credit losses.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

It may not be possible to identify a single discrete event. Instead, the combined effect of several events may have caused financial assets to become credit-impaired. The Bank assesses whether debt instruments that are financial assets measured at amortized cost or fair value through other comprehensive income are credit-impaired at each reporting date. To assess if corporate debt instruments are credit impaired, the Bank considers factors such as bond yields, credit ratings, and the ability of the borrower to raise funding.

A loan is considered credit-impaired when a concession is granted to the borrower due to a deterioration in the borrower's financial condition, unless there is evidence that as a result of granting the concession, the risk of not receiving the contractual cash flows has reduced significantly, and there are no other indicators of impairment. For financial assets where concessions are contemplated but not granted, the asset is deemed credit-impaired when there is observable evidence of credit-impairment including meeting the definition of default. The definition of default includes unlikelihood to pay indicators and a back-stop if amounts are overdue for 90 days or more. However, in cases where the assets impairment is not recognized after 90 days overdue are supported by reasonable information.

Purchased or Originated Credit-impaired (POCI) Financial Assets

Purchased or originated credit-impaired financial assets are treated differently because the asset is credit-impaired at initial recognition. For these assets, the Bank recognizes all changes in lifetime expected credit loss since initial recognition as a loss allowance with any changes recognized in the consolidated statement of profit or loss. A favorable change for such assets creates an impairment gain.

Definition of Default

Critical to the determination of expected credit loss is the definition of default. The definition of default is used in measuring the amount of expected credit loss and in the determination of whether the loss allowance is based on 12-month or lifetime expected credit loss, as default is a component of the probability of default (PD) which affects both the measurement of expected credit losses and the identification of a significant increase in credit risk below.

The Bank considers the following as constituting an event of default:

- The borrower is past due more than 90 days on any material credit obligation to the Bank; or
- The borrower is unlikely to pay its credit obligations to the Bank in full.

The definition of default is appropriately tailored to reflect different characteristics of different types of assets. Overdrafts are considered as being past due once the customer has breached an advised limit or has been advised of a limit smaller than the current amount outstanding.

When assessing if the borrower is unlikely to pay its credit obligation, the Bank considers both qualitative and quantitative indicators. The information assessed depends on the type of the asset. For example, in corporate lending, a qualitative indicator used is the breach of covenants, which is not relevant for retail lending. Quantitative indicators, such as overdue status and non-payment on another obligation of the same counterparty are key inputs in this analysis. The Bank uses a variety of sources of information to assess default that is either developed internally or obtained from external sources.

### Significant Increase in Credit Risk

The Bank monitors all financial assets, issued loan commitments, and financial guarantee contracts that are subject to the impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk, the Bank will measure the loss allowance based on lifetime rather than 12-month expected credit loss.

The Bank's accounting policy is not to use the practical expedient that financial assets with 'low' credit risk at the reporting date are deemed not to have had a significant increase in credit risk. As a result, the Bank monitors all financial assets, issued loan commitments, and financial guarantee contracts that are subject to impairment for significant increase in credit risk.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Bank compares the risk of a default occurring on the financial instrument at the reporting date, based on the remaining maturity of the instrument, with the risk of a default occurring that was anticipated for the remaining maturity at the current reporting date when the financial instrument was first recognized. In making this assessment, the Bank considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort, based on the Bank's historical experience and expert credit assessment including forward-looking information.

Multiple economic scenarios form the basis of determining the probability of default at initial recognition and at subsequent reporting dates. Different economic scenarios will lead to a different probability of default. It is the weighting of these different scenarios that forms the basis of a weighted average probability of default that is used to determine whether credit risk has significantly increased.

For corporate lending, forward-looking information includes the future prospects of the industries in which the Bank's counterparties operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organizations, as well as consideration of various internal and external sources of actual and forecast economic information. For retail lending, forward-looking information includes the same economic forecasts as corporate lending with additional forecasts of local economic indicators, particularly for regions with a concentration to certain industries, as well as internally generated information of customer payment behavior. The Bank allocates its counterparties to a relevant internal credit risk grade depending on their credit quality. The quantitative information is a primary indicator of significant increase in credit risk and is based on the change in lifetime probability of default by comparing:

- The remaining lifetime probability of default at the reporting date; with
- The remaining lifetime probability of default for this point in time that was estimated based on facts and circumstances at the time of initial recognition of the exposure.

The probability of default used is forward looking, and the Bank uses the same methodologies and data used to measure the loss allowance for expected credit loss.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

The qualitative factors that indicate significant increase in credit risk are reflected in probability of default models on a timely basis. However, the Bank still considers separately some qualitative factors to assess if credit risk has increased significantly. For corporate lending, there is particular focus on assets that are included on a 'watch list'. An exposure is on a watch list once there is a concern that the creditworthiness of the specific counterparty has deteriorated. For retail lending, the Bank considers the expectation of forbearance and payment holidays, credit scores and events such as unemployment, bankruptcy, divorce or death.

Given that a significant increase in credit risk since initial recognition is a relative measure, a given change, in absolute terms, in the probability of default will be more significant for a financial instrument with a lower initial probability of default than for a financial instrument with a higher probability of default.

As a backstop when an asset becomes more than 30 days past due, the Bank considers that a significant increase in credit risk has occurred, and the asset is in stage 2 of the impairment model, i.e. the loss allowance is measured as the lifetime expected credit loss.

#### Modification and Derecognition of Financial Assets

A modification of a financial asset occurs when the contractual terms governing the cash flows of a financial asset are renegotiated or otherwise modified between initial recognition and maturity of the financial asset. A modification affects the amount and/or timing of the contractual cash flows either immediately or at a future date. In addition, the introduction or adjustment of existing covenants of an existing loan would constitute a modification even if these new or adjusted covenants do not yet affect the cash flows immediately but may affect the cash flows depending on whether the covenant is or is not met (e.g. a change to the increase in the interest rate that arises when covenants are breached).

The Bank renegotiates loans to customers in financial difficulty to maximize collection and minimize the risk of default. A loan forbearance is granted in cases where although the borrower made all reasonable efforts to pay under the original contractual terms, there is a high risk of default, or default has already happened, and the borrower is expected to be able to meet the revised terms. The revised terms in most of the cases include an extension of the maturity of the loan, changes to the timing of the cash flows of the loan (principal and interest repayment), reduction in the amount of cash flows due (principal and interest forgiveness) and amendments to covenants. The Bank has an established forbearance policy, which applies for corporate and retail lending.

When a financial asset is modified, the Bank assesses whether this modification results in derecognition. In accordance with the Bank's policy, a modification results in derecognition when it gives rise to substantially different terms. To determine if the modified terms are substantially different from the original contractual terms, the Bank considers the following:

- Qualitative factors, such as contractual cash flows after modification are no longer SPPI, change in currency or change of counterparty, the extent of change in interest rates, maturity, covenants. If these do not clearly indicate a substantial modification, then;
- A quantitative assessment is performed to compare the present value of the remaining contractual cash flows under the original terms with the contractual cash flows under the revised terms, both amounts discounted at the original effective interest.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

In the case where the financial asset is derecognized, the loss allowance for expected credit loss is re-measured at the date of derecognition to determine the net carrying amount of the asset at that date. The difference between this revised carrying amount and the fair value of the new financial asset with the new terms will lead to a gain or loss on derecognition. The new financial asset will have a loss allowance measured based on 12-month expected credit loss except in the rare occasions where the new loan is considered to be originated- credit impaired. This applies only in the case where the fair value of the new loan is recognized at a significant discount to its revised paramount because there remains a high risk of default which has not been reduced by the modification. The Bank monitors credit risk of modified financial assets by evaluating qualitative and quantitative information, such as if the borrower is in past due status under the new terms.

When the contractual terms of a financial asset are modified, and the modification does not result in derecognition, the Bank determines if the financial asset's credit risk has increased significantly since initial recognition by comparing:

- The remaining lifetime probability of default estimated based on data at initial recognition and the original contractual terms; with
- The remaining lifetime probability of default at the reporting date based on the modified terms.

For financial assets modified as part of the Bank's forbearance policy, where modification did not result in derecognition, the estimate of probability of default reflects the Bank's ability to collect the modified cash flows considering the Bank's previous experience of similar forbearance action, as well as various behavioral indicators, including the borrower's payment performance against the modified contractual terms. If the credit risk remains significantly higher than what was expected at initial recognition, the loss allowance will continue to be measured at an amount equal to lifetime expected credit loss. The loss allowance on forborne loans will generally only be measured based on 12-month expected credit loss when there is evidence of the borrower's improved repayment behavior following modification leading to a reversal of the previous significant increase in credit risk.

When the modification does not lead to derecognition, the Bank calculates the modification gain/loss comparing the gross carrying amount before and after the modification (excluding the provision for expected credit loss). Then the Bank measures expected credit loss for the modified asset, where the expected cash flows arising from the modified financial asset are included in calculating the expected cash shortfalls from the original asset.

The Bank derecognizes a financial asset only when the contractual rights to the asset's cash flows expire (including expiry arising from a modification with substantially different terms), or when the financial asset and substantially all the risks and rewards of ownership of the asset are transferred to another entity. If the Bank neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Bank recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Bank retains substantially all the risks and rewards of ownership of a transferred financial asset, the Bank continues to recognize the financial asset and recognizes a collateralized borrowing for the proceeds received.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain/loss that had been recognized in other comprehensive income and accumulated in equity is recognized in the statement of income, with the exception of equity investment designated as measured at fair value through other comprehensive income, where the cumulative gain/loss previously recognized in other comprehensive income is not subsequently reclassified to the statement of profit or loss.

#### Write-off

Financial assets are written off when the Bank has no reasonable expectations of recovering the financial asset. This is the case when the Bank determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. A write-off constitutes a derecognition event. The Bank may apply enforcement activities to financial assets written off. Recoveries resulting from the Bank's enforcement activities will be recognized in consolidated statement of profit or loss when it's recovered.

#### Presentation of Allowance for Expected Credit Loss in the Consolidation Statement of Financial Position

Loss allowances for expected credit loss are presented in the consolidated statement of financial position as follows:

- For financial assets measured at amortized cost: as a deduction from the gross carrying amount of the assets;
- For debt instruments measured at fair value through other comprehensive income;
- For loan commitments and financial guarantee contracts: as a provision; and
- Where a financial instrument includes both a drawn and an undrawn component, and the Bank cannot identify the expected credit loss on the loan commitment component separately from those on the drawn component: The Bank presents a combined loss allowance for both components. The combined amount is presented as a deduction from the gross carrying amount of the drawn component. Any excess of the loss allowance over the gross amount of the drawn component is presented as a provision.

#### Loans and Advances

The "loans and advances" included in the consolidated statement of financial position as follows:

- Loans and advances measured at amortized cost, which are initially measured at fair value plus additional direct transaction costs, and later at amortized cost using the effective interest method.
- Loans and advances that are measured at fair value through profit or loss, or that determined as being at fair value through profit or loss; measured at fair value and recognize changes directly in profit or loss; and
- Lease obligations.
- Interest and commissions are suspended on non-performing credit facilities granted to clients in accordance with the instructions of the Central Bank of Jordan.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

- All related credit facilities and outstanding interest covered by the provision are transferred out of the consolidated statement of financial position, and this according to the decisions of board of directors in this regard.
- The outstanding accounts interest with lawsuits outside the consolidated statement of financial position are recognized in accordance with the decisions of the board of directors in this regard.

When the Bank purchases a financial asset and concludes an agreement simultaneously to resell the asset (or a substantially similar asset) at a fixed price. At later date (repurchase or borrow the shares) the consideration paid is calculated as a loan or advance, and the asset is not recognized in the Bank financial statements.

#### Financial Liabilities and Equity

Debt and equity instruments issued are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

A financial liability is a contractual obligation to deliver cash or another financial asset, or to exchange financial assets or financial liabilities with another entity under conditions potentially unfavorable to the Bank, or a contract that will or may be settled in the Bank's own equity instruments and is a non-derivative contract for which the Bank is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash (or another financial asset) for a fixed number of the Bank's own equity instruments.

#### Equity Instruments

##### Paid up Capital

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Bank are recognized at the proceeds received, net of direct issue costs.

##### Treasury Shares

Repurchase of the Bank's own equity instruments is recognized and deducted directly in equity. No gain or loss is recognized in the consolidated statement of profit or loss on the purchase, sale, issue or cancellation of the Bank own equity instruments.

##### Compound Instruments

The component parts of compound instruments (e.g. convertible notes) issued by the Bank are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Bank's own equity instruments is an equity instrument.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. In the case there are non-closed related embedded derivatives, these are separated first with the remainder of the financial liability being recorded on an amortized cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

**Financial Liabilities**

Financial liabilities are classified as either financial liabilities 'at fair value through profit or loss or other financial liabilities.

**Financial liabilities at Fair Value through Statement of Profit or Loss**

Financial liabilities are classified as at fair value through the statement of profit or loss when the financial liability is (i) held for trading, or (ii) it is designated as at fair value through the statement of profit or loss. A financial liability is classified as held for trading if:

- It has been incurred principally for the purpose of repurchasing it in the near term; or
- On initial recognition, it is part of a portfolio of identified financial instruments that the Bank 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 liability, other than a financial liability held for trading, or contingent consideration that may be paid by an acquirer as part of a business combination, may be designated as at fair value through the statement of profit or loss upon initial recognition if:

- Such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- The financial liability 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 Bank'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 IFRS 9 permits the entire hybrid (combined) contract to be designated as at fair value through the statement of profit or loss.

Financial liabilities at fair value through profit or loss are stated at fair value, with any gains/losses arising on re-measurement recognized in the statement of profit or loss to the extent that they are not part of a designated hedging relationship. The net gain/loss recognized in the statement of profit or loss incorporates any interest paid on the financial liability and is included in the 'net income from other financial instruments at fair value through profit or loss line item in the statement of profit or loss.

However, for non-derivative financial liabilities designated as at fair value through profit or loss, the amount of change in the fair value of the financial liability attributable to changes in the credit risk of that liability is recognized in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in the statement of profit or loss. The remaining amount of change in the fair value of liability is recognized in the consolidated statement of profit or loss. Changes in fair value



**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

attributable to a financial liability's credit risk that are recognized in other comprehensive income are not subsequently reclassified to the consolidated statement of profit or loss; instead, they are transferred to retained earnings upon derecognition of the financial liability.

For issued loan commitments and financial guarantee contracts designated as at fair value through profit or loss, all gains and losses are recognized in the consolidated statement of profit or loss.

In making the determination of whether recognizing changes in the liability's credit risk in other comprehensive income will create or enlarge an accounting mismatch in the consolidated statement of profit or loss, the Bank assesses whether it expects that the effects of changes in the liability's credit risk will be offset in the statement of profit or loss by a change in the fair value of another financial instrument measured at fair value through the consolidated statement of profit or loss.

#### Other Financial Liabilities

Other financial liabilities, including deposits and borrowings, are initially measured at fair value, net of transaction costs. Other financial liabilities are subsequently measured at amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition. For details on effective interest rate, see the "net interest income section" above.

#### Derecognition of Financial Liabilities

The Bank derecognizes financial liabilities when, and only when, the Bank's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in the consolidated statement of profit or loss.

When the Bank exchanges with the existing lender one debt instrument into another one with substantially different terms, such exchange is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, the Bank accounts for substantial modification of terms of an existing liability or part of it as an extinguishment of the original financial liability and the recognition of a new liability. It is assumed that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability.

#### Derivative Financial Instruments

The Bank enters into a variety of derivative financial instruments some of which are held for trading while others are held to manage its exposure to interest rate risk; credit risk; and foreign exchange rate risk. Held derivatives include foreign exchange forward contracts, interest rate swaps, cross currency interest rate swaps, and credit default swaps.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Derivatives are initially recognized at fair value at the date a derivative contract is entered into and are subsequently re-measured to their fair value at each balance sheet date. The resulting gain/loss is recognized in the statement of profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in the statement of profit or loss depends on the nature of the hedge relationship. The Bank designates certain derivatives as either hedges of the fair value of recognized assets, liabilities or firm commitments (fair value hedges), hedges of highly probable forecast transactions, hedges of foreign currency risk of firm commitments (cash flow hedges), or hedges of net investments in foreign operations (net investment hedges).

A derivative with a positive fair value is recognized as a financial asset within other assets whereas derivative with a negative fair value is recognized as a financial liability within other liability.

#### Embedded Derivatives

Derivatives embedded in financial liabilities or other non-financial asset host contracts are treated as separate derivatives when their risks and characteristics are not closely related to those of the host contracts, and the host contracts are not measured at fair value through the statement of profit or loss.

An embedded derivative is presented as a non-current asset or a non-current liability if the remaining maturity of the hybrid instrument to which the embedded derivative relates is more than 12 months and is not expected to be realized or settled within 12 months. Other embedded derivatives are presented as other assets or other liabilities.

#### Financial Guarantee Contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by a group entity are initially measured at their fair values and, if not designated as at fair value through the statement of profit or loss and not arising from a transfer of a financial asset, are subsequently measured at the higher of:

- The amount of the loss allowance determined in accordance with IFRS 9; and
- The amount initially recognized less, where appropriate, the cumulative amount of income recognized in accordance with the Bank's revenue recognition policies.

Financial guarantee contracts not designated at fair value through the statement of profit or loss are presented as provisions in the consolidated statement of financial position, and the re-measurement is presented in other revenue.

The Bank has not designated any financial guarantee contracts as at fair value through profit or loss.

### Commitments to Provide a Loan at a Below-Market Interest Rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at fair value through profit or loss, are subsequently measured at the higher of:

- The amount of the loss allowance determined in accordance with IFRS 9; and
- The amount initially recognized less, where appropriate, the cumulative amount of income recognized in accordance with the Bank's revenue recognition policies.

Commitments to provide a loan below market rate not designated at fair value through profit or loss are presented as provisions in the consolidated statement of financial position and the re-measurement is presented in other revenue.

The Bank has not designated any commitments to provide a loan below market rate designated at fair value through the statement of profit or loss.

### Derivatives

#### Derivatives for Trading

The fair value of derivative financial instruments held for trading (such as forward foreign exchange contracts, future interest contracts, swaps, foreign exchange options rights) is recognized in the consolidated statement of financial position, and fair value is determined at the prevailing market rates. If this information is not available, the assessment methodology is disclosed, and the change in fair value is recognized in the consolidated statement of profit or loss.

#### Hedge Accounting

The Bank designates certain derivatives as hedging instruments in respect of foreign currency risk and interest rate risk in fair value hedges, cash flow hedges, or hedges of net investments in foreign operations, as appropriate. Hedges of foreign exchange risk on firm commitments are accounted for as cash flow hedges. The Bank does not apply fair value hedge accounting of portfolio hedges of interest rate risk. In addition, the Bank does not use the exemption to continue using IAS 39 hedge accounting rules, i.e. the Bank applies IFRS 9 hedge accounting rules.

At the inception of the hedge relationship, the Bank documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Bank documents whether the hedging instrument is effective in offsetting changes in fair values or cash flows of the hedged item attributable to the hedged risk, which is when the hedging relationships meet all of the following hedge effectiveness requirements:

- There is an economic relationship between the hedged item and the hedging instrument;
- The effect of credit risk does not dominate the value changes that result from that economic relationship; and

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Bank actually hedges, and the quantity of the hedging instrument that the Bank actually uses to hedge that quantity of the hedged item.

• The Bank rebalances a hedging relationship in order to comply with the hedge ratio requirements when necessary. In such cases discontinuation may apply to only part of the hedging relationship. For example, the hedge ratio might be adjusted in such a way that some of the volume of the hedged item is no longer part of a hedging relationship, hence hedge accounting is discontinued only for the volume of the hedged item that is no longer part of the hedging relationship.

If a hedging relationship ceases to meet the hedge effectiveness requirement relating to the hedge ratio but the risk management objective for that designated hedging relationship remains the same, the Bank adjusts the hedge ratio of the hedging relationship (i.e. rebalances the hedge) so that it meets the qualifying criteria again.

In some hedge relationships, the Bank designates only the intrinsic value of options. In this case, the fair value change of the time value component of the option contract is deferred in other comprehensive income, over the term of the hedge, to the extent that it relates to the hedged item and is reclassified from equity to the statement of profit or loss when the hedged item does not result in the recognition of a non-financial item. The Bank's risk management policy does not include hedges of items that result in the recognition of non-financial items, because the Bank's risk exposures relate to financial items only.

The hedged items designated by the Bank are time-period related hedged items, which means that the amount of the original time value of the option that relates to the hedged item is amortized from equity to the statement of profit or loss on a rational basis (e.g. straight- line) over the term of the hedging relationship.

In some hedge relationships, the Bank excludes from the designation the forward element of forward contracts or the currency basis spread of cross currency hedging instruments. In this case, a similar treatment is applied to the one applied for the time value of options. The treatment for the forward element of a forward contract and the currency basis element is optional, and the option is applied on a hedge- by- hedge basis, unlike the treatment for the time value of the options which is mandatory. For hedge relationships with forwards, or foreign currency derivatives such as cross currency interest rate swaps, where the forward element or the currency basis spread is excluded from the designation, the Bank generally recognizes the excluded element in other comprehensive income.

The fair values of the derivative instruments used for hedging purposes and movements in the hedging reserve are determined in equity.

#### Fair Value Hedges

The fair value change on qualifying hedging instruments is recognized in the statement of profit or loss except when the hedging instrument hedges an equity instrument designated at fair value through other comprehensive income in which case it is recognized in other comprehensive income. The Bank has not designated fair value hedge relationships where the hedging instrument hedges an equity instrument designated at fair value through other comprehensive income.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

The carrying amount of a hedged item not already measured at fair value is adjusted for the fair value change attributable to the hedged risk with a corresponding entry in the statement of profit or loss. For debt instruments measured at fair value through other comprehensive income, the carrying amount is not adjusted as it is already at fair value, but the part of the fair value gain or loss on the hedged item associated with the hedged risk is recognized in the statement of income instead of other comprehensive income. When the hedged item is an equity instrument designated at fair value through other comprehensive income, the hedging gain/loss remains in other comprehensive income to match that of the hedging instrument.

The Bank discontinues hedge accounting only when the hedging relationship (or a part thereof) ceases to meet the qualifying criteria (after rebalancing, if applicable). This includes instances when the hedging instrument expires or is sold, terminated or exercised. The discontinuation is accounted for prospectively. The fair value adjustment to the carrying amount of hedged items for which the effective interest rate method is used (i.e. debt instruments measured at amortized cost or at fair value through other comprehensive income) arising from the hedged risk is amortized to the statement of profit or loss commencing no later than the date when hedge accounting is discontinued.

#### Cash Flow Hedges

The effective portion of changes in the fair value of derivatives and other qualifying hedging instruments that are designated and qualify as cash flow hedges is recognized in the cash flow hedging reserve, a separate component of other comprehensive income, limited to the cumulative change in fair value of the hedged item from inception of the hedge less any amounts recycled to the statement of profit or loss.

Amounts previously recognized in other comprehensive income and accumulated in equity are reclassified to the statement of profit or loss in the periods when the hedged item affects the statement of profit or loss, in the same line as the recognized hedged item. If the Bank no longer expects the transaction to occur, that amount is immediately reclassified to the statement of profit or loss.

The Bank discontinues hedge accounting only when the hedging relationship (or a part thereof) ceases to meet the qualifying criteria (after rebalancing, if applicable). This includes instances when the hedging instrument expires or is sold, terminated or exercised, or when the occurrence of the designated hedged forecast transaction is no longer considered to be highly probable. The discontinuation is accounted for prospectively. Any gain/loss recognized in other comprehensive income and accumulated in equity at that time remains in equity and is recognized when the forecast transaction is ultimately recognized in the statement of profit or loss. When a forecast transaction is no longer expected to occur, the gain/loss accumulated in equity is reclassified and recognized immediately in the statement of profit or loss.

#### Hedges of Net Investments in Foreign Operations

Hedges of net investments in foreign operations are accounted for similarly to cash flow hedges. Any gain/loss on the hedging instrument relating to the effective portion of the hedge is recognized in other comprehensive income and accumulated in the foreign currency translation reserve.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Gains and losses on the hedging instrument relating to the effective portion of the hedge accumulated in the foreign currency translation reserve are reclassified to the statement of profit or loss in the same way as exchange differences relating to the foreign operation as described above.

**Offsetting**

Financial assets and financial liabilities are offset, and the net amount is reported in the consolidated statement of financial position, when there is a legally enforceable right to offset the recognized amounts and realize the asset and settle the liability simultaneously.

**Accounts Managed on Behalf of Customers**

These represent the accounts managed by the Bank on behalf of its customers, but do not represent part of the Bank's assets, fees and commissions on such accounts are shown in the consolidated statement of profit or loss, a provision against the impairment in the capital-guaranteed portfolios managed on behalf of customers is taken.

**Fair value**

Fair value is defined as the price at which an asset is to be sold or paid to convert any of the liabilities in a structured transaction between the market participants on the measurement date, irrespective of whether the price can be realized directly or whether it is estimated using another valuation technique. When estimating the fair value of an asset or liability, the Bank takes into consideration when determining the price of any asset or liability whether market participants are required to consider these factors at the measurement date. The fair value for measurement and / or disclosure purposes in these financial statements is determined on the same basis, except for measurement procedures that are similar to fair value procedures and are not fair value such as fair value as used in IAS 36.

In addition, fair value measurements are classified for the purposes of financial reporting to level (1), (2) or (3) based on the extent to which the inputs are clear concerning the fair value measurements and the importance of inputs to the full fair value measurements. These are as follows:

Level inputs (1) inputs derived from quoted (unadjusted) prices of identical assets or liabilities in active markets that an enterprise can obtain on the measurement date;

Level inputs (2) inputs derived from data other than quoted prices used at level 1 and observable for assets or liabilities, either directly or indirectly;

Level inputs (3) are inputs to assets or liabilities that are not based on observable market prices.

**Provisions**

Provisions are recognized when the Bank has an obligation at the date of the consolidated statement of financial position arising from a past event, and the costs to settle the obligation are probable and can be reliably measured.

### **Employees Benefits**

#### Short term employee benefits

Employees short term benefits are recognized as expenses when delivering relevant services. Liability is recorded against the related commitment when the bank is legally obliged implicitly or explicitly to pay for past services rendered by the employee and the liability can be estimated reliably.

#### Other long-term employee benefits

The Bank's net liabilities relating to employee benefits are the amount of future benefits that employees have received for their services in the current and previous periods. A provision is made to meet the statutory and contractual obligations for employees to end the service for each employee for the date of the consolidated statement of financial position in accordance with the internal regulations of the Bank.

### **Assets Seized by the Bank**

Assets seized by the Bank are recorded in the consolidated statement of financial position among other assets at seized value or at fair value, whichever is least. At the date of the consolidated financial statements seized assets are revalued individually at fair value; any impairment loss is recorded in the consolidated statement of profit or loss while any increase in the value is not recorded as revenue; any subsequent increase in value is recognized only to the extent of not exceeding the previously recorded impairment losses. In addition, according to the instructions of the Central Bank of Jordan, the Bank started booking gradual provisions against seized assets which violated the requirements of article number (48) of the Banking Law at an annual rate of 5% from its net book value for the previous years and for the current year until October 10, 2022, where, Central Bank of Jordan issued new circular that cancelled the previous requirements, in relation to sized assets additional provisions, however, required maintaining the booked additional provisions and allowed reversing it only upon the disposal of the related asset.

### **Income Tax**

Tax expense comprises of current tax and deferred taxes.

Current tax is based on taxable profits, which may differ from accounting profits published in the consolidated financial statements. Accounting profits may include non-taxable profits or tax non-deductible expenses which may be exempted in the current or subsequent financial years, or accumulated losses that are tax acceptable or items not subject to deduction for tax purposes.

Tax is calculated based on tax rates and laws that are applicable in the country of operation.

Deferred tax is the tax expected to be paid or recovered due to temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax assets and liabilities are measured at the tax rates expected to be applied in the period when the asset is realized or the liability is settled, based on the laws enacted or substantially enacted at the date of the consolidated statement of financial position.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

The carrying values of deferred tax assets are reviewed at the date of the consolidated financial statement and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

**Mortgaged Financial Assets**

These financial assets are mortgaged to third parties with the right to sell or re-mortgage. These financial assets are revalued according to the accounting policies at the date of initial classification.

**Repurchase and Resale Agreements**

Assets sold with a simultaneous commitment to repurchase at a specified future date (repos) will continue to be recognized in the Bank's consolidated financial statements. This is due to the Bank's continuing control of these assets and the fact that exposure to the risks and rewards of these assets remains with the Bank. These assets continue to be evaluated in accordance with the applied accounting policies (where the buyer has the right to use these assets (sell or re-lien), they are reclassified as lined financial assets). The proceeds of the sale are recorded under loans and borrowings. The difference between the sale and the repurchase price is recognized as an interest expense over the agreement term using the effective interest rate method.

Assets purchased with a corresponding commitment to resell at a specified future date (reverse repos) are not recognized in the Bank's consolidated financial statements since the Bank is not able to control these assets or the associated risks and benefits. The related payments are recognized as part of deposits at banks and financial institutions or direct credit facilities as applicable, and the difference between the purchase and resale price is recognized as interest income over the agreement term using the effective interest rate method.

**Property and Equipment**

Property and equipment are measured at cost less accumulated depreciation and any impairment. Property and equipment (except land) are depreciated when ready for use using the straight line method over their expected useful life.

The depreciation rates used are as follows:

	<u>%</u>
Buildings and construction	2-5
Equipment, furniture and fixtures	5-15
Vehicles	20
Applications and Computer	10-20

If such indication exists and when the carrying values exceed the estimated recoverable amounts, the assets are written down to their recoverable amount, and the impairment is charged to statement of profit or loss.

The useful life of property and equipment is reviewed at each year end, and changes in the expected useful life are treated as changes in accounting estimates.



**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal.

**Intangible Assets**

**Goodwill**

Goodwill is initially measured at cost, being the excess of the cost of acquisition or purchase of investment in an associate or subsidiary company over the Bank's share in the net fair value of the identifiable assets at the date of acquisition. Goodwill arising from the investment in subsidiaries will be separately shown under intangible assets, while that arising from the investment in associates will be shown as part of investment in associates and subsequently adjusted for any impairment losses.

Goodwill is allocated to each of the cash-generating units, or groups of cash-generating units for the purpose of impairment testing.

Goodwill is tested for impairment, at the date of the consolidated financial statements, if events or changes in circumstances indicate that the estimated recoverable amount of a cash-generating unit or group of cash-generating units is less than their carrying amount. Moreover, impairment losses are charged to the consolidated statement of profit or loss.

**Other Intangible Assets**

Intangible assets acquired through business combination are recorded at their fair value on that date. Other intangible assets are measured on initial recognition at cost.

Intangible assets are classified based on the assessment of their useful life to definite and indefinite. Intangible assets with definite lives are amortized over their useful economic life, while intangible assets with indefinite useful lives are assessed for impairment at each reporting date, and impairment loss is charged to the consolidated statement of profit or loss.

Internally generated intangible assets are not capitalized and are expensed in the consolidated statement of profit or loss in the same period.

Indications of impairment of intangible assets are reviewed, and their useful economic lives are reassessed at each reporting date. Adjustments are reflected in the current and subsequent periods.

Computer software: are amortized using the straight -line method during a period that does not exceed 3 years from acquisition date.

**Impairment of Non-Financial Assets**

The carrying amount of the bank's non-financial asset is reviewed at the end of each fiscal year except for the deferred tax assets, to determine if there is an indication of impairment, and if there is an indication of impairment, the amount recoverable from these assets will be estimated.

If the carrying amount of the assets exceeds the recoverable amount from those assets, the impairment loss is recorded in these assets.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

The recoverable amount is the fair value of the asset - less cost of sales - or the value of its use, whichever is greater.

All impairment losses are recognized in the consolidated statement of profit or loss.

The impairment loss for goodwill is not reversed, for other assets, the impairment loss is reversed only if the value of the carrying amount of the assets does not exceed the book value that was determined after the depreciation or amortization has been reduced if the impairment loss is not recognized in value.

### **Foreign Currencies**

For the purpose of the consolidated financial statements, the results and financial position of each entity of the Group are presented in the functional currency unit of the Bank and the presentation currency of the consolidated financial statements.

The standalone financial statements of the Bank's subsidiaries are prepared. Moreover, the standalone financial statements of each entity of the Bank are presented in the functional currency in which it operates. Transactions in currencies other than the functional currency of the Bank are recorded at the rates of exchange prevailing at the dates of those transactions. At the balance sheet date, financial assets and liabilities denominated in foreign currencies are translated at the rates of exchange prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are translated at the exchange rates at the date when the fair value was determined. Non-monetary items measured at historical cost in a foreign currency are not reclassified.

Exchange differences are recognized in the consolidated statement of profit or loss in the period in which they arise except for:

- Foreign exchange differences on transactions made in order to hedge foreign exchange risk.
- Foreign exchange differences on monetary items required to / from a foreign operation that are not planned to be settled, are unlikely to be settled in the near future (and therefore, these differences form part of the net investment in the foreign operation), and are initially recognized in the comprehensive income statement and reclassified from equity to the income statement when selling or partially disposing of net investment.

In order to present the consolidated financial statements, the assets and liabilities of the Bank's foreign operations are translated at the rates of exchange prevailing at the statement of financial position date. Income is also converted to average exchange rates for the period, unless exchange rates change significantly during that period, in which case the exchange rates are used on the date of the transactions. Exchange differences arising, if any, are recognized in other consolidated statement of comprehensive income and collected in a separate line item of equity.

When foreign operations are disposed of (i.e. disposal of the Bank's entire share from foreign operations, or resulting from the loss of control of a subsidiary in foreign operations, or partial exclusion by its share in a joint arrangement, or an associate company of a foreign nature in which the share held is a financial asset), the net disposal is booked in the consolidated statement of profit or loss including foreign exchange differences.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

In addition, in respect of the partial disposal of a subsidiary involving foreign operations that do not result in the Bank losing control of the subsidiary, its share of the accumulated exchange differences is credited to net comprehensive income at a rate that is derecognized and not recognized in the consolidated statement of profit or loss. For all other partial liquidation the net disposal is booked in the consolidated statement of profit or loss including foreign exchange differences

### **Cash and Cash Equivalents**

Cash and cash equivalents comprise cash on hand and cash balances with central banks and balances with banks and financial institutions that mature within three months, less banks and financial institutions deposits that mature within three months and restricted. and the statutory cash reserve held at the Central Bank of Jordan is not excluded.

### **Earning per Share**

The bank calculates basic and diluted EPS data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss that is attributable to ordinary shareholders of the Bank by the weighted-average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss that is attributable to ordinary shareholders and the weighted-average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares.

### **Lease Contracts**

#### **The Bank as a Lessee**

The Bank assesses whether the contract contains lease when starting the contract. The Bank recognizes the right to use assets and the corresponding lease obligations in relation to all lease arrangements in which the lessee is in, except for short-term lease contracts (defined as leases of 12 months or less) and low value asset leases, and for these contracts, the bank recognizes the lease payments as an operating expense on a straight-line basis over the period of the lease, unless another regular basis is more representative of the time pattern in which the economic benefits from the leased assets are utilized.

The lease obligation is initially measured at the present value of the lease payments that were not paid on the start date of the lease, deducted by using the price implicit in the lease. If this rate cannot be easily determined, the bank uses its additional expected rate.

The lease payments included in the rental obligation measurement include:

- Fixed rental payments (essentially including fixed payments), minus accrued receivable rental incentives;
- Variable rental payments that depend on an index or rate, initially measured using the indicator or the rate at the date the contract begins.
- The amount expected to be paid by the lessee under the residual value guarantees.
- The price of the exercise of purchase options, if the lessee is reasonably certain of the exercise of the options; and
- Paying the contract termination fines, if the lease reflects the exercise of the lease termination option.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Rental obligations are presented as a separate note in the consolidated statement of financial position.

Later, lease obligations are subsequently measured by increasing the book value to reflect the interest in the rental obligations (using the effective interest method) and by reducing the book value to reflect the rental payments paid.

The lease obligations (and a similar adjustment to the related right-to-use assets) are re-measured whenever:

- The lease term has changed or there is an event or important change in the conditions that lead to a change in the exercise of the purchase option assessment, in which case the lease obligations are re-measured by deducting the adjusted lease payment using the adjusted discount rate.
- Lease payments change due to changes in an index, rate, or change in expected payments under the guaranteed residual value, in which cases the lease obligation is re-measured by deducting the modified rental payments using a non-variable discount rate (unless the rental payments change due to a change in the floating interest rate, in this case the adjusted discount rate is used).
- The lease contract is adjusted and the lease amendment is not accounted as a separate lease, in which case the lease obligation is re-measured based on the duration of the adjusted lease contract by deducting the adjusted rental payments using the adjusted discount rate at the actual price at the date of the amendment.

The right to use assets are depreciated over the life of the lease or the useful life of the asset (whichever is shorter). If the lease contract transfers the ownership of the underlying asset or the cost of the right to use, which reflects that the company expects to exercise the purchase option, then the relevant value of the right to use is depreciated over the useful life of the asset. Depreciation begins on the date the commencement of the lease.

The right-to-use assets are presented as a separate note in the consolidated statement of financial position.

The Bank applies International Accounting Standard (36) to determine whether the value of the right to use has decreased its value and calculates any impairment losses as described in the policy of "property and equipment".

Variable rents that are not dependent on an index or rate are not included in the measurement of lease obligations and right to use assets. Related payments are recognized as an expense in the period in which the event or condition that leads to these payments occurs and are included in "Other Expenditures" in the statement of profit or loss.

### **The Bank as a Lessor**

The Bank enters into lease contracts as a lessor in regard with some investment properties.

Leases in which the Bank is the lessor are classified as operating or finance leases. In the event that the terms of the lease contract transfer all risks and rewards of ownership to the lessee, the contract is classified as a finance lease and all other leases are classified as operating leases.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

When the Bank is an intermediary lessor, it represents the main lease and sub-contract as two separate contracts. The sublease contract is classified as finance or operating lease by reference to the original right of use arising from the main lease.

Rental income from operating leases is recognized on a straight-line basis over the period of the relevant lease. The primary direct costs incurred in negotiating and arranging an operating lease are added to the book value of the leased asset and are recognized on a straight-line basis over the lease term.

The amounts due from the lessee under finance leases are recognized as receivables with the amount of the company's net investment in the rental contracts. Finance lease income is allocated to accounting periods to reflect a constant periodic rate of return on the bank's existing net investment with respect to lease contracts.

When the contract includes leasing components and other components other than leasing, the bank applies IFRS 15 to distribute the amounts received or to be received under the contract for each component.

### **(3) Changes in accounting policies and disclosures**

#### **(A) New and amended standards and interpretations issued and adopted by the Group in the financial year beginning on 1 January 2024:**

<b>Lease Liability in a Sale and Leaseback – Amendments to IFRS 16:</b>	In September 2022, the IASB finalized narrow-scope amendments to the requirements for sale and leaseback transactions in IFRS 16 Leases which explain how an entity accounts for a sale and leaseback after the date of the transaction.	1 January 2024
<b>Supplier finance arrangements – Amendments to IAS 7 and IFRS 7:</b>	On 25 May 2023, the IASB issued amendments to IAS 7 and IFRS 7 to require specific disclosures about supplier finance arrangements (SFAs). The amendments respond to the investors' need for more information about SFAs to be able to assess how these arrangements affect an entity's liabilities, cash flows and liquidity risk.	1 January 2024
<b>Classification of Liabilities as Current or Non-current – Amendments to IAS 1 Non-current Liabilities with Covenants</b>	Amendments made to IAS 1 Presentation of Financial Statements in 2020 and 2022 clarified that liabilities are classified as either current or noncurrent, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the entity's expectations or events after the reporting date (e.g. the receipt of a waiver or a breach of covenant). Covenants of loan arrangements will not affect classification of a liability as current or non-current at the reporting date if the entity must only comply with the covenants after the reporting date. However, if the entity must comply with a covenant either on or before the reporting date, this needs to be considered in the classification as current or non-current even if the covenant is only tested for compliance after the reporting date.	1 January 2024

The implementation of the above standards didn't have any material impact on the consolidated financial statement of the Group.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

**(B) New standards issued and not yet applicable or early adopted by the Group for periods starting on or after 1 January 2024:**

<b>Amendments to IAS 21 – Lack of Exchangeability</b>	An entity is impacted by the amendments when it has a transaction or an operation in a foreign currency that is not exchangeable into another currency at a measurement date for a specified purpose. A currency is exchangeable when there is an ability to obtain the other currency (with a normal administrative delay), and the transaction would take place through a market or exchange mechanism that creates enforceable rights and obligations.	Annual periods beginning on or after 1 January 2025
<b>Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7</b>	On 30 May 2024, the IASB issued targeted amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities.	1 January 2026
<b>IFRS 18, ‘Presentation and Disclosure in Financial Statements’</b>	This is the new standard on presentation and disclosure in financial statements, which replaces IAS 1, with a focus on updates to the statement of profit or loss.	1 January 2027 (early adoption is permitted)
<b>IFRS 19, ‘Subsidiaries without Public Accountability: Disclosures’</b>	This new standard works alongside other IFRS Accounting Standards. An eligible subsidiary applies the requirements in other IFRS Accounting Standards except for the disclosure requirements; and it applies instead the reduced disclosure requirements in IFRS 19. IFRS 19’s reduced disclosure requirements balance the information needs of the users of eligible subsidiaries’ financial statements with cost savings for preparers. IFRS 19 is a voluntary standard for eligible subsidiaries. A subsidiary is eligible if: <ul style="list-style-type: none"> <li>• it does not have public accountability; and</li> <li>• it has an ultimate or intermediate parent that produces consolidated financial statements available for public use that comply with IFRS Accounting Standards.</li> </ul>	1 January 2027

The management is still in the process of evaluating the impact of these new amendments on the Group’s consolidated financial statements, and it believes that there will be no significant impact on the consolidated financial statements when they are implemented.

There are no other standards that are not yet effective and that would be expected to have a material impact on the Group in the current year starting 1 January 2024 or future reporting periods and on foreseeable future transactions.

**(4) Significant Accounting Judgments and key Sources of Uncertainty Estimates**

Preparation of the consolidated financial statements and application of the accounting policies require the Bank management to make judgments, estimates, and assumptions that affect the amounts of financial assets and financial liabilities and to disclose potential liabilities. Moreover, these estimates and judgments affect revenues, expenses, provisions, in general, expected credit losses, as well as changes in fair value that appear in the consolidated statement of comprehensive income and within shareholders' equity. In particular, the Bank's management requires judgments to be made to estimate the amounts and timing of future cash flows. These estimates are necessarily based on multiple hypotheses and factors with varying degrees of estimation and uncertainty. Meanwhile, the actual results may differ from estimates due to the changes arising from the conditions and circumstances of those estimates in the future.

Judgments, estimates, and assumptions are reviewed periodically. Moreover, the effect of the change in estimates is recognized in the financial period in which the change occurs if the change affects only the financial period. On the other hand, the effect of the change in estimates is recognized in the financial period in which the change occurs and in future periods if the change affects the financial period and future financial periods. Management believes that its estimates in the consolidated financial statements are reasonable. The details are as follows:

**Critical Judgements in Applying the Bank's Accounting Policies**

The following are the critical judgements, apart from those involving estimations (which are disclosed below), that the managements have made in the process of applying the Bank's accounting policies and that have the most significant effect on the amounts recognized in consolidated financial statements:

**Evaluation of business model**

The classification and measurement of financial assets depend on the results of the principal and interest payments test on the principal outstanding and the business model test. The Bank defines a business model at a level that reflects how the groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgment that reflects all relevant evidence, including how to assess the performance of the assets and measure their performance, the risks that affect the performance of assets and how they are managed, and how asset managers are compensated. The Bank monitors financial assets measured at amortized cost or fair value through other comprehensive income and derecognized before maturity to understand the reason for derecognition and whether the reasons are consistent with the objective of the business held. In this respect, control is part of the Bank's continuous assessment of whether the business model under which the remaining financial assets are retained is appropriate, and whether it is inappropriate if there is a change in the business model, and therefore, a future change is made in the classification of those assets.

#### Significant increase in credit risk

The expected credit loss is measured as an allowance equivalent to the expected credit loss of 12 months for the assets of the first stage, or the credit loss over the life of the assets of the second or third stage. The asset moves to the second stage if credit risk increases significantly since initial recognition. IFRS (9) does not specify what constitutes a significant increase in credit risk. In assessing whether the credit risk of any asset has increased significantly, the Bank takes into account reasonable and reliable quantitative and qualitative information. The estimates used by the Bank's management concerning the significant change in credit risk that result in a change in the classification within the three stages (1, 2 and 3) are shown in details in note (47).

#### Establish groups of assets with similar credit risk characteristics

When the expected credit losses are measured on a collective basis, the financial instruments are grouped on the basis of common risk characteristics (e.g. instrument type, credit risk, collateral type, initial recognition date, remaining maturity period, industry, borrower's geographic location, etc.). The Bank monitors the appropriateness of credit risk characteristics on an ongoing basis to assess whether they are still similar. This is required to ensure that, in the event of a change in the credit risk characteristics, the asset is properly reallocated. This may result in the creation of new portfolios or the transfer of assets to an existing portfolio that better reflects the credit risk characteristics of that group of assets.

#### Re-division of portfolios and movements between portfolios

The re-division of portfolios and movements between portfolios is more common when credit risk increases significantly (or when such a large increase is reflected). Therefore, assets are transferred from expected credit losses of between (12) months to another portfolio or vice versa. However, this may happen within the portfolios that continue to be measured on the same basis as expected credit losses for a 12-month period or a lifetime, but the amount of the expected credit loss changes due to the varying credit risk of portfolios.

#### Models and assumptions used

The Bank uses various models and assumptions in measuring the fair value of financial assets as well as in assessing the expected credit loss described in Note (47). The judgment is applied when determining the best models for each type of asset as well as for the assumptions used in those models, which include assumptions regarding the main drivers of credit risk.

#### **(a) Classification and measurement of financial assets and liabilities**

The Bank classifies financial instruments or components of financial assets at initial recognition either as a financial asset or a financial liability, or as an equity instrument in accordance with the substance of the contractual agreements and the definition of the instrument. The reclassification of a financial instrument is subject to the substance of the consolidated financial statements and not to its legal form.



The Bank shall determine the classification at initial recognition and reassess such determination, if possible and appropriate, at each date of the consolidated statement of financial position.

When measuring financial assets and liabilities, certain assets and liabilities of the Bank are re-measured at fair value for financial reporting purposes. In assessing the fair value of any assets or liabilities, the Bank uses available observable market data. In the absence of Level 1 inputs, the Bank conducts evaluations using professionally qualified independent evaluators. The Bank works closely with qualified external evaluators to develop appropriate valuation and data valuation techniques.

**(b) Fair value measurement**

If the fair values of financial assets and financial liabilities included in the consolidated statement of financial position cannot be obtained from active markets, these fair values are determined using a range of valuation techniques involving the use of accounting models. If possible, the entered data for those models will be extracted from the market data. In the absence of such market data, fair values are determined by making judgments. These provisions include liquidity considerations and model data such as derivative volatility, longer-term discount rates, pre-payment ratios and default rates on asset-backed securities. Management believes that the valuation techniques used are appropriate to determine the fair value of financial instruments.

**Derivative financial instruments**

The fair values of derivative financial instruments measured at fair value are generally obtained by reference to quoted market prices, discounted cash flow models and, where appropriate, recognized pricing models. In the absence of prices, fair values are determined using valuation techniques that reflect observable market data. These techniques include comparison with similar instruments at observable market prices, discounted cash flow analysis, pricing option models and other valuation techniques commonly used by market participants. The main factors that Management takes into consideration when applying the model are:

- The expected timing and probability of future cash flows on the instrument where such cash flows are generally subject to the terms of the instrument, although Management's judgment may be required where the counterparty's ability to repay the instrument in accordance with contractual terms is in doubt; and
- An appropriate discount rate for the instrument. Management determines the instrument discount rate at a rate higher than the non-risk rate. In assessing the instrument by reference to comparative instruments, Management considers the maturity, structure, and degree of classification of the instrument based on the system in which the existing position is compared. When evaluating tools on a model basis using the fair value of the main components, Management also considers the need to make adjustments for a number of factors, such as bid differences, credit status, portfolio service costs, and uncertainty about the model.

#### Determining the duration of the lease

When determining the duration of the lease, management takes into account all the facts and circumstances that create an economic incentive for the extension option, or no termination option. Extension options (or periods following termination options) are included only in the lease term if the lease is reasonably certain to be extended (or not terminated). The evaluation is reviewed in the event of a significant event or significant change in the circumstances affecting this assessment that are under the control of the tenant.

#### Impairment of intangible assets with infinite life

Management is required to use significant judgments and estimates to determining whether intangible assets with indefinite life is impaired through estimation of the value in use of the cash-generating units to which has been allocated. The value in use calculation requires the Bank's Management to estimate the future cash flows expected to arise from the cash-generating unit and a suitable discount rate in order to calculate present value. Details of the estimates used to assess the impairment of goodwill are disclosed in Note 14.

#### Key Sources of Uncertain Estimates

The principal estimates used by Management in applying the Bank's accounting policies that have the most significant effect on the amounts recognized in the consolidated financial statements are as follows:

#### Determining the number and relative weight of scenarios, the outlook for each type of product / market, and the identification of future information relevant to each scenario.

When measuring the expected credit loss, the Bank uses reasonable and supported future information based on the assumptions of the future movement of the various economic drivers and the manner in which they affect each other.

#### Probability of default

The potential for default is a key input in measuring the expected credit loss. The probability of default is an estimate of the probability of default over a given period of time, which includes the calculation of historical data, assumptions, and expectations relating to future circumstances.

#### Loss given default

Loss given default is an estimate of the loss arising from default. It is based on the difference between the contractual cash flows due and those that the financier expects to collect, taking into account cash flows from collateral and integrated credit adjustments.

#### Fair value measurement and valuation procedures

When estimating the fair value of financial assets and financial liabilities, the Bank uses available observable market data. In the absence of Level (1) inputs, the Bank conducts evaluations using appropriate valuation models to determine the fair value of financial instruments.

**Provision for expected credit losses**

Management is required to use significant judgments and estimates to estimate the amounts and timing of future cash flows and assess the risks of a significant increase in credit risks for financial assets after initial recognition and future measurement information for the expected credit losses. The most important policies and estimates used by the Bank's management are detailed in Note (47).

**Impairment of seized assets:**

Impairment in seized assets is recognized based on recent real estate valuations by qualified independent evaluators for calculating the asset impairment, which is reviewed periodically.

**Productive lifespan of tangible assets and intangible assets**

The Bank's management periodically recalculates the useful lives of tangible assets and intangible assets for calculating annual depreciation and amortization based on the general condition of those assets and estimated future useful lives. The impairment loss is recognized in the consolidated statement of profit or loss for the year.

**Income tax**

The fiscal year is charged with the income tax expense in accordance with the accounting regulations, laws and standards. Moreover, deferred tax assets and liabilities and the required tax provision are recognized.

**Litigation provision**

A provision is made to meet any potential legal liabilities based on a legal study prepared by the Bank's legal counsel. This study identifies potential future risks and is reviewed periodically.

**Assets and liabilities at cost**

Management periodically reviews the assets and liabilities at cost for estimating any impairment in value, which is recognized in the consolidated statement of profit or loss for the year.

**Extension and termination options in leases**

Extension and termination options are included in a number of leases. These terms are used to increase operational flexibility in terms of contract management, and most of the retained extension and termination options are renewable by both the Bank and the lessor.

**Discounting of lease payments**

Leasing payments are deducted using the Bank's additional borrowing rate ("IBR"). The Administration applied the provisions and estimates to determine the additional borrowing rate at the start of the lease.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(5) Cash and Balances at Central Banks - Net**

The details of this item are as follows:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Cash in hand and vault	127,160,116	95,538,393
<b>Balances at central banks:</b>		
Current accounts and demand deposits	199,197,110	156,580,071
Term and notice deposits	111,095,078	66,452,395
Statutory cash reserve	237,275,913	235,155,656
Total Balances at Central Banks	<b>547,568,101</b>	<b>458,188,122</b>
<b>Total Cash and Balances at Central Banks</b>	<b>674,728,217</b>	<b>553,726,515</b>
Provision for expected credit loss*	(33,284)	(36,588)
<b>Net Cash and Balances at Central Banks</b>	<b>674,694,933</b>	<b>553,689,927</b>

There are no certificate of deposits purchased from the Central Bank of Jordan maturing within a period of three months as of 31 December 2024 and 2023.

Except for the statutory cash reserve, there are no restricted balances as of 31 December 2024 and 2023.

The movement on balances at central banks for the year ended 31 December 2024 and 2023 was as follows:

	<b>31 December 2024</b>			
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	458,188,122	-	-	<b>458,188,122</b>
New balances during the year	547,568,101	-	-	<b>547,568,101</b>
Paid balances during the year	(458,188,122)	-	-	<b>(458,188,122)</b>
<b>Balance - End of the Year</b>	<b>547,568,101</b>	-	-	<b>547,568,101</b>

	<b>31 December 2023</b>			
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	566,762,020	-	-	<b>566,762,020</b>
New balances during the year	458,188,122	-	-	<b>458,188,122</b>
Paid balances during the year	(566,762,020)	-	-	<b>(566,762,020)</b>
<b>Balance - End of the Year</b>	<b>458,188,122</b>	-	-	<b>458,188,122</b>

\* This item represents the provision for expected credit loss for the balances of foreign Central Banks movement for the year ended 31 December 2024 and 2023:

	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Beginning balance	36,588	42,202
Expected credit losses during the year	(3,304)	(5,614)
<b>Balance - End of the Year</b>	<b>33,284</b>	<b>36,588</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(6) Balances at Banks and Financial Institutions - Net**

The details of this item are as follows:

	<b>Local Banks and Financial Institutions 31 December</b>		<b>Foreign Banks and Financial Institutions 31 December</b>		<b>Total 31 December</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Current accounts and demand accounts	12,082,379	1,886,490	219,410,347	131,420,838	231,492,726	133,307,328
Deposits maturing within or less than 3 months	23,082,156	18,137,629	185,896,951	171,831,200	208,979,107	189,968,829
<b>Total</b>	<b>35,164,535</b>	<b>20,024,119</b>	<b>405,307,298</b>	<b>303,252,038</b>	<b>440,471,833</b>	<b>323,276,157</b>
Provision for expected credit loss	(37,032)	(22,881)	(183,924)	(209,665)	(220,956)	(232,546)
<b>Net</b>	<b>35,127,503</b>	<b>20,001,238</b>	<b>405,123,374</b>	<b>303,042,373</b>	<b>440,250,877</b>	<b>323,043,611</b>

- The non-interest bearing balances at banks and financial institutions are amounted to JD 32.5 million as of 31 December 2024 (JD 27.4 million as of 31 December 2023).
- There were no restricted balances as of 31 December 2024 and 2023.

The following represents the movement on balances at banks and financial institutions for the year ended 31 December 2024 and 2023:

	<b>31 December 2024</b>			
	<b>Stage (1) Individual JD</b>	<b>Stage (2) Individual JD</b>	<b>Stage (3) JD</b>	<b>Total JD</b>
Balance - beginning of the year	323,276,157	-	-	323,276,157
New balances during the year	440,471,833	-	-	440,471,833
Paid balances during the year	(323,276,157)	-	-	(323,276,157)
<b>Balance - End of the Year</b>	<b>440,471,833</b>	<b>-</b>	<b>-</b>	<b>440,471,833</b>

	<b>31 December 2023</b>			
	<b>Stage (1) Individual JD</b>	<b>Stage (2) Individual JD</b>	<b>Stage (3) JD</b>	<b>Total JD</b>
Balance - beginning of the year	358,979,026	-	-	358,979,026
New balances during the year	323,276,157	-	-	323,276,157
Paid balances during the year	(358,979,026)	-	-	(358,979,026)
<b>Balance - End of the Year</b>	<b>323,276,157</b>	<b>-</b>	<b>-</b>	<b>323,276,157</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents the movement on the provision for expected credit losses for balances at banks and financial institutions during the year ended 31 December 2024 and 2023:

<b>31 December 2024</b>				
	<b>Stage (1) Individual JD</b>	<b>Stage (2) Individual JD</b>	<b>Stage (3) JD</b>	<b>Total JD</b>
Balance - beginning of the year	232,546	-	-	<b>232,546</b>
Impairment on new balances during the year	220,956	-	-	<b>220,956</b>
Reversed from impairment on paid balances	(232,546)	-	-	<b>(232,546)</b>
<b>Balance - End of the Year</b>	<b>220,956</b>	<b>-</b>	<b>-</b>	<b>220,956</b>

<b>31 December 2023</b>				
	<b>Stage (1) Individual JD</b>	<b>Stage (2) Individual JD</b>	<b>Stage (3) JD</b>	<b>Total JD</b>
Balance - beginning of the year	305,109	-	-	<b>305,109</b>
Impairment on new balances during the year	232,546	-	-	<b>232,546</b>
Reversed from impairment on paid balances	(305,109)	-	-	<b>(305,109)</b>
<b>Balance - End of the Year</b>	<b>232,546</b>	<b>-</b>	<b>-</b>	<b>232,546</b>

**(7) Deposits at Banks and Financial Institutions - Net**

The details of this item are as follows:

	<b>Local Banks and Financial Institutions</b>		<b>Foreign Banks and Financial Institutions</b>		<b>Total</b>	
	<b>31 December</b>		<b>31 December</b>		<b>31 December</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>Deposits mature during the period:</b>						
From 3 months to 6 months	-	30,000,000	14,597,433	11,427,972	<b>14,597,433</b>	<b>41,427,972</b>
From 6 months to 9 months	30,000,000	-	5,259,426	472,050	<b>35,259,426</b>	<b>472,050</b>
From 9 months to 12 months	-	-	3,729,480	3,027,587	<b>3,729,480</b>	<b>3,027,587</b>
<b>Total</b>	<b>30,000,000</b>	<b>30,000,000</b>	<b>23,586,339</b>	<b>14,927,609</b>	<b>53,586,339</b>	<b>44,927,609</b>
Provision for expected credit losses	(137)	-	(102,505)	(175,796)	<b>(102,642)</b>	<b>(175,796)</b>
<b>Net</b>	<b>29,999,863</b>	<b>30,000,000</b>	<b>23,483,834</b>	<b>14,751,813</b>	<b>53,483,697</b>	<b>44,751,813</b>

- There were no restriction on deposits as of 31 December 2024 and 2023.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents movement on deposits at banks and financial institutions for the year ended December 31 December 2024 and 2023:

<b>31 December 2024</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	44,927,609	-	-	<b>44,927,609</b>
New balances during the year	53,586,339	-	-	<b>53,586,339</b>
Paid balances during the year	(44,927,609)	-	-	<b>(44,927,609)</b>
<b>Balance - End of the Year</b>	<b>53,586,339</b>	<b>-</b>	<b>-</b>	<b>53,586,339</b>

<b>31 December 2023</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	56,868,042	-	-	<b>56,868,042</b>
New balances during the year	44,927,609	-	-	<b>44,927,609</b>
Paid balances during the year	(56,868,042)	-	-	<b>(56,868,042)</b>
<b>Balance - End of the Year</b>	<b>44,927,609</b>	<b>-</b>	<b>-</b>	<b>44,927,609</b>

- The following represents the movement on the provision for expected credit losses for deposits at banks and financial institutions during the year ended 31 December 2024 and 2023:

<b>31 December 2024</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	175,796	-	-	<b>175,796</b>
Impairment on new balances during the year	102,642	-	-	<b>102,642</b>
Reversed from impairment on paid balances	(172,737)	-	-	<b>(172,737)</b>
Foreign currency translation difference	(3,059)	-	-	<b>(3,059)</b>
<b>Balance - End of the Year</b>	<b>102,642</b>	<b>-</b>	<b>-</b>	<b>102,642</b>

<b>31 December 2023</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	229,769	-	-	<b>229,769</b>
Impairment on new balances during the year	175,796	-	-	<b>175,796</b>
Reversed from impairment on paid balances	(239,262)	-	-	<b>(239,262)</b>
Foreign currency translation difference	9,493	-	-	<b>9,493</b>
<b>Balance - End of the Year</b>	<b>175,796</b>	<b>-</b>	<b>-</b>	<b>175,796</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(8) Financial Assets at Fair Value through Profit or Loss**

The details of this item are as follows:

	31 December	
	2024	2023
	JD	JD
<b>Quoted Financial Assets</b>		
Companies shares and funds listed in financial markets	4,407,981	4,425,551
<b>Total</b>	<b>4,407,981</b>	<b>4,425,551</b>

**(9) Financial Assets at Fair Value through Other Comprehensive Income**

The details of this item are as follows:

	31 December	
	2024	2023
	JD	JD
Shares with available market prices	33,851,086	5,794,878
Shares and funds with no available market prices	55,169,584	45,578,991
<b>Total Shares</b>	<b>89,020,670</b>	<b>51,373,869</b>
Jordanian treasury bonds	189,077,652	180,139,559
Jordanian government bills and bonds	36,824,898	37,348,952
Foreign governments bills and bonds	69,545,533	68,231,824
Corporate bonds	60,917,403	66,659,891
<b>Total Bonds</b>	<b>356,365,486</b>	<b>352,380,226</b>
Less: Provision of expected credit loss	(173,354)	(291,467)
<b>Total Bonds - Net</b>	<b>356,192,132</b>	<b>352,088,759</b>
<b>Total</b>	<b>445,212,802</b>	<b>403,462,628</b>

- The maturity dates for Bonds range from year 2025 to year 2036.
- Interest rates on bonds and treasury bills ranges from 1.4% to 7.67%.

The following represents the movement on shares at fair value through other comprehensive during the year ended 31 December 2024 and 2023:

	31 December	
	2024	2023
	JD	JD
Fair value as of beginning of the year	51,373,869	42,699,806
New investments during the year	24,819,030	6,728,145
Changes in fair value during the year	12,828,800	1,990,783
Foreign currency translation difference	(1,029)	(44,865)
<b>Balance - End of the Year</b>	<b>89,020,670</b>	<b>51,373,869</b>



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The following represents the movement on bonds at fair value through other comprehensive income during the year ended 31 December 2024 and 2023:

<b>31 December 2024</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Fair value - beginning of the year	343,176,172	9,204,054	-	352,380,226
New investments during the year	133,005,878	-	-	133,005,878
Matured investments during the year	(129,474,218)	-	-	(129,474,218)
Change in fair value during the year	(339,973)	1,228,927	-	888,954
Amortization of premium/ discount	8,875	(19,777)	-	(10,902)
Adjustments resulted from changes in exchange rates	(26,800)	(397,652)	-	(424,452)
<b>Balance - End of the Year</b>	<b>346,349,934</b>	<b>10,015,552</b>	<b>-</b>	<b>356,365,486</b>

<b>31 December 2023</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Fair value - beginning of the year	323,781,644	2,904,743	-	326,686,387
New investments during the year	95,181,309	-	-	95,181,309
Matured investments during the year	(80,291,355)	-	-	(80,291,355)
Transferred to stage (2)	(5,889,206)	5,889,206	-	-
Change in fair value during the year	8,970,664	20,684	-	8,991,348
Amortization of premium/ discount	1,047,873	168,447	-	1,216,320
Adjustments resulted from changes in exchange rates	375,243	220,974	-	596,217
<b>Balance - End of the Year</b>	<b>343,176,172</b>	<b>9,204,054</b>	<b>-</b>	<b>352,380,226</b>

The following represents the movement on the provision for expected credit losses during the year ended 31 December 2024 and 2023:

<b>31 December 2024</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	190,133	101,334	-	291,467
Expected credit losses for new investment during the year	21,634	-	-	21,634
Reversed from impairment on matured investment	(1,404)	-	-	(1,404)
Effect on provision resulted from adjustments	(68,255)	(68,648)	-	(136,903)
Adjustments resulted from changes in exchange rates	(1,031)	(409)	-	(1,440)
<b>Balance - End of the Year</b>	<b>141,077</b>	<b>32,277</b>	<b>-</b>	<b>173,354</b>

<b>31 December 2023</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	195,993	95,196	-	291,189
Expected credit losses for new investment during the year	10,364	-	-	10,364
Reversed from impairment on matured investment	(635)	-	-	(635)
Effect on provision due to adjustments between stages during the period	-	73,255	-	73,255
Effect on provision resulted from adjustments	(28,922)	(67,429)	-	(96,351)
Adjustments resulted from changes in exchange rates	13,333	312	-	13,645
<b>Balance - End of the Year</b>	<b>190,133</b>	<b>101,334</b>	<b>-</b>	<b>291,467</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(10) Direct Credit Facilities at Fair Value through Profit or Loss**

The details of this item are as follows:

The following represents the movement on direct credit facilities at fair value through profit or loss during the year:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	31,496,582	61,967,403
Paid credit facilities during the year	(31,905,000)	(32,641,948)
Effect of adjustments	(368,650)	368,650
Change in fair value during the year	777,068	1,802,477
<b>Balance - End of the Year</b>	<b>-</b>	<b>31,496,582</b>

**(11) Direct Credit Facilities at Amortized Cost - Net**

The details of this item are as follows:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
<b>Individuals (retail)</b>		
Overdraft accounts	11,117,662	9,894,896
Loans and discounted bills *	1,005,991,000	1,021,291,763
Credit cards	33,624,708	26,592,656
<b>Real estate loans</b>	<b>1,340,978,728</b>	<b>1,428,803,673</b>
Includes Housing loans	820,103,347	838,630,863
<b>Companies:</b>		
<b>Large</b>		
Overdraft accounts	231,323,305	218,591,162
Loans and discounted bills *	1,378,813,628	1,274,488,310
<b>Small and Medium</b>		
Overdraft accounts	122,246,508	103,772,398
Loans and discounted bills *	306,278,581	345,959,026
<b>Government and public sector</b>	<b>673,321,261</b>	<b>620,198,707</b>
<b>Total</b>	<b>5,103,695,381</b>	<b>5,049,592,591</b>
<b>Less:</b> Provision of expected credit losses	(438,560,746)	(450,901,539)
Interest in suspense	(151,537,613)	(156,146,571)
<b>Net Direct Credit Facilities</b>	<b>4,513,597,022</b>	<b>4,442,544,481</b>

\* Net after deducting interest and commission received in advance and unearned revenues of JD 28,177,869 as of 31 December 2024 (JD 25,225,416 as of 31 December 2023).

- Non-performing credit facilities amounted to JD 413,145,972 which is equivalent to 8.1% of total direct credit facilities as of 31 December 2024 (JD 388,939,256 which is equivalent to 7.7% of total direct credit facilities as of 31 December 2023).

- Non-performing credit facilities after deducting interest and commissions in suspense amounted to JD 286,049,040 which is equivalent to 5.8% of the total direct credit facilities balance after deducting interest and commission in suspense as of 31 December 2024 (JD 265,332,134 which is equivalent to 5.4% of the total direct credit facilities balance after deducting interest and commission in suspense as of 31 December 2023).

- Non-performing credit facilities transferred to off-the consolidated statement of financial position amounted to JD 40,070,746 during the year 2024 (JD 40,594,540 during the year 2023). The off-balance sheet items balance is amounted to JD 520,315,649 as of 31 December 2024 (JD 478,218,410 as of 31 December 2023).

- Direct credit facilities granted to and guaranteed by the Government of the Hashemite Kingdom of Jordan amounted to JD 495,596,576 which is equivalent to 9.7% of total direct credit facilities as of 31 December 2024 (JD 520,190,865 which is equivalent to 10.3% of total direct credit facilities as of 31 December 2023).

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The following represents the movement on direct credit facilities during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Beginning of the Year	2,364,415,649	1,827,942,755	345,744,346	117,628,983	393,860,858	<b>5,049,592,591</b>
New credit facilities during the year	623,640,463	274,871,243	29,492,544	10,807,520	8,072,673	<b>946,884,443</b>
Paid credit facilities during the year	(382,787,406)	(199,770,127)	(67,990,569)	(11,368,276)	(11,540,166)	<b>(673,456,544)</b>
Transferred to stage (1)	22,583,852	27,176,480	(21,179,963)	(24,600,884)	(3,979,485)	-
Transferred to stage (2)	(50,137,519)	(70,219,129)	62,428,901	71,753,523	(13,825,776)	-
Transferred to stage (3)	(17,705,138)	(27,688,116)	(71,984,473)	(38,199,142)	155,576,869	-
Effect of adjustments	84,160,097	(184,511,909)	(18,264,202)	(5,285,414)	(27,978,599)	<b>(151,880,027)</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(60,115,157)	<b>(60,115,157)</b>
Adjustments resulted from changes in exchange rates	(2,636,420)	(3,547,785)	(249,349)	(244,461)	(651,910)	<b>(7,329,925)</b>
<b>Balance - End of the Year</b>	<b>2,641,533,578</b>	<b>1,644,253,412</b>	<b>257,997,235</b>	<b>120,491,849</b>	<b>439,419,307</b>	<b>5,103,695,381</b>
	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Beginning of the Year	2,165,398,505	1,813,945,729	318,585,521	127,462,028	358,578,155	<b>4,783,969,938</b>
New credit facilities during the year	710,665,320	366,523,574	32,993,848	24,199,834	6,737,885	<b>1,141,120,461</b>
Paid credit facilities during the year	(364,078,631)	(251,005,946)	(35,010,658)	(12,337,645)	(11,855,728)	<b>(674,288,608)</b>
Transferred to stage (1)	30,516,697	29,704,018	(28,143,365)	(26,123,277)	(5,954,073)	-
Transferred to stage (2)	(63,075,279)	(47,750,236)	64,748,981	50,185,434	(4,108,900)	-
Transferred to stage (3)	(4,948,653)	(28,246,991)	(5,621,279)	(42,014,623)	80,831,546	-
Effect of adjustments	(112,894,589)	(59,281,703)	(2,363,447)	(3,737,055)	20,938,857	<b>(157,337,937)</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(45,020,841)	<b>(45,020,841)</b>
Adjustments resulted from changes in exchange rates	2,832,279	4,054,310	554,745	(5,713)	(6,286,043)	<b>1,149,578</b>
<b>Balance - End of the Year</b>	<b>2,364,415,649</b>	<b>1,827,942,755</b>	<b>345,744,346</b>	<b>117,628,983</b>	<b>393,860,858</b>	<b>5,049,592,591</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The following represents the movement on the provision for expected credit loss during the year ended 31 December 2024 and 2023:

	<b>Corporate</b>	<b>SME's</b>	<b>Retail</b>	<b>Real Estate</b>	<b>Governmental and Public</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>For the Year ended 31 December 2024</b>						
Balance at the beginning of the year	190,857,754	46,714,501	59,195,817	145,689,389	8,444,078	<b>450,901,539</b>
Impairment on new credit facilities during the year	8,091,089	4,263,246	3,311,770	3,076,244	4,388	<b>18,746,737</b>
Recovered from impairment on paid credit facilities	(3,346,634)	(6,493,563)	(2,762,847)	(18,448,317)	(6,645)	<b>(31,058,006)</b>
Transferred (from) to stage (1) - net	1,994,162	(241,298)	2,338,532	2,427,674	-	<b>6,519,070</b>
Transferred (from) to stage (2) - net	(36,868,726)	500,389	(3,814,514)	2,123,784	-	<b>(38,059,067)</b>
Transferred (from) to stage (3) - net	34,874,564	(259,091)	1,475,982	(4,551,458)	-	<b>31,539,997</b>
Effect on provision at the end of the year due to reclassification between stages	717,097	6,188,169	18,226,279	5,720,381	-	<b>30,851,926</b>
Effect resulted from to adjustments	10,954,484	965,422	(2,065,094)	(14,205,400)	5,780,885	<b>1,430,297</b>
Transfers during the period (Note 15)	-	-	-	(6,457,293)	-	<b>(6,457,293)</b>
Credit facilities written off and transferred to off balance sheet items	(15,805,021)	(2,809,092)	(6,318,018)	(582,510)	-	<b>(25,514,641)</b>
Adjustments resulted from changes in exchange rates	(42,244)	(180,403)	(1,017)	(116,149)	-	<b>(339,813)</b>
<b>Balance at the End of the Year</b>	<b>191,426,525</b>	<b>48,648,280</b>	<b>69,586,890</b>	<b>114,676,345</b>	<b>14,222,706</b>	<b>438,560,746</b>
<b>Redistribution:</b>						
Provision on an individual basis	191,306,876	47,202,008	56,952,341	88,304,569	14,222,706	<b>397,988,500</b>
Provision on a collective basis	119,649	1,446,272	12,634,549	26,371,776	-	<b>40,572,246</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	<b>Corporate</b>	<b>SME's</b>	<b>Retail</b>	<b>Real Estate</b>	<b>Governmental and Public</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>For the Year ended 31 December 2023</b>						
Balance at the beginning of the year	208,433,406	43,270,920	43,114,322	137,305,942	79,802	<b>432,204,392</b>
Impairment on new credit facilities during the year	8,369,543	5,068,351	4,444,245	7,100,671	133,657	<b>25,116,467</b>
Recovered from impairment on paid credit facilities	(5,264,325)	(5,613,445)	(2,944,076)	(6,242,112)	(5,605)	<b>(20,069,563)</b>
Transferred (from) to stage (1) - net	(435,790)	56,370	3,414,279	2,783,043	-	<b>5,817,902</b>
Transferred (from) to stage (2) - net	(398,796)	(119,332)	(4,197,742)	(4,312,331)	-	<b>(9,028,201)</b>
Transferred (from) to stage (3) - net	834,586	62,962	783,463	1,529,288	-	<b>3,210,299</b>
Effect on provision at the end of the year due to reclassification between stages	4,186,544	2,030,643	14,721,327	6,355,848	-	<b>27,294,362</b>
Effect resulted from to adjustments	(11,502,145)	3,093,182	1,206,627	1,829,508	8,236,224	<b>2,863,396</b>
Credit facilities written off and transferred to off balance sheet items	(13,300,992)	(1,162,439)	(1,346,479)	(728,512)	-	<b>(16,538,422)</b>
Adjustments resulted from changes in exchange rates	(64,277)	27,289	(149)	68,044	-	<b>30,907</b>
<b>Balance at the End of the Year</b>	<b>190,857,754</b>	<b>46,714,501</b>	<b>59,195,817</b>	<b>145,689,389</b>	<b>8,444,078</b>	<b>450,901,539</b>
<b>Redistribution:</b>						
Provision on an individual basis	190,042,553	46,076,081	48,190,456	118,549,442	8,444,078	<b>411,302,610</b>
Provision on a collective basis	815,201	638,420	11,005,361	27,139,947	-	<b>39,598,929</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**Interest in Suspense**

The following is the movement on interest in suspense:

	<b>Corporate JD</b>	<b>SME's JD</b>	<b>Retail JD</b>	<b>Real Estate JD</b>	<b>Governmental and Public JD</b>	<b>Total JD</b>
<b>For the Year ended 31 December 2024</b>						
Balance at the beginning of the year	43,459,532	26,469,903	34,569,753	45,113,550	6,533,833	<b>156,146,571</b>
Interest suspended on new exposure during the year	9,931	117,205	61,405	220,787	-	<b>409,328</b>
Interest in suspense transferred to income from exposure paid during the year	(420,961)	(443,636)	(557,782)	(557,707)	-	<b>(1,980,086)</b>
Effect on interest suspended due to reclassification between stages	1,631,967	162,636	1,569,943	(544,622)	-	<b>2,819,924</b>
Effect on interest in suspense due to adjustments	8,821,789	8,740,608	9,205,719	10,732,444	5,057,173	<b>42,557,733</b>
Transfers during the period	-	-	-	(13,738,448)	-	<b>(13,738,448)</b>
Credit facilities written off and transferred to off balance sheet items	(9,638,049)	(6,481,755)	(16,049,812)	(2,430,900)	-	<b>(34,600,516)</b>
Adjustments resulted from changes in exchange rates	(15,315)	(55,089)	(957)	(5,532)	-	<b>(76,893)</b>
<b>Balance at the End of the Year</b>	<b>43,848,894</b>	<b>28,509,872</b>	<b>28,798,269</b>	<b>38,789,572</b>	<b>11,591,006</b>	<b>151,537,613</b>
	<b>Corporate JD</b>	<b>SME's JD</b>	<b>Retail JD</b>	<b>Real Estate JD</b>	<b>Governmental and Public JD</b>	<b>Total JD</b>
<b>For the Year ended 31 December 2023</b>						
Balance at the beginning of the year	47,842,871	25,103,210	31,830,670	37,921,968	-	<b>142,698,719</b>
Interest suspended on new exposure during the year	13,608	114,035	166,207	105,967	-	<b>399,817</b>
Interest in suspense transferred to income from exposure paid during the year	(1,754,799)	(223,845)	(435,258)	(733,007)	-	<b>(3,146,909)</b>
Effect on interest suspended due to reclassification between stages	274,892	88,590	616,380	2,120,106	-	<b>3,099,968</b>
Effect on interest in suspense due to adjustments	11,066,529	5,263,538	7,789,311	10,889,154	6,533,833	<b>41,542,365</b>
Credit facilities written off and transferred to off balance sheet items	(13,970,369)	(3,923,338)	(5,397,710)	(5,191,002)	-	<b>(28,482,419)</b>
Adjustments resulted from changes in exchange rates	(13,200)	47,713	153	364	-	<b>35,030</b>
<b>Balance at the End of the Year</b>	<b>43,459,532</b>	<b>26,469,903</b>	<b>34,569,753</b>	<b>45,113,550</b>	<b>6,533,833</b>	<b>156,146,571</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following are the exposures according to IFRS (9) as of 31 December 2024 and 2023:

31 December 2024										
	Stage (1)			Stage (2)			Stage (3)			
	Direct Credit Facilities	Provision for Expected Credit Loss	Interest in Suspense	Direct Credit Facilities	Provision for Expected Credit Loss	Interest in Suspense	Direct Credit Facilities	Provision for Expected Credit Loss	Interest in Suspense	Net
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
Corporate entities	1,348,767,324	10,002,903	252	105,221,801	36,216,553	470,438	156,147,808	145,207,069	43,378,204	1,374,861,514
SME's	313,999,252	2,429,374	14,673	36,086,588	8,228,862	151,639	78,439,249	37,990,044	28,343,560	351,366,937
Retail	908,851,310	6,382,080	6,127	42,380,074	7,570,890	30,212	99,501,986	55,633,920	28,761,930	952,348,211
Real estate loans	1,040,847,843	22,210,789	4,171	194,800,621	54,589,290	11,141,758	105,330,264	37,876,266	27,643,643	1,187,512,811
Governmental and public	673,321,261	14,222,706	11,591,006	-	-	-	-	-	-	647,507,549
Total	4,285,786,990	55,247,852	11,616,229	378,489,084	106,605,595	11,794,047	439,419,307	276,707,299	128,127,337	4,513,597,022

31 December 2023										
	Stage (1)			Stage (2)			Stage (3)			
	Direct Credit Facilities	Provision for Expected Credit Loss	Interest in Suspense	Direct Credit Facilities	Provision for Expected Credit Loss	Interest in Suspense	Direct Credit Facilities	Provision for Expected Credit Loss	Interest in Suspense	Net
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
Corporate entities	1,214,784,509	13,523,694	60,592	138,436,758	49,477,852	3,504,082	139,858,205	127,856,208	39,894,858	1,258,762,186
SME's	331,024,459	3,049,481	18,721	51,923,302	12,692,864	64,884	66,783,663	30,972,156	26,386,298	376,547,020
Retail	931,947,031	4,696,538	647	41,587,478	7,937,069	36,406	84,244,806	46,562,210	34,532,700	964,013,745
Real estate loans	1,094,403,698	22,906,417	2,361	231,425,791	86,499,338	21,917,061	102,974,184	36,283,634	23,194,128	1,238,000,734
Governmental and public	620,198,707	8,444,078	6,533,833	-	-	-	-	-	-	605,220,796
Total	4,192,358,404	52,620,208	6,616,154	463,373,329	156,607,123	25,522,433	393,860,858	241,674,208	124,007,984	4,442,544,481

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents the distribution of total credit facilities by internal credit rating for large corporates:

	31 December 2024				31 December 2023
	Stage (1)	Stage (2)	Stage (3)	Total	Total
	Individual	Individual			
	JD	JD	JD	JD	JD
Credit rating categories based on the Bank's internal system:					
From (1) to (5)	1,253,073,882	64,969,736	-	<b>1,318,043,618</b>	<b>1,166,513,400</b>
From (6) to (7)	84,829,686	40,028,241	14,779,279	<b>139,637,206</b>	<b>173,109,388</b>
From (8) to (10)	-	-	134,731,503	<b>134,731,503</b>	<b>133,189,135</b>
Not rated	10,863,756	223,824	6,637,026	<b>17,724,606</b>	<b>20,267,549</b>
<b>Total</b>	<b>1,348,767,324</b>	<b>105,221,801</b>	<b>156,147,808</b>	<b>1,610,136,933</b>	<b>1,493,079,472</b>

- The following represents the movement on credit facilities for large corporates during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Balance - beginning of the year	1,205,999,313	8,785,196	131,476,992	6,959,766	139,858,205	<b>1,493,079,472</b>
New credit facilities during the year	335,180,057	3,059,539	24,229,635	61,175	108,211	<b>362,638,617</b>
Paid credit facilities	(232,639,768)	(515,716)	(10,056,335)	(98,411)	(1,270,135)	<b>(244,580,365)</b>
Transferred to stage (1)	13,311,552	6,881,951	(13,311,552)	(6,881,951)	-	-
Transferred to stage (2)	(19,808,367)	(252,749)	22,542,681	252,749	(2,734,314)	-
Transferred to stage (3)	(5,005,220)	(3,989)	(61,320,183)	-	66,329,392	-
Effect of adjustments	39,863,963	(4,828,480)	11,550,926	(65,088)	(20,456,740)	<b>26,064,581</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(25,443,070)	<b>(25,443,070)</b>
Adjustments resulted from changes in exchange rates	(1,223,671)	(36,287)	(114,187)	(4,416)	(243,741)	<b>(1,622,302)</b>
<b>Balance - End of the Year</b>	<b>1,335,677,859</b>	<b>13,089,465</b>	<b>104,997,977</b>	<b>223,824</b>	<b>156,147,808</b>	<b>1,610,136,933</b>



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	1,171,175,788	7,072,603	124,818,137	10,111,165	157,631,162	<b>1,470,808,855</b>
New credit facilities during the year	359,819,062	2,771,848	16,818,699	86,792	202,950	<b>379,699,351</b>
Paid credit facilities	(239,645,508)	(1,745,032)	(17,067,795)	(1,222,759)	(288,552)	<b>(259,969,646)</b>
Transferred to stage (1)	16,992,043	-	(16,992,043)	-	-	-
Transferred to stage (2)	(49,061,640)	-	49,061,640	-	-	-
Transferred to stage (3)	(892,713)	-	(2,584,692)	(3,510)	3,480,915	-
Effect of adjustments	(53,683,026)	1,571,024	(22,823,246)	(1,504,505)	12,674,856	<b>(63,764,897)</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(27,271,361)	<b>(27,271,361)</b>
Adjustments resulted from changes in exchange rates	1,295,307	(885,247)	246,292	(507,417)	(6,571,765)	<b>(6,422,830)</b>
<b>Balance - End of the Year</b>	<b>1,205,999,313</b>	<b>8,785,196</b>	<b>131,476,992</b>	<b>6,959,766</b>	<b>139,858,205</b>	<b>1,493,079,472</b>

- The following represents the movement on the provision for credit loss for large corporates credit facilities during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	13,483,338	40,356	48,703,007	774,845	127,856,208	<b>190,857,754</b>
Impairment losses on new credit facilities during the year	2,641,588	17,211	5,332,011	2,729	97,550	<b>8,091,089</b>
Reversed from impairment losses on paid credit facilities	(1,978,875)	(4,487)	(837,211)	(1,296)	(524,765)	<b>(3,346,634)</b>
Transferred to stage (1)	1,838,664	737,141	(1,838,664)	(737,141)	-	-
Transferred to stage (2)	(330,115)	(1,202)	1,977,612	1,202	(1,647,497)	-
Transferred to stage (3)	(250,278)	(48)	(36,271,735)	-	36,522,061	-
Effect due to reclassification between stages	(1,476,975)	(702,941)	3,578,030	(20,637)	(660,380)	<b>717,097</b>
Effect of adjustments	(4,029,085)	14,441	15,557,680	3,057	(591,609)	<b>10,954,484</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(15,805,021)	<b>(15,805,021)</b>
Adjustments resulted from changes in exchange rates	4,967	(797)	(4,152)	(2,784)	(39,478)	<b>(42,244)</b>
<b>Balance - End of the Year</b>	<b>9,903,229</b>	<b>99,674</b>	<b>36,196,578</b>	<b>19,975</b>	<b>145,207,069</b>	<b>191,426,525</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Balance - beginning of the year	7,250,383	210,711	56,647,538	744,642	143,580,132	208,433,406
Impairment losses on new credit facilities during the year	2,208,132	16,592	5,989,436	1,141	154,242	8,369,543
Reversed from impairment losses on paid credit facilities	(717,283)	(28,769)	(4,331,254)	(57,851)	(129,168)	(5,264,325)
Transferred to stage (1)	297,104	-	(297,104)	-	-	-
Transferred to stage (2)	(717,934)	-	717,934	-	-	-
Transferred to stage (3)	(14,960)	-	(819,450)	(176)	834,586	-
Effect due to reclassification between stages	(14,258)	-	3,632,857	-	567,945	4,186,544
Effect of adjustments	5,186,324	(45,519)	(12,841,713)	132,849	(3,934,086)	(11,502,145)
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(13,300,992)	(13,300,992)
Adjustments resulted from changes in exchange rates	5,830	(112,659)	4,763	(45,760)	83,549	(64,277)
<b>Balance - End of the Year</b>	<b>13,483,338</b>	<b>40,356</b>	<b>48,703,007</b>	<b>774,845</b>	<b>127,856,208</b>	<b>190,857,754</b>

- The following represents the distribution of total credit facilities by internal credit rating for SME's:

	31 December 2024				31 December 2023
	Stage (1)	Stage (2)	Stage (3)	Total	Total
	Individual	Individual			
	JD	JD	JD	JD	JD
Credit rating Categories based on the Bank's internal system:					
From (1) to (5)	226,189,392	8,491,360	-	234,680,752	248,876,098
From (6) to (7)	53,479,943	21,121,427	7,901,979	82,503,349	93,610,249
From (8) to (10)	-	-	58,339,766	58,339,766	55,542,037
Not rated	34,329,917	6,473,801	12,197,504	53,001,222	51,703,040
<b>Total</b>	<b>313,999,252</b>	<b>36,086,588</b>	<b>78,439,249</b>	<b>428,525,089</b>	<b>449,731,424</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents the movement on credit facilities for SME's during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	295,003,257	36,021,202	47,400,700	4,522,602	66,783,663	<b>449,731,424</b>
New credit facilities during the year	104,158,641	14,954,451	4,652,096	751,551	4,929,966	<b>129,446,705</b>
Paid credit facilities	(81,577,301)	(5,922,984)	(20,017,500)	(732,069)	(4,259,200)	<b>(112,509,054)</b>
Transferred to stage (1)- net	2,829,789	483,370	(2,829,788)	(422,528)	(60,843)	-
Transferred to stage (2)- net	(14,313,066)	(5,055,322)	15,425,176	5,249,964	(1,306,752)	-
Transferred to stage (3)- net	(5,796,410)	(1,281,390)	(3,738,992)	(1,402,939)	12,219,731	-
Effect of adjustments	(12,773,140)	(11,237,687)	(10,767,690)	(1,878,954)	9,592,180	<b>(27,065,291)</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(9,290,847)	<b>(9,290,847)</b>
Adjustments resulted from changes in exchange rates	(1,378,636)	(115,522)	(119,985)	(5,056)	(168,649)	<b>(1,787,848)</b>
<b>Balance - End of the Year</b>	<b>286,153,134</b>	<b>27,846,118</b>	<b>30,004,017</b>	<b>6,082,571</b>	<b>78,439,249</b>	<b>428,525,089</b>

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	214,893,172	43,580,075	49,997,951	3,917,584	64,850,494	<b>377,239,276</b>
New credit facilities during the year	136,797,124	18,908,241	15,730,521	697,353	1,454,993	<b>173,588,232</b>
Paid credit facilities	(47,415,808)	(7,798,771)	(16,894,716)	(1,155,222)	(2,404,662)	<b>(75,669,179)</b>
Transferred to stage (1)- net	9,185,622	1,099,422	(9,170,224)	(1,004,358)	(110,462)	-
Transferred to stage (2)- net	(9,716,891)	(4,418,624)	10,591,118	4,665,452	(1,121,055)	-
Transferred to stage (3)- net	(2,184,741)	(1,046,821)	(2,061,365)	(860,847)	6,153,774	-
Effect of adjustments	(8,087,073)	(10,117,706)	(1,076,931)	(1,355,719)	2,771,259	<b>(17,866,170)</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(5,085,777)	<b>(5,085,777)</b>
Adjustments resulted from changes in exchange rates	1,531,852	(4,184,614)	284,346	(381,641)	275,099	<b>(2,474,958)</b>
<b>Balance - End of the Year</b>	<b>295,003,257</b>	<b>36,021,202</b>	<b>47,400,700</b>	<b>4,522,602</b>	<b>66,783,663</b>	<b>449,731,424</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents the movement on the provision for credit loss for SME's credit facilities during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	2,789,832	259,649	12,314,093	378,771	30,972,156	<b>46,714,501</b>
Impairment losses on new credit facilities during the year	682,893	121,782	234,936	73,229	3,150,406	<b>4,263,246</b>
Reversed from impairment losses on paid credit facilities	(442,517)	(43,166)	(3,240,802)	(70,858)	(2,696,220)	<b>(6,493,563)</b>
Transferred to stage (1)	57,148	44,179	(57,148)	(33,782)	(10,397)	-
Transferred to stage (2)	(263,116)	(28,053)	961,680	59,539	(730,050)	-
Transferred to stage (3)	(43,028)	(8,428)	(290,830)	(139,070)	481,356	-
Effect due to reclassification between stages	(47,162)	(41,819)	1,001,783	446,310	4,829,057	<b>6,188,169</b>
Effect of adjustments	(510,097)	(82,165)	(3,913,431)	510,343	4,960,772	<b>965,422</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(2,809,092)	<b>(2,809,092)</b>
Adjustments resulted from changes in exchange rates	(16,502)	(56)	(5,768)	(133)	(157,944)	<b>(180,403)</b>
<b>Balance - End of the Year</b>	<b>2,207,451</b>	<b>221,923</b>	<b>7,004,513</b>	<b>1,224,349</b>	<b>37,990,044</b>	<b>48,648,280</b>

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	1,954,362	307,074	10,431,018	382,792	30,195,674	<b>43,270,920</b>
Impairment losses on new credit facilities during the year	1,139,450	132,617	3,130,724	30,917	634,643	<b>5,068,351</b>
Reversed from impairment losses on paid credit facilities	(280,293)	(62,721)	(3,871,949)	(92,871)	(1,305,611)	<b>(5,613,445)</b>
Transferred to stage (1)	304,513	108,061	(298,994)	(75,625)	(37,955)	-
Transferred to stage (2)	(326,157)	(21,391)	859,368	131,917	(643,737)	-
Transferred to stage (3)	(3,965)	(4,691)	(613,893)	(122,105)	744,654	-
Effect due to reclassification between stages	(196,817)	(101,093)	444,198	157,626	1,726,729	<b>2,030,643</b>
Effect of adjustments	186,734	35,158	2,225,353	1,632	644,305	<b>3,093,182</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(1,162,439)	<b>(1,162,439)</b>
Adjustments resulted from changes in exchange rates	12,005	(133,365)	8,268	(35,512)	175,893	<b>27,289</b>
<b>Balance - End of the Year</b>	<b>2,789,832</b>	<b>259,649</b>	<b>12,314,093</b>	<b>378,771</b>	<b>30,972,156</b>	<b>46,714,501</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents distribution of total credit facilities by internal credit rating for Retail:

	31 December 2024				31 December 2023
	Stage (1)	Stage (2)	Stage (3)	Total	Total
	Individual	Individual			
	JD	JD	JD	JD	JD
Credit rating categories based on the Bank's internal system:					
From (1) to (5)	3,998,651	621,817	-	4,620,468	12,831,480
From (6) to (7)	150,941	81,519	-	232,460	2,283,646
From (8) to (10)	-	-	3,659,805	3,659,805	951,485
Not rated	904,701,718	41,676,738	95,842,181	1,042,220,637	1,041,712,704
<b>Total</b>	<b>908,851,310</b>	<b>42,380,074</b>	<b>99,501,986</b>	<b>1,050,733,370</b>	<b>1,057,779,315</b>

- The following represents the movement on credit facilities for individuals during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Balance - beginning of the year	73,819,496	858,127,535	2,393,233	39,194,245	84,244,806	1,057,779,315
New credit facilities during the year	64,628,315	175,690,535	186,376	4,919,271	2,036,362	247,460,859
Paid credit facilities	(21,974,759)	(116,593,486)	(250,188)	(3,178,451)	(2,789,931)	(144,786,815)
Transferred to stage (1)	673,074	8,645,939	(673,074)	(7,573,726)	(1,072,213)	-
Transferred to stage (2)	(3,284,527)	(21,923,593)	3,613,126	22,712,854	(1,117,860)	-
Transferred to stage (3)	(3,296,130)	(16,503,158)	(1,273,787)	(13,448,455)	34,521,530	-
Effect of adjustments	3,150,091	(92,293,159)	(345,250)	(3,895,074)	6,049,064	(87,334,328)
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(22,367,830)	(22,367,830)
Adjustments resulted from changes in exchange rates	(612)	(14,251)	-	(1,026)	(1,942)	(17,831)
<b>Balance - End of the Year</b>	<b>113,714,948</b>	<b>795,136,362</b>	<b>3,650,436</b>	<b>38,729,638</b>	<b>99,501,986</b>	<b>1,050,733,370</b>

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Balance - beginning of the year	56,227,858	873,499,924	2,595,155	40,596,550	68,710,698	1,041,630,185
New credit facilities during the year	40,801,163	200,841,527	22,109	7,145,268	3,001,045	251,811,112
Paid credit facilities	(17,309,240)	(130,979,611)	(608,289)	(5,478,943)	(2,627,885)	(157,003,968)
				(14,227,403)		
Transferred to stage (1)	462,825	15,537,938	(462,825)	-	(1,310,535)	-
Transferred to stage (2)	(992,721)	(21,283,651)	1,061,885	21,978,557	(764,070)	-
Transferred to stage (3)	(197,786)	(12,188,855)	(64,582)	(6,655,643)	19,106,866	-
Effect of adjustments	(5,172,603)	(66,851,182)	(150,220)	(4,149,484)	4,870,607	(71,452,882)
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(6,744,189)	(6,744,189)
Adjustments resulted from changes in exchange rates	-	(448,555)	-	(14,657)	2,269	(460,943)
<b>Balance - End of the Year</b>	<b>73,819,496</b>	<b>858,127,535</b>	<b>2,393,233</b>	<b>39,194,245</b>	<b>84,244,806</b>	<b>1,057,779,315</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents the movement on the provision for credit loss for retail credit facilities during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - Beginning of the year	620,107	4,076,431	1,008,139	6,928,930	46,562,210	<b>59,195,817</b>
Impairment losses on new facilities during the year	103,827	1,445,694	47,312	477,798	1,237,139	<b>3,311,770</b>
Reversed from impairment losses on matured facilities	(42,139)	(477,568)	(6,055)	(451,336)	(1,785,749)	<b>(2,762,847)</b>
Transferred to stage (1)	158,621	2,479,482	(158,622)	(1,595,179)	(884,302)	-
Transferred to stage (2)	(44,422)	(95,166)	211,483	674,634	(746,529)	-
Transferred to stage (3)	(81,943)	(78,040)	(414,022)	(2,532,808)	3,106,813	-
Effect due to reclassification between stages	(155,624)	(2,425,375)	674,510	3,346,716	16,786,052	<b>18,226,279</b>
Effect of adjustments	(210,780)	1,108,990	(391,971)	(248,620)	(2,322,713)	<b>(2,065,094)</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(6,318,018)	<b>(6,318,018)</b>
Adjustments resulted from changes in exchange rates	-	(15)	-	(19)	(983)	<b>(1,017)</b>
<b>Balance - End of the Year</b>	<b>347,647</b>	<b>6,034,433</b>	<b>970,774</b>	<b>6,600,116</b>	<b>55,633,920</b>	<b>69,586,890</b>

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - Beginning of the year	575,431	4,390,249	896,683	6,884,134	30,367,825	<b>43,114,322</b>
Impairment losses on new facilities during the year	324,567	874,696	8,520	676,622	2,559,840	<b>4,444,245</b>
Reversed from impairment losses on matured facilities	(90,196)	(594,494)	(21,430)	(625,104)	(1,612,852)	<b>(2,944,076)</b>
Transferred to stage (1)	208,541	3,391,096	(208,541)	(2,750,356)	(640,740)	-
Transferred to stage (2)	(18,773)	(103,079)	43,627	480,219	(401,994)	-
Transferred to stage (3)	(2,707)	(60,799)	(18,956)	(1,743,735)	1,826,197	-
Effect due to reclassification between stages	(203,028)	(3,326,310)	131,276	4,172,874	13,946,515	<b>14,721,327</b>
Effect of adjustments	(173,728)	(494,517)	176,960	(165,164)	1,863,076	<b>1,206,627</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(1,346,479)	<b>(1,346,479)</b>
Adjustments resulted from changes in exchange rates	-	(411)	-	(560)	822	<b>(149)</b>
<b>Balance - End of the Year</b>	<b>620,107</b>	<b>4,076,431</b>	<b>1,008,139</b>	<b>6,928,930</b>	<b>46,562,210</b>	<b>59,195,817</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents the distribution of total credit facilities by internal credit rating for Real Estate:

	31 December 2024				31 December 2023
	Stage (1)	Stage (2)	Stage (3)	Total	Total
	Individual	Individual			
	JD	JD	JD	JD	JD
Credit rating categories based on the Bank's internal system:					
From (1) to (5)	91,449,173	9,459,140	-	100,908,313	88,544,922
From (6) to (7)	904,195	101,454,416	3,975	102,362,586	152,758,847
From (8) to (10)	-	-	20,231,489	20,231,489	26,604,920
Not rated	948,494,475	83,887,065	85,094,800	1,117,476,340	1,160,894,984
<b>Total</b>	<b>1,040,847,843</b>	<b>194,800,621</b>	<b>105,330,264</b>	<b>1,340,978,728</b>	<b>1,428,803,673</b>

- The following represents the movement on credit facilities for Real Estate during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Balance - beginning of the year	169,394,876	925,008,822	164,473,421	66,952,370	102,974,184	1,428,803,673
New credit facilities during the year	45,685,627	81,166,718	424,437	5,075,523	998,134	133,350,439
Paid credit facilities	(20,956,228)	(76,737,941)	(37,666,546)	(7,359,345)	(3,220,900)	(145,940,960)
Transferred to stage (1)	5,769,437	11,165,220	(4,365,549)	(9,722,679)	(2,846,429)	-
Transferred to stage (2)	(12,731,559)	(42,987,465)	20,847,918	43,537,956	(8,666,850)	-
Transferred to stage (3)	(3,607,378)	(9,899,579)	(5,651,511)	(23,347,748)	42,506,216	-
Effect of adjustments	49,145,096	(76,152,583)	(18,702,188)	553,702	(23,163,104)	(68,319,077)
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(3,013,410)	(3,013,410)
Adjustments resulted from changes in exchange rates	(33,498)	(3,381,722)	(15,177)	(233,963)	(237,577)	(3,901,937)
<b>Balance - End of the Year</b>	<b>232,666,373</b>	<b>808,181,470</b>	<b>119,344,805</b>	<b>75,455,816</b>	<b>105,330,264</b>	<b>1,340,978,728</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	168,408,067	889,793,127	141,174,278	72,836,729	67,385,801	<b>1,339,598,002</b>
New credit facilities during the year	47,517,222	144,001,958	422,519	16,270,421	2,078,897	<b>210,291,017</b>
Paid credit facilities	(29,612,781)	(110,482,532)	(439,858)	(4,480,721)	(6,534,629)	<b>(151,550,521)</b>
Transferred to stage (1)	3,876,207	13,066,658	(1,518,273)	(10,891,516)	(4,533,076)	-
Transferred to stage (2)	(3,304,027)	(22,047,961)	4,034,338	23,541,425	(2,223,775)	-
Transferred to stage (3)	(1,673,413)	(15,011,315)	(910,640)	(34,494,623)	52,089,991	-
Effect of adjustments	(15,821,519)	16,116,161	21,686,950	3,272,653	622,135	<b>25,876,380</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(5,919,514)	<b>(5,919,514)</b>
Adjustments resulted from changes in exchange rates	5,120	9,572,726	24,107	898,002	8,354	<b>10,508,309</b>
<b>Balance - End of the Year</b>	<b>169,394,876</b>	<b>925,008,822</b>	<b>164,473,421</b>	<b>66,952,370</b>	<b>102,974,184</b>	<b>1,428,803,673</b>

- The following represents the movement on the provision for credit loss for Real Estate credit facilities during the year ended 31 December 2024 and 2023:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance - beginning of the year	4,986,338	17,920,079	77,279,470	9,219,868	36,283,634	<b>145,689,389</b>
Impairment losses on new facilities during the year	651,350	1,105,239	18,701	797,965	502,989	<b>3,076,244</b>
Reversed from impairment losses on matured facilities	(324,344)	(1,394,013)	(15,415,512)	(394,379)	(920,069)	<b>(18,448,317)</b>
Transferred to stage (1)	1,749,227	1,716,949	(350,860)	(918,168)	(2,197,148)	-
Transferred to stage (2)	(350,905)	(441,658)	6,019,598	735,016	(5,962,051)	-
Transferred to stage (3)	(65,032)	(180,907)	(706,719)	(2,655,083)	3,607,741	-
Effect resulted from reclassification between stages	(1,653,398)	(1,491,584)	(3,066,075)	2,116,416	9,815,022	<b>5,720,381</b>
Effect of adjustments	(260,250)	247,442	(11,623,841)	7,727	(2,576,478)	<b>(14,205,400)</b>
Transfers during the period (Note 15)	-	-	(6,457,293)	-	-	<b>(6,457,293)</b>
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(582,510)	<b>(582,510)</b>
Adjustments resulted from changes in exchange rates	(501)	(3,243)	(1,651)	(15,890)	(94,864)	<b>(116,149)</b>
<b>Balance - End of the Year</b>	<b>4,732,485</b>	<b>17,478,304</b>	<b>45,695,818</b>	<b>8,893,472</b>	<b>37,876,266</b>	<b>114,676,345</b>



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Balance - beginning of the year	5,353,217	18,905,386	73,714,549	9,470,394	29,862,396	137,305,942
Impairment losses on new facilities during the year	1,538,660	1,754,119	39,356	1,824,207	1,944,329	7,100,671
Reversed from impairment losses on matured facilities	(848,932)	(1,448,589)	(53,511)	(709,218)	(3,181,862)	(6,242,112)
Transferred to stage (1)	1,673,407	1,829,924	(727,922)	(1,413,457)	(1,361,952)	-
Transferred to stage (2)	(84,837)	(446,295)	435,622	998,281	(902,771)	-
Transferred to stage (3)	(42,545)	(146,611)	(216,397)	(3,388,458)	3,794,011	-
Effect resulted from reclassification between stages	(1,590,411)	(1,625,092)	(101,408)	2,237,254	7,435,505	6,355,848
Effect of adjustments	(1,012,294)	(905,359)	4,186,869	143,340	(583,048)	1,829,508
Credit facilities written off and transferred to off balance sheet items	-	-	-	-	(728,512)	(728,512)
Adjustments resulted from changes in exchange rates	73	2,596	2,312	57,525	5,538	68,044
<b>Balance - End of the Year</b>	<b>4,986,338</b>	<b>17,920,079</b>	<b>77,279,470</b>	<b>9,219,868</b>	<b>36,283,634</b>	<b>145,689,389</b>

- The following represents the distribution of total credit facilities by internal credit rating for Government and public sector:

	31 December 2024				31 December 2023
	Stage (1)	Stage (2)	Stage (3)	Total	Total
	Individual	Individual			
	JD	JD	JD	JD	JD
Credit rating categories based on the Bank's internal system:					
From (1) to (5)	673,321,261	-	-	673,321,261	620,198,707
<b>Total</b>	<b>673,321,261</b>	<b>-</b>	<b>-</b>	<b>673,321,261</b>	<b>620,198,707</b>

- The following represents the movement on credit facilities for Government and Public Sector during the year ended 31 December 2024 and 2023:

	31 December 2024			
	Stage (1)	Stage (2)	Stage (3)	Total
	Individual	Individual		
	JD	JD	JD	JD
Balance - beginning of the year	620,198,707	-	-	620,198,707
New credit facilities during the year	73,987,823	-	-	73,987,823
Paid credit facilities	(25,639,350)	-	-	(25,639,350)
Effect of adjustments	4,774,081	-	-	4,774,081
<b>Balance - End of the Year</b>	<b>673,321,261</b>	<b>-</b>	<b>-</b>	<b>673,321,261</b>

	31 December 2023			
	Stage (1)	Stage (2)	Stage (3)	Total
	Individual	Individual		
	JD	JD	JD	JD
Balance - beginning of the year	554,693,620	-	-	554,693,620
New credit facilities during the year	125,730,749	-	-	125,730,749
Paid credit facilities	(30,095,294)	-	-	(30,095,294)
Effect of adjustments	(30,130,368)	-	-	(30,130,368)
<b>Balance - End of the Year</b>	<b>620,198,707</b>	<b>-</b>	<b>-</b>	<b>620,198,707</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

- The following represents the movement on the provision for credit loss for Government and public sector credit facilities during the year ended 31 December 2024 and 2023:

<b>31 December 2024</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	8,444,078	-	-	<b>8,444,078</b>
Impairment losses on new facilities during the year	4,388	-	-	<b>4,388</b>
Reversed from impairment losses on matured facilities	(6,645)	-	-	<b>(6,645)</b>
Effect of adjustments	5,780,885	-	-	<b>5,780,885</b>
<b>Balance - End of the Year</b>	<b>14,222,706</b>	<b>-</b>	<b>-</b>	<b>14,222,706</b>

<b>31 December 2023</b>				
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	79,802	-	-	<b>79,802</b>
Impairment losses on new facilities during the year	133,657	-	-	<b>133,657</b>
Reversed from impairment losses on matured facilities	(5,605)	-	-	<b>(5,605)</b>
Effect of adjustments	8,236,224	-	-	<b>8,236,224</b>
<b>Balance - End of the Year</b>	<b>8,444,078</b>	<b>-</b>	<b>-</b>	<b>8,444,078</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(12) Financial Assets at Amortized Cost - Net**

The details of this item are as follows:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
<b>Quoted Financial Assets:</b>		
Jordanian Treasury Bills	55,001,044	48,167,881
Jordanian treasury bonds	1,692,639,864	1,636,729,257
Governmental or guaranteed by government bonds	508,145,750	492,681,023
Foreign governments bonds	172,319,909	126,419,639
Corporate bonds and debentures	119,868,272	114,894,517
<b>Total Quoted Financial Assets</b>	<b>2,547,974,839</b>	<b>2,418,892,317</b>
<b>Unquoted Financial Assets:</b>		
Corporate bonds and debentures	3,000,001	3,000,001
<b>Total Unquoted Financial Assets</b>	<b>3,000,001</b>	<b>3,000,001</b>
<b>Total</b>	<b>2,550,974,840</b>	<b>2,421,892,318</b>
<b>Less: Provision for excepted credit loss</b>	<b>(3,615,193)</b>	<b>(3,369,108)</b>
<b>Net</b>	<b>2,547,359,647</b>	<b>2,418,523,210</b>
<b>Bonds and Bills Analysis:</b>		
At fixed rate	2,545,594,291	2,415,001,102
At floating rate	1,765,356	3,522,108
<b>Total</b>	<b>2,547,359,647</b>	<b>2,418,523,210</b>

- The maturity dates for Bonds range from year 2025 to year 2036.
- Interest rate on bonds and Treasury Bills ranges from 3% to 7.81%.
- The following is the movement on the financial assets at amortized cost during the year ended 31 December 2024 and 2023:

	<b>31 December 2024</b>			
	<b>Stage (1)</b>	<b>Stage (2)</b>	<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Individual</b>	<b>Individual</b>	<b>Individual</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	2,418,892,317	-	3,000,001	2,421,892,318
New investments during the year	602,919,966	-	-	602,919,966
Matured investments	(477,140,739)	-	-	(477,140,739)
Amortization of premium/ discount	3,317,661	-	-	3,317,661
Adjustments resulted from changes in exchange rates	(14,366)	-	-	(14,366)
<b>Balance - End of the Year</b>	<b>2,547,974,839</b>	<b>-</b>	<b>3,000,001</b>	<b>2,550,974,840</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023			
	Stage (1)	Stage (2)	Stage (3)	Total
	Individual	Individual		
	JD	JD	JD	JD
Balance - beginning of the year	2,231,487,705	-	3,000,001	2,234,487,706
New investments during the year	698,221,424	-	-	698,221,424
Matured investments	(514,173,029)	-	-	(514,173,029)
Amortization of premium/ discount	3,356,217	-	-	3,356,217
<b>Balance - End of the Year</b>	<b>2,418,892,317</b>	<b>-</b>	<b>3,000,001</b>	<b>2,421,892,318</b>

- The following is the movement on the provision for expected credit loss during the year ended 31 December 2024 and 2023:

	31 December 2024			
	Stage (1)	Stage (2)	Stage (3)	Total
	Individual	Individual		
	JD	JD	JD	JD
Balance - beginning of the year	369,108	-	3,000,000	3,369,108
Expected credit losses on new investments during the year	309,508	-	-	309,508
Expected credit losses on matured investments during the year	(34,443)	-	-	(34,443)
Effect of adjustments	(22,258)	-	-	(22,258)
Adjustments resulted from changes in exchange rates	(6,722)	-	-	(6,722)
<b>Balance - End of the Year</b>	<b>615,193</b>	<b>-</b>	<b>3,000,000</b>	<b>3,615,193</b>

	31 December 2023			
	Stage (1)	Stage (2)	Stage (3)	Total
	Individual	Individual		
	JD	JD	JD	JD
Balance - beginning of the year	503,260	-	3,000,000	3,503,260
Expected credit losses on new investments during the year	32,597	-	-	32,597
Expected credit losses on matured investments during the year	(79,291)	-	-	(79,291)
Effect of adjustments	(100,512)	-	-	(100,512)
Adjustments resulted from changes in exchange rates	13,054	-	-	13,054
<b>Balance - End of the Year</b>	<b>369,108</b>	<b>-</b>	<b>3,000,000</b>	<b>3,369,108</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(13) Property and Equipment - Net**

The details of this item are as follows:

	<b>Lands</b>	<b>Buildings and</b>	<b>Equipment, Furniture and</b>	<b>Vehicles</b>	<b>Computers</b>	<b>Total</b>
	<b>JD</b>	<b>Construction</b>	<b>Fixtures</b>	<b>JD</b>	<b>Hardware</b>	<b>JD</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>

**For the Year Ended 31 December 2024**

**Cost:**

Balance - beginning of the year	26,887,874	93,987,458	147,959,821	2,142,328	40,331,679	<b>311,309,160</b>
Additions	760,339	20,000	9,670,416	335,485	3,572,148	<b>14,358,388</b>
Disposals	-	-	(11,267,557)	(76,984)	(3,227,767)	<b>(14,572,308)</b>
Foreign currency exchange differences	(78,233)	(18,960)	(76,750)	(4,874)	(31,539)	<b>(210,356)</b>
<b>Balance - End of the Year</b>	<b>27,569,980</b>	<b>93,988,498</b>	<b>146,285,930</b>	<b>2,395,955</b>	<b>40,644,521</b>	<b>310,884,884</b>

**Accumulated Depreciation:**

Balance - beginning of the year	-	16,881,918	108,837,268	1,806,115	25,552,812	<b>153,078,113</b>
Depreciation for the year	-	1,912,471	9,946,888	122,073	4,174,210	<b>16,155,642</b>
Disposals	-	-	(11,197,604)	(76,983)	(3,132,178)	<b>(14,406,765)</b>
Foreign currency exchange differences	-	(13,402)	(44,753)	(2,043)	(25,874)	<b>(86,072)</b>
<b>Balance - End of the Year</b>	<b>-</b>	<b>18,780,987</b>	<b>107,541,799</b>	<b>1,849,162</b>	<b>26,568,970</b>	<b>154,740,918</b>
Net book value of property and equipment	<b>27,569,980</b>	<b>75,207,511</b>	<b>38,744,131</b>	<b>546,793</b>	<b>14,075,551</b>	<b>156,143,966</b>
Payments on purchased property and equipment	-	-	1,072,193	-	-	1,072,193
Projects under construction	-	338,410	830,482	-	-	1,168,892
<b>Net Book Value - End of the Year</b>	<b>27,569,980</b>	<b>75,545,921</b>	<b>40,646,806</b>	<b>546,793</b>	<b>14,075,551</b>	<b>158,385,051</b>

	<b>Lands</b>	<b>Buildings and</b>	<b>Equipment, Furniture and</b>	<b>Vehicles</b>	<b>Computers</b>	<b>Total</b>
	<b>JD</b>	<b>Construction</b>	<b>Fixtures</b>	<b>JD</b>	<b>Hardware</b>	<b>JD</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>

**For the Year Ended 31 December 2023**

**Cost:**

Balance - beginning of the year	27,211,211	94,073,120	142,754,693	2,073,793	37,849,623	<b>303,962,440</b>
Additions	-	1,048,378	11,693,334	324,918	5,186,347	<b>18,252,977</b>
Disposals	-	(40,529)	(5,462,700)	(191,793)	(2,549,412)	<b>(8,244,434)</b>
Transferred to assets available for sale	(302,176)	(786,344)	(605,654)	(63,910)	-	<b>(1,758,084)</b>
Foreign currency exchange differences	(21,161)	(307,167)	(419,852)	(680)	(154,879)	<b>(903,739)</b>
<b>Balance - End of the Year</b>	<b>26,887,874</b>	<b>93,987,458</b>	<b>147,959,821</b>	<b>2,142,328</b>	<b>40,331,679</b>	<b>311,309,160</b>

**Accumulated Depreciation:**

Balance - beginning of the year	-	15,689,702	105,635,921	1,974,901	23,829,445	<b>147,129,969</b>
Depreciation for the year	-	1,936,436	9,191,435	88,643	4,266,062	<b>15,482,576</b>
Disposals	-	(20,516)	(5,309,094)	(184,380)	(2,471,987)	<b>(7,985,977)</b>
Transferred to assets available for sale	-	(660,495)	(582,039)	(63,908)	-	<b>(1,306,442)</b>
Foreign currency exchange differences	-	(63,209)	(98,955)	(9,141)	(70,708)	<b>(242,013)</b>
<b>Balance - End of the Year</b>	<b>-</b>	<b>16,881,918</b>	<b>108,837,268</b>	<b>1,806,115</b>	<b>25,552,812</b>	<b>153,078,113</b>
Net book value of property and equipment	<b>26,887,874</b>	<b>77,105,540</b>	<b>39,122,553</b>	<b>336,213</b>	<b>14,778,867</b>	<b>158,231,047</b>
Payments on purchased property and equipment	-	-	64,151	-	-	<b>64,151</b>
Projects under construction	-	479,968	470,645	-	-	<b>950,613</b>
<b>Net Book Value - End of the Year</b>	<b>26,887,874</b>	<b>77,585,508</b>	<b>39,657,349</b>	<b>336,213</b>	<b>14,778,867</b>	<b>159,245,811</b>

- Property and equipment include fully depreciated assets of JD 87,886,614 as of 31 December 2024 compared with JD 94,212,662 as of 31 December 2023.
- Contractual commitments related to payments on purchases of property and equipment and projects under construction are stated in Note (51), and including the remaining estimated cost for projects under construction.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(14) Intangible Assets - Net**

The details of this item are as follows:

	<b>Goodwill</b>	<b>Computer Software</b>	<b>Other *</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>For the Year Ended 31 December 2024</b>				
Balance - beginning of the year	358,397	19,921,271	1,935,268	<b>22,214,936</b>
Additions	-	6,340,260	-	<b>6,340,260</b>
Amortization for the year	-	(7,626,496)	-	<b>(7,626,496)</b>
<b>Balance - End of the Year</b>	<b>358,397</b>	<b>18,635,035</b>	<b>1,935,268</b>	<b>20,928,700</b>
	<b>Goodwill</b>	<b>Computer Software</b>	<b>Other *</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>For the Year Ended 31 December 2023</b>				
Balance - beginning of the year	358,397	19,280,615	1,935,268	<b>21,574,280</b>
Additions	-	7,318,776	-	<b>7,318,776</b>
Amortization for the year	-	(6,678,120)	-	<b>(6,678,120)</b>
<b>Balance - End of the Year</b>	<b>358,397</b>	<b>19,921,271</b>	<b>1,935,268</b>	<b>22,214,936</b>

\* This item represents the license for conducting banking activities arising from the acquisition of Jordan International Bank / London with a shareholding value of 75%. The license for conducting business was identified as having an infinite life. This asset was tested for impairment and no impairment recognized as of 31 December 2024 and 2023.

- The balance of computer system and software include payments on account for the purchase of computer software amounted to JD 2,564,960 as of 31 December 2024 compared with JD 3,770,609 as of 31 December 2023.

**(15) Other Assets - Net**

The details of this item are as follows:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Accrued revenues and interest	45,338,852	40,643,445
Prepaid expenses	7,488,873	5,511,636
Assets seized by the Bank *	150,015,648	58,261,619
Gain of hedging derivative valuation	1,656,803	950,459
Cheques under collection	10,417,854	10,898,152
Other	12,634,130	10,924,218
<b>Total</b>	<b>227,552,160</b>	<b>127,189,529</b>
Provision for expected credit loss **	(114,616)	(116,957)
<b>Net</b>	<b>227,437,544</b>	<b>127,072,572</b>

\* The instruction of the Central Bank of Jordan requires the Bank to dispose the assets it seizes during a maximum period of two years from the acquisition date.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The following is a summary of the movement on assets seized by the Bank:

	31 December	
	2024	2023
	JD	JD
Balance - beginning of the year	58,261,619	63,489,483
Additions	108,628,028	17,550,732
Disposals	(8,051,455)	(19,169,821)
Impairment loss	(2,364,633)	(3,587,460)
Transfer during the year	(6,457,293)	-
Foreign currency exchange differences	(618)	(21,315)
<b>Balance - End of the Year</b>	<b>150,015,648</b>	<b>58,261,619</b>

The following is a summary of the movement on impairment provisions on assets seized by the bank:

	31 December	
	2024	2023
	JD	JD
Balance - beginning of the year	9,904,427	13,399,076
Impairment loss for the year	2,364,633	3,587,460
Transfer during the year	6,457,293	-
Disposals from provision resulted from sales	(719,925)	(7,082,109)
<b>Balance - End of the Year</b>	<b>18,006,428</b>	<b>9,904,427</b>

\*\* The following is a summary of the movement on expected credit loss provision for the years 2024 and 2023:

	31 December	
	2024	2023
	JD	JD
Balance - beginning of the year	116,957	310,576
(Recovery) expense for the year	(2,341)	(20,333)
Provisions no longer needed	-	(173,286)
<b>Balance - End of the Year</b>	<b>114,616</b>	<b>116,957</b>

## **(16) Bank and Financial Institutions Deposits**

The details of this item are as follows:

	31 December 2024			31 December 2023		
	Inside Jordan	Outside Jordan	Total	Inside Jordan	Outside Jordan	Total
	JD	JD	JD	JD	JD	JD
Current accounts and demand deposits	12,103,466	51,639,413	<b>63,742,879</b>	15,484,653	64,033,834	<b>79,518,487</b>
Deposits due within 3 months	75,004,126	666,406,359	<b>741,410,485</b>	77,493,559	475,264,481	<b>552,758,040</b>
Deposits due within 3- 6 months	-	-	-	31,000,000	28,360,000	<b>59,360,000</b>
Deposits due within 6- 9 months	6,000,000	-	<b>6,000,000</b>	-	-	-
Deposits due within 9- 12 months	18,492,669	-	<b>18,492,669</b>	17,927,576	7,090,000	<b>25,017,576</b>
	<b>111,600,261</b>	<b>718,045,772</b>	<b>829,646,033</b>	<b>141,905,788</b>	<b>574,748,315</b>	<b>716,654,103</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(17) Customers' Deposits**

The details of this item are as follows:

	<b>Retail</b>	<b>Corporate</b>	<b>SMEs</b>	<b>Government and Public Sector</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>31 December 2024</b>					
Current accounts and demand deposits	670,343,811	319,358,082	413,790,527	30,588,668	<b>1,434,081,088</b>
Saving deposits	1,592,128,060	821,356	59,407,088	445,891	<b>1,652,802,395</b>
Time and notice deposits	1,409,056,108	498,019,038	129,821,576	591,554,199	<b>2,628,450,921</b>
Certificates of deposit	228,061,609	39,065,859	815,724	-	<b>267,943,192</b>
Others	47,218	-	-	-	<b>47,218</b>
<b>Total</b>	<b>3,899,636,806</b>	<b>857,264,335</b>	<b>603,834,915</b>	<b>622,588,758</b>	<b>5,983,324,814</b>

	<b>Retail</b>	<b>Corporate</b>	<b>SMEs</b>	<b>Government and Public Sector</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>31 December 2023</b>					
Current accounts and demand deposits	647,613,803	236,807,008	430,712,285	66,939,912	<b>1,382,073,008</b>
Saving deposits	1,671,351,743	1,311,191	56,381,184	633,401	<b>1,729,677,519</b>
Time and notice deposits	1,274,527,111	430,570,714	88,655,400	467,137,629	<b>2,260,890,854</b>
Certificates of deposit	232,032,528	44,802,038	375,377	-	<b>277,209,943</b>
Others	47,218	-	-	-	<b>47,218</b>
<b>Total</b>	<b>3,825,572,403</b>	<b>713,490,951</b>	<b>576,124,246</b>	<b>534,710,942</b>	<b>5,649,898,542</b>

- The deposits of the public sector and the Government of Jordan inside the Kingdom amounted to approximately JD 599.5 million, representing 10% of total deposits as of 31 December 2024 (approximately JD 522.1 million, representing 9.2% of total deposits as of 31 December 2023).
- Non-interest bearing deposits amounted to JD 1.51 billion, representing 25.2% of total deposits as of 31 December 2024 (JD 1.48 billion, representing 26.1% of total deposits as of 31 December 2023).
- Restricted deposits (Restricted withdrawal) amounted to JD 99.9 million, representing 1.7% of total deposits as of 31 December 2024 (JD 103.8 million, representing 1.8% of total deposits as of 31 December 2023).
- Dormant accounts amounted to JD 159.5 million, representing 2.7% of total deposits as of 31 December 2024 (JD 185.3 million, representing 3.3% of total deposits as of 31 December 2023).

**(18) Cash Margins**

The details of this item are as follows:

	<b>31 December 2024</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Margins against direct credit facilities	161,220,656	148,654,927
Margins against indirect credit facilities	135,302,572	133,018,772
Dealing margins	-	251,232
Other margins	17,209,963	14,212,302
	<b>313,733,191</b>	<b>296,137,233</b>



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(19) Borrowed Funds**

The details of this item are as follows:

31 December 2024	JD	Number of Total Payments	Number of Remaining Payments	Periodicity	Guarantee	Borrowing Interest Rate	Re-lending interest rate
<b>Central Bank of Jordan loans:</b>							
SME's Support programs	16,423,317	110	82	Semi Annual	Financial Solvency	2.5% to 7%	Guaranteed 6.0% to 9.85% Without Guarantee: 6.5% to 10.35%
Main Economical Sectors Support Programs	77,776,741	Based on the Periodicity of instalments due			On demand promissory note	Inside the capital city: 1% Outside the capital city: 0.5%	Inside the capital city: 3.75% as a minimum Outside the capital city: 3.25% as a minimum
National program to face COVID-19 pandemic	11,811,711	Based on the Periodicity of instalments due			On demand promissory note	0.00%	2.00%
<b>Borrowing / local institutions</b>	134,442,239	24	24	Monthly/Semi annual	Financial Solvency / Mortgage	4.75% to 7.75%	8.5% to 11%
<b>Borrowing / foreign insinuations</b>	57,078,310	97	97	Quarterly/ Semi annual	Financial Solvency	3.5% to 6.59%	Based on interest rate at the bank
<b>Total</b>	<b>297,532,318</b>						

The maturity dates of funds borrowed from the Central Bank of Jordan range from year 2025 to year 2039.

Borrowed funds from local institutions includes an amount of JD 90 million that were borrowed from Jordan Mortgage Refinance Company and the maturity dates of these borrowed funds range from year 2025 to year 2029.

Borrowed funds with a fixed interest rate amounted to JD 257,243,166 and borrowed funds with a variable interest rate amounted to JD 40,289,152.

The maturity dates of borrowed funds from foreign insinuations range from year 2025 to year 2032.

Borrowed funds during 2024 amounted to JD 173,181,646 and settled borrowed funds amounted to JD 172,738,593 during 2024.

There were no renewed loans during the year 2024.

The Group has complied with all the covenant terms of borrowed funds agreements.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

31 December 2023	JD	Number of Total Payments	Number of Remaining Payments	Periodicity	Guarantee	Borrowing Interest Rate	Re-lending interest rate
<b>Central Bank of Jordan loans:</b>							
SME's Support programs	16,109,324	110	75	Semi Annual	Financial Solvency	2.5% to 6.9%	Guaranteed 6.0% to 9.85% Without Guarantee: 6.5% to 10.35%
Main Economical Sectors Support Programs	62,633,631	Based on the Periodicity of instalments due			On demand promissory note	Inside the capital city: 1% Outside the capital city: 0.5%	Inside the capital city: 3.75% as a minimum Outside the capital city: 3.25% as a minimum
National program to face COVID-19 pandemic	33,053,236	Based on the Periodicity of instalments due			On demand promissory note	0.00%	2.00%
<b>Borrowing / local institutions</b>	139,129,219	27	27	Monthly/Semi annual	Financial Solvency / Mortgage	4.25% to 8.00%	8.5% to 11.00%
<b>Borrowing / foreign insinuations</b>	46,163,855	99	97	Quarterly/ Semi annual	Financial Solvency	6.06% to 6.97%	Based on interest rate at the bank
<b>Total</b>	<b>297,089,265</b>						

The maturity dates of funds borrowed from the Central Bank of Jordan range from year 2024 to year 2039.

Borrowed funds from local institutions includes an amount of JD 90 million that were borrowed from Jordan Mortgage Refinance Company and the maturity dates of these borrowed funds range from year 2024 to year 2029.

Borrowed funds with a fixed interest rate amounted to JD 252,133,133 and borrowed funds with a variable interest rate amounted to JD 44,956,132.

The maturity dates of borrowed funds from foreign insinuations range from year 2024 to year 2028.

Borrowed funds during 2023 amounted to JD 139,743,704 and settled borrowed funds amounted to JD 195,725,742 during 2023.

There were no renewed loans during the year 2023.

The Group has complied with all the covenant terms of borrowed funds agreements.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(20) Leases**

**(a) Right of use assets**

The Bank leases many assets, including lands and buildings, the average lease term is 8 years, and the following is the movement over the right to use assets during the year:

	<b>For the Year Ended 31</b>	
	<b>December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Beginning balance	21,364,626	21,723,075
<u>Add:</u> additions during the year	7,000,628	4,039,685
<u>Less:</u> Depreciation for the year	(3,907,319)	(3,703,380)
Cancelled contracts	(459,431)	(668,284)
Exchange difference	(51,671)	(26,470)
<b>Balance - End of the Year</b>	<b>23,946,833</b>	<b>21,364,626</b>

Amounts that were recorded in the statement of profit or loss:

	<b>For the Year Ended 31</b>	
	<b>December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Depreciation for the year	3,907,319	3,703,380
Interest for the year	1,715,516	1,472,285
<b>Lease Expense during the Year</b>	<b>5,622,835</b>	<b>5,175,665</b>

**(b) Lease liabilities**

	<b>For the Year Ended 31</b>	
	<b>December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Beginning balance	21,064,223	21,110,267
<u>Add:</u> Additions during the year	7,000,628	4,039,685
Interest during the year	1,715,516	1,472,285
<u>Less:</u> Paid during the year	(6,284,831)	(5,304,027)
Cancelled contracts	(291,286)	(385,076)
Exchange difference	(41,810)	131,089
<b>Balance - End of the Year</b>	<b>23,162,440</b>	<b>21,064,223</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(21) Sundry Provisions**

The details of this item are as follows:

	<b>Provision for End-of-Service Indemnity</b>	<b>Provision for Outstanding Lawsuits Against the Bank</b>	<b>Other Provisions</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>For the Year Ended 31 December 2024</b>				
Balance - beginning of the year	11,560,854	7,822,427	11,849,591	<b>31,232,872</b>
Net provision for the year	2,583,607	349,497	607,740	<b>3,540,844</b>
Provision used during the year	(926,397)	(141,818)	(123,998)	<b>(1,192,213)</b>
Currency translation for the year	(164)	(102)	(13,209)	<b>(13,475)</b>
<b>Balance - End of the Year</b>	<b>13,217,900</b>	<b>8,030,004</b>	<b>12,320,124</b>	<b>33,568,028</b>

	<b>Provision for End-of-Service Indemnity</b>	<b>Provision for Outstanding Lawsuits Against the Bank</b>	<b>Other Provisions</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>For the Year Ended 31 December 2023</b>				
Balance - beginning of the year	10,068,431	7,703,536	12,608,858	<b>30,380,825</b>
Net provision for the year	2,489,529	662,909	38,089	<b>3,190,527</b>
Provision used during the year	(997,106)	(544,018)	(206,750)	<b>(1,747,874)</b>
Currency translation for the year	-	-	(590,606)	<b>(590,606)</b>
<b>Balance - End of the Year</b>	<b>11,560,854</b>	<b>7,822,427</b>	<b>11,849,591</b>	<b>31,232,872</b>

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

**(22) Income Tax**

**(a) Income tax provision**

The movement on the income tax provision is as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	61,676,475	53,415,160
Income tax paid	(81,143,731)	(68,809,941)
Accrued income tax	75,488,322	74,370,593
Accrued income tax of distribution profits from a subsidiaries	1,074,500	2,813,347
Currency translation	(85,568)	(112,684)
<b>Balance - End of the Year</b>	<b>57,009,998</b>	<b>61,676,475</b>

**(b) Income tax expense appearing in the consolidated statement of profit or loss represents the following:**

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Provision for income tax for the year	75,488,322	74,370,593
Deferred tax assets	(32,510,017)	(25,115,084)
Amortization of deferred tax assets	40,820,956	26,300,326
Deferred tax liabilities	1,725,114	1,074,500
Amortization of deferred tax liabilities	(1,074,500)	(2,813,347)
Accrued income tax of distribution profits from a subsidiaries	1,074,500	2,813,347
<b>Total</b>	<b>85,524,375</b>	<b>76,630,335</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(c) Reconciliation of the accounting profit with taxable profit:**

	<u>2024</u>	<u>2023</u>
	<u>JD</u>	<u>JD</u>
Accounting profit for the year	235,797,977	217,404,924
Non-taxable income	(85,954,961)	(32,894,368)
Non-deductible expenses for tax purposes	51,582,088	32,428,762
<b>Taxable Profit</b>	<b><u>201,425,104</u></b>	<b><u>216,939,318</u></b>
<b>Effective Income Tax Rate</b>	<b><u>36.3%</u></b>	<b><u>35.2%</u></b>

- The legal income tax rate on banks in Jordan is 35% in addition to 3% national contribution. The tax rate on local subsidiaries is 28%, whereas the legal income tax rates in the countries in which the Bank operates range from 0% to 31%.

**(d) Tax Status**

- The Bank reached a final settlement with the Income and Sale Tax Department in Jordan up to the year 2020. The Bank declared taxes were paid, and income tax returns for the years 2021, 2022 and 2023 were filed. The related income tax returns were not reviewed by the Income and Sale Tax Department in Jordan up to the date by which these consolidated financial statements were issued.
- A final settlement for income tax has been reached for Palestine branches up to the year 2023.
- The income tax for the Housing Bank for Trade and Finance /Algeria was paid up to the year 2023.
- The income tax for the International Bank for Trade and Finance /Syria was paid up to the year 2023.
- The income tax for Jordan International Bank/ London was paid up to the year 2023.
- A final settlement for income tax has been reached for International Financial Centre Company up to the year 2023.
- A final settlement for income tax has been reached for Specialized Leasing Company up to the year 2020, and declared taxes were paid and income tax returns were filed for the years 2023.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(e) Deferred Income Tax Assets / Liabilities**

The details of this item are as follows:

	For the Year Ended 31 December 2024				December 31	
	Beginning Balance	Amounts Released	Amounts Added	Ending Balance	2024	2023
					Deferred Tax	
	JD	JD	JD	JD	JD	JD
<b>Assets</b>						
Expected credit loss	265,394,271	(87,366,282)	53,626,755	231,654,744	<b>81,638,773</b>	<b>93,915,123</b>
Suspended interest	29,741,198	(13,207,701)	1,622,174	18,155,671	<b>6,093,581</b>	<b>10,389,434</b>
Provision for indemnities	7,477,297	(629,340)	1,253,985	8,101,942	<b>2,913,810</b>	<b>2,689,161</b>
Impairment of real estate	9,904,427	(719,925)	8,821,926	18,006,428	<b>6,475,893</b>	<b>3,562,062</b>
Other provisions	11,563,645	(263,397)	648,972	11,949,220	<b>4,297,458</b>	<b>4,158,789</b>
Financial assets valuation difference and accumulated losses	22,610,361	(7,184,887)	5,484,293	20,909,767	<b>6,149,054</b>	<b>5,837,761</b>
Goodwill impairment loss	2,452,420	-	-	2,452,420	<b>318,815</b>	<b>318,815</b>
Others	11,605,154	(7,995,714)	21,813,001	25,422,441	<b>9,143,012</b>	<b>4,173,716</b>
<b>Total</b>	<b>360,748,773</b>	<b>(117,367,246)</b>	<b>93,271,106</b>	<b>336,652,633</b>	<b>117,030,396</b>	<b>125,044,861</b>
<b>Liabilities</b>						
Difference valuation of financial assets	14,565,133	-	12,032,740	26,597,873	9,565,750	<b>5,238,254</b>
Undistributed earnings form subsidiaries	7,572,207	(7,177,899)	11,500,762	11,895,070	1,784,261	<b>1,135,833</b>
<b>Total</b>	<b>22,137,340</b>	<b>(7,177,899)</b>	<b>23,533,502</b>	<b>38,492,943</b>	<b>11,350,011</b>	<b>6,374,087</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The movement on the deferred income tax assets / liabilities is as follows:

	<b>31 December 2024</b>		<b>31 December 2023</b>	
	<b>Assets</b>	<b>Liabilities</b>	<b>Assets</b>	<b>Liabilities</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	125,044,861	6,374,087	128,589,582	6,770,350
Additions	33,219,156	6,052,610	25,414,036	2,417,084
Disposals	(41,428,987)	(1,076,686)	(29,098,207)	(2,813,347)
Currency translation	195,366	-	139,450	-
<b>Balance - End of the Year</b>	<b>117,030,396</b>	<b>11,350,011</b>	<b>125,044,861</b>	<b>6,374,087</b>

\* Deferred tax assets and liabilities for Jordan branches were calculated at a rate of 38% as of 31 December 2024 in accordance with the Income Tax Law in the Hashemite Kingdom of Jordan. The tax rates, for subsidiaries and foreign subsidiaries, according to which deferred tax assets have been calculated, ranges from 19% to 28%. We believe that the tax assets and liabilities will be realized during the future periods of the Bank.

**(23) Other Liabilities**

The details of this item are as follows:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Certified cheques	35,980,621	37,748,026
Provision for indirect facilities' expected credit loss	34,941,999	36,127,209
Transfers in process	58,931,306	58,048,042
Accrued expenses	27,501,207	24,192,474
Accrued interest	37,201,967	38,105,289
Other payable accounts	36,501,562	24,487,533
Payments in process	6,066,661	16,948,019
Dividends payable to shareholders	14,831,183	11,183,336
Accounts payable	6,525,662	2,736,123
Interests and commissions received in advance	4,072,480	4,968,773
General management trusts	4,097,211	4,383,652
Unrealized loss / hedge derivatives	158,697	2,333,746
Prizes	1,623,094	1,768,836
Amounts payable to correspondent banks	1,190,552	1,438,673
Others	4,052,251	4,422,083
<b>Total</b>	<b>273,676,453</b>	<b>268,891,814</b>



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The following is the movement on indirect facilities during the year:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance at the beginning of the year	1,074,762,043	54,960,747	33,646,972	4,587,452	17,727,266	<b>1,185,684,480</b>
New exposure during the year	429,615,355	10,247,515	729,726	10,000	274	<b>440,602,870</b>
Matured exposure during the year	(531,074,271)	(10,300,298)	(4,412,681)	(2,130,419)	(646,318)	<b>(548,563,987)</b>
Transferred to stage (1)	471,276	317,214	(471,276)	(290,082)	(27,132)	-
Transferred to stage (2)	(1,132,612)	(354,006)	1,142,612	354,006	(10,000)	-
Transferred to stage (3)	(3,082,446)	(59,171)	(5,549,381)	(274,322)	8,965,320	-
Effect of the reclassification	(51,718,112)	(14,587,368)	(1,191,030)	190,770	(367,739)	<b>(67,673,479)</b>
Adjustments resulted from changes in exchange rate	(2,355,927)	(797,587)	(21,888)	(170,956)	(67,609)	<b>(3,413,967)</b>
<b>Balance at the End of the Year</b>	<b>915,485,306</b>	<b>39,427,046</b>	<b>23,873,054</b>	<b>2,276,449</b>	<b>25,574,062</b>	<b>1,006,635,917</b>

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance at the beginning of the year	970,690,613	68,557,365	29,294,851	5,708,465	20,792,613	<b>1,095,043,907</b>
New exposure during the year	527,837,885	19,043,923	1,942,789	164,985	48,814	<b>549,038,396</b>
Matured exposure during the year	(383,862,633)	(19,242,425)	(4,547,881)	(84,785)	(2,392,029)	<b>(410,129,753)</b>
Transferred to stage (1)	2,176,098	401,646	(2,148,398)	(397,146)	(32,200)	-
Transferred to stage (2)	(7,617,826)	(290,410)	8,646,376	308,410	(1,046,550)	-
Transferred to stage (3)	(120,000)	(86,000)	(175,500)	(2,000)	383,500	-
Effect of the reclassification	(37,982,052)	(11,620,614)	614,424	(431,179)	313,054	<b>(49,106,367)</b>
Adjustments resulted from changes in exchange rate	3,639,958	(1,802,738)	20,311	(679,298)	(339,936)	<b>838,297</b>
<b>Balance at the End of the Year</b>	<b>1,074,762,043</b>	<b>54,960,747</b>	<b>33,646,972</b>	<b>4,587,452</b>	<b>17,727,266</b>	<b>1,185,684,480</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The following is the movement on the expected credit loss for indirect facilities during the year:

	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance at the beginning of the year	10,967,426	255,998	8,120,286	674,312	16,109,187	<b>36,127,209</b>
Impairment loss on new exposure during the year	2,877,638	47,828	19,486	1,081	-	<b>2,946,033</b>
Reversed impairment loss on matured exposure	(3,851,424)	(50,951)	(293,971)	(206,759)	(446,903)	<b>(4,850,008)</b>
Transferred to stage (1)	27,779	38,352	(27,779)	(22,418)	(15,934)	-
Transferred to stage (2)	(11,348)	(3,700)	20,348	3,700	(9,000)	-
Transferred to stage (3)	(2,153,480)	(610)	(1,918,134)	(168,164)	4,240,388	-
Effect on provision as of end of the year resulted from reclassification between the stages during the year	(12,604)	(34,434)	24,476	18,989	2,543,529	<b>2,539,956</b>
Effect of the adjustments	(2,162,826)	(24,535)	113,120	(170,174)	531,438	<b>(1,712,977)</b>
Adjustments resulted from changes in exchange rate	(36,483)	(889)	(3,313)	(28,384)	(39,145)	<b>(108,214)</b>
<b>Balance at the End of the Year</b>	<b>5,644,678</b>	<b>227,059</b>	<b>6,054,519</b>	<b>102,183</b>	<b>22,913,560</b>	<b>34,941,999</b>

	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual JD	Collective JD	Individual JD	Collective JD		
Balance at the beginning of the year	8,643,993	287,164	7,684,490	310,411	18,451,230	<b>35,377,288</b>
Impairment loss on new exposure during the year	5,690,688	87,425	82,141	15,830	20,230	<b>5,896,314</b>
Reversed impairment loss on matured exposure	(3,568,467)	(246,226)	(418,780)	(4,007)	(2,270,474)	<b>(6,507,954)</b>
Transferred to stage (1)	85,576	17,897	(69,919)	(17,897)	(15,657)	-
Transferred to stage (2)	(238,669)	(2,133)	919,823	7,667	(686,688)	-
Transferred to stage (3)	(1,435)	(529)	(54,072)	(105)	56,141	-
Effect on provision as of end of the year resulted from reclassification between the stages during the year	(75,914)	(15,449)	(632,140)	18,095	191,185	<b>(514,223)</b>
Effect of the adjustments	375,846	136,460	608,647	415,843	379,960	<b>1,916,756</b>
Adjustments resulted from changes in exchange rate	55,808	(8,611)	96	(71,525)	(16,740)	<b>(40,972)</b>
<b>Balance at the End of the Year</b>	<b>10,967,426</b>	<b>255,998</b>	<b>8,120,286</b>	<b>674,312</b>	<b>16,109,187</b>	<b>36,127,209</b>

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

**(24) Capital and share Premium**

**(a) Authorized and paid up Capital**

The authorized and paid up capital amounts to JD 315 million, divided into 315 million shares, with a nominal value of one dinar per share, as of 31 December 2024 and 2023.

**(b) Share premium**

The share premium is JD 328,147,537 as of 31 December 2024 and 2023.

**(25) Reserves**

**(a) Statutory reserve**

The amounts accumulated in this account represent the transfer of annual profits before tax at the rate of 10% during the year and previous years, in addition to the bank's share of the statutory reserve deducted in the financial statement for the foreign branches and subsidiaries in accordance with the applicable laws and regulations in the countries where the bank operates. And this amount is not available for distribution to shareholders according to the laws and regulations enforced.

**(b) Special reserve**

This item represents the reserve for the periodic fluctuations of Palestine branches according to the instructions of the Palestinian Monetary Authority, in addition to a special reserve with the International Bank for Trade and Finance / Syria based on the instructions of the regulatory authorities.

The restricted reserves for disposal are as follows:

Name of the reserve	<b>As of 31 December,</b>		<b>Regulation</b>
	<b>2024</b>	<b>2023</b>	
	<b>JD</b>	<b>JD</b>	
Statutory reserve	317,875,934	296,295,588	According to the applicable laws and regulations
Special reserve	11,870,335	11,743,708	According to the regulatory authorities regulations

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

---

**(26) Foreign Currency Translation**

This item represents the differences resulting from the translation of net investments in the foreign subsidiaries and branches upon the consolidation of the financial statements. The movement on this account is as follows:

	<b>For the year ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Balance at the beginning of the year	(130,825,280)	(134,490,422)
Net changes during the year	(2,517,555)	3,665,142
<b>Balance at End of the Year</b>	<b><u>(133,342,835)</u></b>	<b><u>(130,825,280)</u></b>

**(27) Fair Value Reserve - Net**

The movement on the net fair value reserve is as follows:

	<b>For the year ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	(3,920,263)	(10,908,261)
Unrealized loss - Debt instruments	890,368	8,916,680
Unrealized gain - Shares	12,828,800	1,990,783
Deferred tax assets	(566,835)	(2,576,882)
Deferred tax liabilities	(4,327,496)	(1,342,583)
Net change in the valuation reserve of financial assets at fair value through comprehensive income after tax	<b>8,824,837</b>	<b>6,987,998</b>
<b>Balance at End of the Year</b>	<b><u>4,904,574</u></b>	<b><u>(3,920,263)</u></b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

---

**(28) Retained Earnings**

The movement on retained earnings is as follows:

	<b>For the Year Ended 31</b>	
	<b>December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Balance - beginning of the year	452,965,949	416,843,387
Income for the year	147,454,758	136,729,879
Dividends distribution *	(78,750,000)	(78,750,000)
Transferred to reserve	(21,706,973)	(21,758,764)
The effect of the disposal of a subsidiary	-	(98,553)
<b>Balance - End of the Year</b>	<b><u>499,963,734</u></b>	<b><u>452,965,949</u></b>

- The Bank cannot use a restricted amount of JD 6,275,955 from retained earing which represents the financial assets revaluation differences in accordance with the instructions of Jordan Securities Commission.
- Retained earnings includes an amount of JD 614,348 which represents the effect of early implementation of the International Financial Reporting Standard No (9). This amount may not be used except for the amounts actually realized from sale.
- The Bank cannot use a restricted amount of JD 117,030,396 from retained earing which represents deferred tax assets which are restricted against capitalization or distribution only to the extent if actually recognized in accordance with the instructions of the Central Bank of Jordan and the Jordan Securities Commission (JD 125,044,861 as of 31 December 2023).
- Retained earnings includes a restricted amount of JD 447,748 which represents the gain from the valuation of foreign currencies at the International Bank for Trade and Finance /Syria for the current year and the prior years (JD 482,849 as of 31 December 2023).
- \* The distributed cash dividends during 2024 were 25% of the authorized and paid-up capital (equivalent to JD 78,750 million).

**(29) Proposed Dividends**

- The proposed cash dividends for the current year amounted to 30% of authorized and paid-in capital as of 31 December 2024 equivalent to JD 94.5 million and it's subject to the approval of the General Assembly of shareholders.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(30) Subsidiaries with Material Non-controlling Interest**

First: Percentage owned by non-controlling interests:

	<b>As of 31 December 2024, and 2023</b>		
	<b>Country</b>	<b>Activity Sector</b>	<b>Non-controlling Interests</b>
International Bank for Trade and Finance/Syria	Syria	Banking	50.937%
The Housing Bank for Trade and Finance/Algeria	Algeria	Banking	15%
Jordan International Bank London/UK	United Kingdom	Banking	25%
International Financial Centre Company/JOR	Jordan	Financial intermediation	22.5%

Second: The following is selected financial information for subsidiaries with non-controlling interests:

- (a) Condensed statement of financial position before elimination of inter-company transactions as of 31 December 2024 and 2023:

	<b>As at 31 December 2024</b>			
	<b>International Bank for Trade and Finance/Syria</b>	<b>The Housing Bank for Trade and Finance /Algeria</b>	<b>Jordan International Bank London/UK</b>	<b>International Financial Centre Company</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Financial assets	124,293,465	484,814,930	415,410,562	8,011,676
Other assets	1,480,898	19,760,309	9,014,817	185,943
<b>Total Assets</b>	<b>125,774,363</b>	<b>504,575,239</b>	<b>424,425,379</b>	<b>8,197,619</b>
Financial Liabilities	84,649,816	309,934,784	336,416,133	901,312
Other Liabilities	3,591,292	74,429,434	9,066,293	669,050
<b>Total Liabilities</b>	<b>88,241,108</b>	<b>384,364,218</b>	<b>345,482,426</b>	<b>1,570,362</b>
<b>Total Equity</b>	<b>37,533,255</b>	<b>120,211,021</b>	<b>78,942,953</b>	<b>6,627,257</b>
<b>Total Liabilities and Equity</b>	<b>125,774,363</b>	<b>504,575,239</b>	<b>424,425,379</b>	<b>8,197,619</b>
<b>Non-Controlling Interest</b>	<b>19,119,440</b>	<b>18,031,653</b>	<b>19,735,738</b>	<b>1,491,133</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	<b>As at 31 December 2023</b>			
	<b>International Bank for Trade and Finance/Syria JD</b>	<b>The Housing Bank for Trade and Finance /Algeria JD</b>	<b>Jordan International Bank London/UK JD</b>	<b>International Financial Centre Company JD</b>
Financial assets	121,542,317	434,760,664	393,526,479	6,744,709
Other assets	1,539,324	16,444,204	5,259,042	271,442
<b>Total Assets</b>	<b>123,081,641</b>	<b>451,204,868</b>	<b>398,785,521</b>	<b>7,016,151</b>
Financial Liabilities	80,753,483	268,402,777	309,678,375	-
Other Liabilities	6,497,327	63,288,321	9,529,647	588,908
<b>Total Liabilities</b>	<b>87,250,810</b>	<b>331,691,098</b>	<b>319,208,022</b>	<b>588,908</b>
<b>Total Equity</b>	<b>35,830,831</b>	<b>119,513,770</b>	<b>79,577,499</b>	<b>6,427,243</b>
<b>Total Liabilities and Equity</b>	<b>123,081,641</b>	<b>451,204,868</b>	<b>398,785,521</b>	<b>7,016,151</b>
<b>Non-Controlling Interest</b>	<b>18,252,225</b>	<b>17,927,065</b>	<b>19,894,375</b>	<b>1,446,130</b>

- (b) Condensed statement of profit or loss before elimination of inter-company transactions for the year ended 31 December 2024 and 2023:

	<b>For the year ended 31 December 2024</b>			
	<b>International Bank for Trade and Finance/Syria JD</b>	<b>The Housing Bank for Trade and Finance /Algeria JD</b>	<b>Jordan International Bank London/UK JD</b>	<b>International Financial Centre Company JD</b>
Total revenue	5,318,589	30,918,641	16,786,664	605,629
Profit for the year	2,146,493	10,670,352	427,560	200,018
<b>Total Comprehensive Income</b>	<b>2,146,493</b>	<b>10,670,352</b>	<b>476,841</b>	<b>200,018</b>
<b>Attributable to non- controlling interest</b>	<b>1,093,424</b>	<b>1,600,553</b>	<b>119,210</b>	<b>45,004</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

<b>For the year ended 31 December 2023</b>				
	<b>International Bank for Trade and Finance/Syria JD</b>	<b>The Housing Bank for Trade and Finance /Algeria JD</b>	<b>Jordan International Bank London/UK JD</b>	<b>International Financial Centre Company JD</b>
Total revenue	6,733,197	24,149,615	17,718,101	748,457
Profit for the year	3,485,136	9,018,744	3,636,097	243,504
<b>Total Comprehensive Income</b>	<b>3,485,136</b>	<b>9,018,744</b>	<b>3,831,803</b>	<b>243,504</b>
<b>Attributable to non- controlling interest</b>	<b>1,775,328</b>	<b>1,352,812</b>	<b>957,951</b>	<b>54,788</b>

(c) Condensed statement of cash flows for material subsidiaries for the year ended 31 December 2024 and 2023:

<b>For the year ended 31 December 2024</b>				
	<b>International Bank for Trade and Finance/Syria JD</b>	<b>The Housing Bank for Trade and Finance /Algeria JD</b>	<b>Jordan International Bank London/UK JD</b>	<b>International Financial Centre Company JD</b>
Operating cash flows	102,612	63,019,146	26,220,867	(1,133,188)
Investing cash flows	(341,650)	(42,565,758)	(22,653,047)	(63,624)
Financing cash flows	-	(8,631,082)	-	-
Effect of change in exchange rates	(639,348)	(211,524)	987,293	-
<b>Net Increase /(Decrease)</b>	<b>(878,386)</b>	<b>11,610,782</b>	<b>4,555,113</b>	<b>(1,196,812)</b>

<b>For the year ended 31 December 2023</b>				
	<b>International Bank for Trade and Finance/Syria JD</b>	<b>The Housing Bank for Trade and Finance /Algeria JD</b>	<b>Jordan International Bank London/UK JD</b>	<b>International Financial Centre Company JD</b>
Operating cash flows	2,486,252	(44,038,207)	(14,963,585)	(1,679,104)
Investing cash flows	34,619	(90,492,708)	11,600,798	(420)
Financing cash flows	-	(22,249,247)	-	-
Effect of change in exchange rates	(7,565,978)	5,568,636	(1,776,666)	-
<b>Net Decrease</b>	<b>(5,045,107)</b>	<b>(151,211,526)</b>	<b>(5,139,453)</b>	<b>(1,679,524)</b>

(d) The cash dividends from the subsidiaries (The Housing bank for Trade and Finance/ Algeria) amounted to JD 6.1 million after deducting the tax on cash dividends.



**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

**(31) Interest Income**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Direct Credit Facilities:		
<b>Individual retail customer</b>		
Overdraft	411,399	326,951
Loans and discounted bills	97,123,145	103,788,764
Credit cards	3,315,163	2,764,260
<b>Real estate mortgages</b>	<b>113,684,436</b>	<b>104,843,809</b>
<b>Large corporates</b>		
Overdraft	20,881,243	14,401,138
Loans and discounted bills	103,976,164	101,196,329
<b>SME's</b>		
Overdraft	8,311,059	7,137,405
Loans and discounted bills	23,705,647	25,261,054
<b>Government and Public Sector</b>	<b>43,771,960</b>	<b>35,780,097</b>
Balances at central banks	7,679,887	8,892,712
Balances and deposits at banks and financial institutions	15,211,988	18,416,700
Financial assets at fair value through other comprehensive income	18,327,355	16,033,308
Financial assets at amortized cost	146,982,009	121,758,113
<b>Total</b>	<b>603,381,455</b>	<b>560,600,640</b>

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

**(32) Interest Expense**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Banks and financial institutions deposits	50,925,525	42,449,480
<b>Customers deposits:</b>		
Current accounts and demand deposits	5,802,984	3,039,635
Saving deposits	4,309,053	4,911,729
Time and notice deposits	123,597,478	97,598,364
Certificates of deposit	12,902,561	11,633,213
Cash margin	6,310,261	4,336,832
Borrowed funds	13,307,786	13,885,032
Deposits insurance fees	5,072,517	4,709,174
Lease liability	1,715,516	1,472,285
<b>Total</b>	<b>223,943,681</b>	<b>184,035,744</b>

**(33) Net Commission Income**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Commission income:		
Direct credit facilities	9,735,295	10,854,769
Indirect credit facilities	15,900,317	16,091,191
Less: Commission expense	(128,155)	(124,414)
<b>Net Commission Income</b>	<b>25,507,457</b>	<b>26,821,546</b>

**(34) Net Gain from Foreign Currency Exchange**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
From trading	2,796,873	3,012,082
From re-valuation	5,939,198	6,094,996
<b>Total</b>	<b>8,736,071</b>	<b>9,107,078</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(35) Gain from Financial Assets at Fair Value through Profit or Loss**

The details of this item are as follows:

	<b>Realized</b>		<b>Unrealized</b>		<b>Dividends Received</b>	<b>Total</b>
	<b>Gain</b>	<b>Loss</b>	<b>Gain</b>	<b>Loss</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>For the year ended 31 December 2024</b>						
Corporate shares	-	(79,449)	102,026	-	168,920	<b>191,497</b>
Credit facilities	-	-	777,068	-	-	<b>777,068</b>
<b>Total</b>	<b>-</b>	<b>(79,449)</b>	<b>879,094</b>	<b>-</b>	<b>168,920</b>	<b>968,565</b>
<b>For the year ended 31 December 2023</b>						
Corporate shares	61,178	-	-	(429,926)	188,488	<b>(180,260)</b>
Credit facilities	-	-	1,802,477	-	-	<b>1,802,477</b>
<b>Total</b>	<b>61,178</b>	<b>-</b>	<b>1,802,477</b>	<b>(429,926)</b>	<b>188,488</b>	<b>1,622,217</b>

**(36) Other Income**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Fees on salaries accounts	3,184,438	3,285,277
Credit cards income	6,106,694	6,190,735
Safety deposit box rental income	522,986	573,637
Commissions on returned checks	547,917	441,259
Customer account management fees	5,993,865	5,995,901
Net income from recovered loans	4,960,087	480,951
Brokerage services fees	389,978	481,284
Banking services fees	1,391,451	1,251,061
Income on transfers	3,829,570	3,221,792
Miscellaneous income	3,652,216	3,395,069
Unrealized loss / hedge derivatives	(777,068)	(1,802,477)
<b>Total</b>	<b>29,802,134</b>	<b>23,514,489</b>

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

**(37) Employees Expenses**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Salaries, benefits and allowances	79,392,035	76,118,744
Bank's contribution in social security	8,910,854	8,642,967
Bank's contribution in the saving fund	296,406	273,907
End-of-service indemnity	2,583,607	2,489,529
Medical expenses	4,707,894	4,726,791
Training expenses	1,025,508	863,425
Travel and transportation expenses	1,624,541	1,465,519
Others	1,384,751	1,280,263
<b>Total</b>	<b>99,925,596</b>	<b>95,861,145</b>

**(38) Other Expenses**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Information technology	17,854,630	15,842,777
Marketing and promotion	4,507,023	5,026,701
External and professional services	2,310,230	2,102,468
Workplace expenses	14,426,672	14,205,502
Financial institutions subscription fees	4,353,980	3,968,189
Stationery expenses	2,262,909	1,986,359
Fees on credit facilities processing	555,316	747,754
Other expenses	15,162,070	18,636,407
<b>Total</b>	<b>61,432,830</b>	<b>62,516,157</b>

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

**(39) Expected Credit Loss Expense - Net**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Balances at central banks	(3,304)	(5,614)
Balances banks and financial institutions	(11,590)	(72,563)
Deposits at banks and financial institutions	(70,095)	(63,466)
Financial assets at fair value through other comprehensive income	(116,673)	(13,367)
Financial assets at amortized cost	252,807	(147,206)
Direct credit facilities	19,970,954	35,204,662
Indirect credit facilities (commitments and contingent liabilities)	(1,076,996)	790,893
Other assets	(2,341)	(20,333)
<b>Total</b>	<b>18,942,762</b>	<b>35,673,006</b>

**(40) Earnings Per Share**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Profit for the year attributable to shareholders' (JD)	147,454,758	136,729,879
Weighted average number of shares (share)	315,000,000	315,000,000
<b>Basic and diluted earnings per share attributable to shareholders of the Bank</b>	<b>0.468 JD</b>	<b>0.434 JD</b>

**(41) Cash and Cash Equivalents**

The details of this item are as follows:

	<b>For the Year Ended 31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Cash and balances with central banks maturing within 3 months	674,728,217	553,726,515
<u>Add:</u> Balances with banks and financial institutions maturing within 3 months	440,471,833	323,276,157
<u>Less:</u> Banks and financial institutions deposits maturing within 3 months	(805,153,364)	(632,276,527)
	<b>310,046,686</b>	<b>244,726,145</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(42) Financial Derivative Instruments**

The details of this item are as follows:

	Positive Fair Value	Negative Fair Value	Nominal Value	Nominal Value per Maturity		
				Due in three Months	Due in 3 - 12 Months	More than 1 year
				JD	JD	JD
For the year ended 31 December 2024						
Traded Financial Derivatives:						
Forward foreign currency contracts	-	(98,225)	13,881,038	5,586,296	8,294,742	-
Interest rate option contracts	-	(63,722)	6,387,736	-	-	6,387,736
Hedge derivatives:						
Forward foreign currency contracts	1,850,668	(254,334)	387,183,245	335,793,697	51,389,548	-
Currency swap contracts						
Interest rate swap contracts	-	-	44,450,000	-	9,000,000	35,450,000
Interest rate option contracts	63,722	-	6,387,736	-	-	6,387,736
For the year ended 31 December 2023						
Traded Financial Derivatives:						
Forward foreign currency contracts	92,970	-	5,699,000	3,015,359	2,683,641	-
Interest rate option contracts	-	(173,391)	6,387,736	-	-	6,387,736
Hedge derivatives:						
Forward foreign currency contracts	516,394	(2,769,718)	312,382,799	282,041,331	30,341,468	-
Currency swap contracts	-	-	41,905,000	-	10,000,000	31,905,000
Interest rate swap contracts	777,068	-	31,905,000	-	31,905,000	-
Interest rate option contracts	173,391	-	6,387,736	-	-	6,387,736

Nominal value represents the value of transactions outstanding at year-end and does not refer to market risks or credit risks.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

---

**(43) Related Party Transactions**

- (a) These consolidated financial statements include the financial statements of the Bank and the following subsidiaries:

Company Name	<u>Ownership</u>	<u>Investment Currency</u>	<u>Paid-up capital in the investing currency</u>	
			<u>31 December</u>	
			<u>2024</u>	<u>2023</u>
			<u>JD</u>	<u>JD</u>
The Housing Bank for Trade and Finance / Algeria	85%	Algerian Dinar	20 Billion	20 Billion
International Bank for Trade and Finance / Syria	49,063%	Syrian Lira	21 Billion	10.5 Billion
International Financial Center	77,5%	Jordanian Dinar	5 Million	5 Million
Specialized Lease Finance Co.	100%	Jordanian Dinar	30 Million	30 Million
Jordan International Bank / London	75%	Sterling Pound	65 Million	65 Million
International Financial Center / Syria	46,704%	Syrian Lira	100 Million	100 Million

International Bank for Trade and Finance - Syria (subsidiary) owns 85% of the International Financial Centre Company - Syria, and the Bank owns 5% of the company.

The Bank entered into transactions with major shareholders, Board of Directors, and executive management in the course of its ordinary activities at commercial rates of interest and commissions. All facilities granted to related parties are performing, and no provisions have been taken.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

(b) Summary of related party transactions during the year:

	Related Party				Total as of 31 December	
	Major Shareholders	Subsidiaries	Board of Directors	Executive Management	2024	2023
	JD	JD	JD	JD	JD	JD
<b>Financial Position Items:</b>						
Total deposits with related parties	47,378,941	68,697,116	-	-	116,076,057	78,115,509
Total deposits form related parties	885,969,404	75,707,626	2,297,582	2,655,758	966,630,370	845,790,746
Loans and advances granted to related parties	51,994,854	1,254,604	857,413	1,766,468	55,873,339	41,144,023
Loans and facilities granted by related parties	-	971,115	-	-	971,115	2,151,329
Financial assets at fair value through other comprehensive income	3,377,605	-	-	-	3,377,605	6,829,762
<b>Items Off-statement of Financial Position</b>						
Letters of guarantees and credits	11,392,259	1,663,127	-	-	13,055,386	17,027,069
Forward foreign currency contracts	73,013,012	-	-	-	73,013,012	51,323,442
Interest rate swap contracts	-	-	-	-	-	31,905,000

(c) Summary of related party transactions during the year:

	Related Party				Total as of 31 December	
	Major Shareholders	Subsidiaries	Board of Directors	Executive Management	2024	2023
	JD	JD	JD	JD	JD	JD
<b>Statement of Profit or Loss Items</b>						
Interest and commissions income	5,207,195	4,490,734	56,340	91,865	9,846,134	9,987,987
Interest and commissions expense	43,287,034	2,872,335	128,177	92,759	46,380,305	41,551,533
Consulting fees	-	-	-	-	-	42,518
Rent income	-	159,069	-	-	159,069	159,069

- Interest expense rates range from 0% to 16.5%.
- Interest income rates range from 0% to 11.25%.

(d) Summary of the Bank's executive management remuneration:

	For the Year Ended 31 December	
	2024	2023
	JD	JD
Salaries, bonuses, and other benefits	3,783,487	3,777,420
Salaries, bonuses, and other benefits / subsidiaries	2,696,776	2,702,774



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(44) Information about the Bank Business Sectors**

Information about the bank's activities:

The Bank is organized for administrative purposes through four main business sectors according to reports sent to the main decision-maker at the Bank:

- Retail Banking: includes following up on deposits of individual customers and small businesses, and granting them loans, debts, credit cards, and other services
- Corporate: This includes following up on deposits, credit facilities and other banking services for institutional and corporate clients.
- Corporate Finance: The activity of this sector relates to arranging structured finance and providing services relating to privatizations, IPO's, mergers and acquisitions.
- Treasury: this sector includes providing trading and treasury services and the management of the Bank's funds in money and capital markets.

Information of the Bank's business segment distributed according to operations is as follows:

	<b>Retail Banking</b>	<b>Corporate</b>	<b>Corporate Finance</b>	<b>Treasury</b>	<b>Other</b>	<b>Elimination</b>	<b>Total</b>	
							<b>For the year ended 31 December</b>	
							<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>Gross Income</b>	328,454,027	238,840,964	12,118,185	226,541,760	3,485,371	(140,750,767)	668,689,540	622,056,050
Expected credit loss for the year	(10,769,043)	(18,718,617)	10,596,043	(51,145)	-	-	(18,942,762)	(35,673,006)
Segment results	139,152,248	64,533,672	18,310,699	21,660,825	3,485,371	-	247,142,815	230,176,119
Unallocated expenses							(11,344,838)	(12,771,195)
Income before tax							<b>235,797,977</b>	<b>217,404,924</b>
Income Tax							(85,524,375)	(76,630,335)
<b>Profit for the Year</b>							<b>150,273,602</b>	<b>140,774,589</b>
Depreciation and amortization							27,689,457	25,864,076
Capital expenditures							21,635,140	20,530,933
							<b>31 December</b>	
							<b>2024</b>	<b>2023</b>
							<b>JD</b>	<b>JD</b>
<b>Segment Assets</b>	4,565,136,776	2,842,386,960	84,729,410	4,187,726,338	1,437,927,850	-	13,117,907,334	12,526,680,041
Elimination of assets between segments	(2,740,544,940)	-	-	(621,026,242)	(646,631,065)	-	(4,008,202,247)	(3,974,844,293)
Unallocated assets							117,030,396	125,044,861
<b>Total Assets</b>							<b>9,226,735,483</b>	<b>8,676,880,609</b>
<b>Segment Liabilities</b>	4,437,456,134	2,886,592,906	65,789,765	4,120,057,976	309,958,741	-	11,819,855,522	11,317,488,820
Elimination of liabilities between segments	-	(811,211,197)	-	(3,196,991,050)	-	-	(4,008,202,247)	(3,974,844,293)
Unallocated liabilities							11,350,011	6,374,087
<b>Total Liabilities</b>							<b>7,823,003,286</b>	<b>7,349,018,614</b>

The following is the geographical distribution of the Bank's income, assets, and capital expenditures:

	<b>Inside Jordan</b>		<b>Outside Jordan</b>		<b>Total</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Gross income	527,978,985	501,183,084	140,710,555	120,872,966	<b>668,689,540</b>	<b>622,056,050</b>
Total assets	7,970,841,350	6,789,770,745	1,255,894,133	1,887,109,864	<b>9,226,735,483</b>	<b>8,676,880,609</b>
Capital expenditures	18,334,882	15,696,364	3,300,258	4,834,569	<b>21,635,140</b>	<b>20,530,933</b>

**(45) Capital Adequacy**

The Bank aims to achieve the following goals through managing capital:

- To be aligned with the central bank's capital requirements.
- Maintaining the Bank's ability to continue.
- Maintaining a strong capital base to support growth and development of the bank's activities.
- The Bank's management monitors capital adequacy monthly as well as provide the central bank with the required information about the capital adequacy on a quarterly basis.

According to the instructions of the Central Bank, the minimum capital adequacy ratio is 12%, and banks are classified into five categories, the best of which is a rate of 14% or more.

The Bank manages the capital structure and makes the necessary adjustments to it in light of changes in working conditions. The Bank has not made any changes to the objectives, policies and procedures related to capital structure during the current year.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

The capital adequacy ratio is calculated according to the instructions of the Central Bank, based on the instructions of Basel III Committee, as follows:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
<b>1. Common Equity Tier 1 Capital</b>		
<b>Paid-in capital</b>	<b>315,000,000</b>	<b>315,000,000</b>
<b>Retained earnings after deducting the proposed dividends</b>	<b>398,125,685</b>	<b>366,828,980</b>
<b>Other comprehensive income items</b>	<b>(128,438,261)</b>	<b>(134,745,543)</b>
Net fair value reserve	4,904,574	(3,920,263)
Foreign currency translation reserve	(133,342,835)	(130,825,280)
<b>Share premium</b>	<b>328,147,537</b>	<b>328,147,537</b>
<b>Statutory reserve</b>	<b>317,875,934</b>	<b>296,295,588</b>
<b>Other reserve</b>	<b>11,870,335</b>	<b>11,743,708</b>
<b>Non-controlling Interest</b>	<b>18,077,969</b>	<b>17,594,850</b>
<b>Total capital of common stock</b>	<b>1,260,659,199</b>	<b>1,200,865,120</b>
<b>Regulatory amendments (Propositions of the capital)</b>	<b>(179,108,962)</b>	<b>(160,139,089)</b>
Goodwill and other intangible assets	(20,928,700)	(22,214,936)
Deferred tax assets	(117,030,396)	(125,044,861)
Investments in capital of non-consolidated subsidiaries	-	-
Mutual fund investments in the capital of Banking, Financial and Insurance Entities (within CET1)	(41,149,866)	(12,879,292)
<b>Total primary capital</b>	<b>1,081,550,237</b>	<b>1,040,726,031</b>
<b>2. Additional Paid - Up Capital</b>		
Non-controlling Interest	3,190,230	3,104,974
Total additional capital	3,190,230	3,104,974
<b>Net additional capital</b>	<b>3,190,230</b>	<b>3,104,974</b>
<b>Net additional capital Tier 1.</b>	<b>1,084,740,467</b>	<b>1,043,831,005</b>
<b>3. Tier 2</b>		
General banking risk reserve		
Provision of credit loss for stage (1) not exceeding 1.25% of assets exposed to credit loss	62,232,741	64,261,410
Non-controlling Interest	4,253,640	4,139,964
<b>Total supported capital</b>	<b>66,486,381</b>	<b>68,401,374</b>
<b>Regulatory amendments (Propositions of the capital)</b>	<b>-</b>	<b>-</b>
<b>Net additional capital Tier 2</b>	<b>66,486,381</b>	<b>68,401,374</b>
<b>Regulatory capital</b>	<b>1,151,226,848</b>	<b>1,112,232,379</b>
<b>Total weighted assets risk average.</b>	<b>6,204,011,168</b>	<b>5,905,441,161</b>
<b>Capital Adequacy ordinary shareholders (CET1)Ratio%</b>	<b>17.43%</b>	<b>17.62%</b>
<b>Capital Adequacy Tier 1 Ratio %</b>	<b>17.48%</b>	<b>17.68%</b>
<b>Capital Adequacy Ratio %</b>	<b>18.56%</b>	<b>18.83%</b>

**(46) Fair Value of Financial Assets not Carried at Fair Value in the Financial Statements**

The fair value of financial assets not carried at fair value in the financial statements is as follows:

	<b>31 December 2024</b>		<b>31 December 2023</b>	
	<b>Book Value</b>	<b>Fair Value</b>	<b>Book Value</b>	<b>Fair Value</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Financial assets at amortized cost	2,547,359,647	2,550,974,840	2,418,523,210	2,421,892,318
Direct credit facilities - net	4,513,597,022	4,513,597,022	4,442,544,481	4,442,544,481

**(47) Risk Management**

Banking risks are managed based on a comprehensive mitigation strategy where acceptable risks are defined along with ways to limit and confront such risks. Such a strategy allows the Bank to better manage its business while maintaining a certain level and type of risk the Bank is willing to bear and handle without affecting strategic goals and objectives. Meanwhile, the Bank minimizes the negative effects of internal and external incidents on the Bank's profitability, capitalization, market share and any other intangible factors such as reputation and goodwill.

The process of adopting acceptable limits and levels of risk at the Bank is carried out according to qualitative and / or quantitative measurement methods, based on the nature and specificity of the various risks. These levels (qualitative and quantitative) are reflected within the risk limits adopted in the Bank's policies, powers and procedures.

The acceptable risk levels are consistent with the Bank's strategy and sets out a framework for the mechanism that the Bank must adopt to conduct its business, clarify the nature of risks accepted by the Bank to achieve its strategic objectives, and establish procedures for identifying and controlling acceptable risk levels.

**The Group's Operations in Palestine**

The war in the Gaza Strip during the last quarter of 2023 resulted in destruction of economic and service facilities. Furthermore, numerous economic and commercial sectors in the West Bank have been adversely impacted by recurrent restrictions and closures. These factors have significantly increased the potential risks associated with the Group's operations in Palestine. While there are no notable credit exposures in the Gaza Strip, the complete outcome of the conflict remains difficult to foresee. The management is diligently monitoring the situation and proactively addressing anticipated effects in compliance with best practices and regulatory standards.

Expected credit losses have been assessed based on a range of anticipated economic scenarios, taking into account impairment indicators for exposures in sectors potentially affected by the conflict. This evaluation includes the Bank management's estimates regarding the impact on specific sectors or customers. Management maintains confidence in the Group's ability to sustain operations in Palestine in the future.

### **Strategic objectives of risk management**

- Establishing effective risk management in the Bank and enhancing institutional governance through applying advanced methods and approaches in measuring different risks.
- Hedging and mitigating potential losses, leading to the maximization of profitability and improvement of the efficiency and effectiveness of the banking operations.
- Spreading a culture of awareness of the surrounding risks and achieving a deep understanding of all levels of management of risks faced by the Bank.
- Assisting in achieving the overall strategic objectives of the Bank.

### **Risks to the Bank**

The Bank is exposed to the following major risks:

- Credit risk.
- Market and liquidity risks, including interest and currency risks.
- Operational risks, including information security risks and business continuity risks.

### **Acceptable risk levels**

Effective risk management includes a thorough understanding of the sources and nature of the risks facing the Bank, as well as the provision of an appropriate regulatory environment in line with the international best practices and standards, consistent with the instructions of the regulatory authorities and the instructions of the Bank. The most important pillars of effective risk management are based on identifying acceptable risk levels for all banking activities after identifying, measuring, and analyzing the various risks faced by the Bank.

The procedures used to determine acceptable risk levels at the Bank include:

- Determining the business strategy: The acceptable risk levels are determined in line with the Bank's strategic plan, regulatory directives, maintaining its capital adequacy, sound management of liquidity risks and sources of funds, and maintaining stable levels of profit.
- Evaluating the Bank's material risks, identifying methods and approaches of measurement, quantifying the risks that the Bank can accept and assume, and inform the Board of Directors about risks, size of exposure, and control framework on these risks at the Bank.
- Determining the acceptable risk level for business units and the Bank's products;
- In addition, the acceptable risk levels are monitored, and any violations of the prescribed limits and acceptable risk levels are addressed and reported to the Board of Directors through the Risk Management Committee.

### **Risk management framework**

- The existence of a separate risk management structure that includes monitoring, supervision, reporting, and tasks related to the risk functions.
- The existence of a strategy, policies, and work procedures aimed at effective risk management, control, and mitigation of the adverse effects of such risks.
- Controlling, supervising, and measuring risks within the risk acceptance document.
- Managing risks on a daily basis and ensuring that they are within the approved limits.

### **Credit risk**

Credit risk is defined as the risk arising from the customer's inability or willingness to meet its obligations to the Bank within an agreed period of time or from a recession in a particular sector.

In this regard, customers' credit concentration risks are defined as the risks to the Bank arising from the unequal distribution of credit customers or concentrations in facilities granted to economic sectors or in certain countries, which may lead to increased probability of losses.

### **Credit risk management**

Credit risk is managed by:

- Promoting the establishment of a good and balanced credit portfolio that achieves the targeted return within its defined risk levels;
- Strictly controlling credit in its various stages and consistently complying with the regulatory authorities' instructions and their amendments;
- Distributing the credit portfolio, including expanding the customer base according to specific plans, ceilings, and risks;
- Continuing to work within the principle of segregating the functions of customer relationship management, credit analysis, and credit control;
- Granting credit based on eligibility and repayment ability, provided that there are no restrictions on borrowing or foreclosure in the Company's Memorandum of Association and Articles of Association, and on the Bank's belief in the customers' ability to meet their obligations based on a comprehensive credit study of the customers' positions within the Bank's acceptable risk classification levels;
- Prohibiting the financing of facilities except for the purposes specified in the Bank's credit policy, the instructions of the Central Bank of Jordan, the Banking Law, and any instructions issued by the regulatory authorities, and against appropriate collaterals that guarantee the Bank's right;
- Reducing the non-performing debt ratio in the credit portfolio while increasing market share in commercial finance and corporate finance; and
- Diversifying the credit portfolio, especially in the corporate portfolio, while avoiding overconcentration at the customer's level.

**Default and default tackling mechanism:**

**Default definition:**

Default is the existence of payment dues on customer facilities of more than 90 days and a marked increase in risk ratings (8,9,10), in addition to any indications of the existence of customer's probability of default (PD), requiring the inclusion of some customers within the concept of "Credit Deterioration Factors", including, but not limited to:

- Significant financial difficulties faced by the debtor such as a severe weakness in the financial statements.
- Relinquishing part of the obligations incurred by the debtor because of the debtor's financial difficulties.
- Non-payment of obligations on time.
- Debtor's bankruptcy.
- Debtor's need to restructure or reschedule his obligations.

**Default handling mechanism:**

Under the instructions of the Central Bank of Jordan, and once debt is classified as non-performing, the Bank takes adequate provisions and carries out the necessary procedures for collecting its rights in accordance with the applicable laws and conceded all procedures to settle in accordance with the standards and principles stipulated by the Central Bank of Jordan and the regulatory authorities of the host countries.

**The Bank's Internal Rating Systems:**

**Internal Rating System for Corporate Customers:**

A system designed to assess and measure the risks of corporate customers in a comprehensive manner by extracting the customer's risk rating associated with the customer's probability of default (PD) based on the financial and objective data.

The Risk analysis system (Credit Lens/Moody's) has various models and scorecards to cover most customer segments. Each model has several sections, and each section is associated with risk weights according to model used. The risk score is calculated through these models/cards by collecting the results of financial and objective extracts in a digital form called VOTES. Then, calculations are made to extract the so-called average assessment, which is shown in the form of a digital counter (from 0-100), noting that the digital meter is divided into seven sections (excellent / very good / good / average / less than average / bad / unacceptable).

The Bank uses the Risk analysis system (Credit Lens/Moody's) System to measure the risk rating of customers within (7) grades for the performing accounts and three grades for the non-performing accounts. The probability of default (PD) increases as risk rating increases. Three segments are adopted at each grade - with the exception of grade (1).

**Principles for the evaluation process within the internal rating system for corporate customers:**

- Availability of recent, audited / unaudited financial statements, in line with the instructions of the Central Bank of Jordan to reflect the actual financial position of the credit applicant.
- The credit grantor having a clear idea about the objective aspects of the customer's situation (e.g. management, customer sector, competitive situation, etc.), because of the significant impact of the objective aspect on the customer's risk assessment results.
- Availability of sufficient data on the customer's collaterals to enable assessment of the credit facility's risk.
- Annual update of the Probability of Default based on the latest studies conducted by Moody's.
- Selection of the appropriate Analysis Model that fits with the customer's nature.
- Use of the Archiving Option to maintain the customer's historical risk levels approved within the credit analysis.

Use of the Override Option of the Credit Lens System through adopting the Bank's override methodology concerning the availability of approval of the authorized personnel "representing the credit granting powers themselves", in order to raise or lower the risk level, according to the credit analysis memorandum prepared by the Business and Credit Review Center.

**Internal Rating System for Retail and Small Business Customers:**

A system that evaluates customers (individuals and small companies) and gives them risk scoring based on their risks before granting them loans. Based on this evaluation, the customer's creditworthiness and probability of default are assessed.

The internal scoring of retail customers is conducted for all granted products (personal loans, housing loans, credit cards, and car loans). For small companies, the granted products are scored, including (business loans, mortgage loans, and declining balance loans).

**Definition of expected credit losses (ECL):**

The expected credit losses represent the total amounts allocated to cover the losses resulting from the customers' failure to fulfill their obligations. This is equal to: Exposure at Default \* Probability of Default \* Losses Given Default.



**Mechanism for calculating expected credit losses (ECL)**

**Credit Portfolio (Corporate Portfolio)**

**Exposure at Default (EAD):**

This represents the reporting period balance plus interest. It includes the credit facilities within the corporate portfolio and is divided into funded facilities, unfunded facilities, and unutilized ceilings, as for the balance subject to the calculation of expected credit losses for stage (3), represent the balance less interest in suspense and cash margins (if any).

**Funded Facilities :**

To calculate of exposure at default by discounting the expected future cash flow for the facility using the contractual interest rate and then adding the discounted value by the expected percentage of facility utilization.

To reach the expected percentage of utilization from the granted limits (as over draft), a study was conducted on the percentage of utilization for the facilities defaulted during the last 5 years through analyzing the percentage of utilization for these facilities in the last year pre-default along with customer behavior. Based on this study the expected percentage of limit utilization was 40.98% for overdrafts and 39.1% for revolving loans.

The overdraft average maturity was considered 2.5 years, according to Basel regulations, A risk rating of (-5) has been applied to all unrated facilities.

**Unfunded Facilities:**

The exposure at default for Non-funded facilities is reached by multiplying the granted limit by the expected percentage of utilization and then compare it with the utilization balance and consider the higher value.

To reach the expected percentage of utilization, a study was conducted on the percentage of utilization and based on this study the expected percentage of utilization ranged from 38.98% to 45.03%

The expected future cash flows for non-funded facilities is discounted at the interest rate applied on such facilities when it gets liquidated. (10% for foreign currency facilities and 14% for Jordanian Dinar).

**Loss Given Default (LGD):**

The LGD is calculated and determined through the following:

- Analyzing the collections from the defaulted loans historically for the previous 10 years which includes (cash and executions on real-estate collaterals) to measure banks' ability to collect from defaulted loans either with collateral or not in order to arrive to the actual percentage of LGD, hence the LGD that will be applied across all covered and uncovered portfolios in terms of collaterals.
- A calibration of LGD values according to the historical data with the PD to predict the expected LGD for the next five years according to the same economic macro factors applied in determining the PD in order to arrive to PIT LGD for loans in stage I and II
- Aging study for the defaulted loans to reach the percentage of LGD to be applied on the loans classified under stage III in terms of DPD to determine the LGD on the number of days of non payment.
- For collateralized facilities granted against Cash margin, Bank LGs and securities, the value of collateral is deducted from the exposure at default after applying haircut.

**Probability of default (PD) :**

Definition of default is summarized by the existence of payment dues on customer facilities for more than 90 days or a marked increase in customer's risk ratings in addition to any indications of the existence of a customer's probability of default (PD) including but not limited to :

- Significant financial difficulties faced by the debtor such as a sever weakness in the financial statements.
- Relinquishing part of the obligations incurred by the debtor because of the debtor's financial difficulties.
- Non-payment of obligations on time.
- Debtor's bankruptcy.
- Debtor's frequent need to restructure or reschedule his obligations

The probability of default is determined through the following:

- Evaluating customer's behavior throughout the loan using Observed Default Rates which enables the Bank to evaluate the customer's behavior through using days past due and monitor the behavior for 1 year before and 1 year after each data point of the conducted study.
- Using the related Macroeconomic factors to predict the average Observed Default Rate for the coming years such as (GDP, Unemployment, Inflation, Price index), multiple scenarios are performed to test the economic appropriateness of all economic variables annually to reach the approved economic variable for the purposes of building tables of Probability of Default.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

- Using Regression analysis to predict the average Observed Default Rates for the years from 2024 to 2029 through applying the liner equation ( $Y = a + bX$ ), as :
- - Y : dependent variable
  - a: intercept
  - b: slope
  - X : independent variable
- Analyzing the probability of default scenarios for the customers who postponed their instalments due to COVID-19 Pandemic.
- A calibration is applied between the predicted results and PDs according on the output of internal rating of customer's risk to convert PD over the life of the financial instrument to become as it is at present time.

**Credit Portfolio (Retail Portfolio)**

**Exposure at Default (EAD):**

This term represents the balance of each sub-portfolio as in the reporting period plus interest for stage (1) and (2) multiplied by the expected percentage of utilization (40.98%, 39.1% , 54% for overdrafts, revolving loans and credit cards respectively). As for facilities classified under Stage (3), the EAD represents the balance minus the interest in suspense and cash collateral (if any).

Facilities were divided within each sub-portfolio into unfunded facilities, unutilized ceilings, and loans of less than JD 150,000.

**Measuring credit risk and expected credit loss on an aggregate basis:**

Determining the common elements in measuring the credit risk of the retail portfolio depending on their product type, as follows:

- High-risk Personal loans portfolio
- Low-risk Personal loans portfolio
- Car loans portfolio
- Real estate loans portfolio
- Credit cards portfolio
- Small enterprises portfolio

**Funded Facilities:**

The exposure at default is calculated by discounting the expected future cash flows depending on expected cash flow of the facilities for each portfolio.

**Unutilized Ceilings:**

The expected credit losses have been calculated on customers' balances in the calculation period, except for the loans treated as ceilings where the expected credit losses have been calculated on the ceilings after applying the expected percentage of utilization.

**Loans Exceeding JD 150 thousand:**

- Loans of more than JD 150 thousand have been excluded from the collective based approach for retail portfolio.
- The expected credit loss (ECL) is calculated in a manner similar to what is applied to the related pool based on the type of product considering the customer's own cash flow , collaterals and applicable interest rate
- A risk rate of (-5) has been applied for non-rated customers. Moreover, the expected credit loss has been calculated for 12 months, or for the lifetime of the loan, based on the customer's classification (Stage I / Stage II).

**Loss Given Default (LGD):**

The LGD is calculated and determined through the following:

- Analyzing the collections from the defaulted loans historically for the previous 10 years which includes (cash and executions on real-estate collaterals) to measure banks' ability to collect from defaulted loans either with collateral or not in order to arrive to the actual percentage of collections, hence the LGD that will be applied across all covered and uncovered portfolios in terms of collaterals.
- A calibration of LGD values according to the historical data with the PD to predict the expected LGD for the next five years according to the same economic macro factors applied in determining the PD in order to arrive to PIT LGD for loans in stage I and II
- Aging study for the defaulted loans stage III in terms of DPD to determine the LGD on the number of days of non payment.
- For collateralized facilities granted against Cash margin, Bank LGs and securities, the value of collateral is deducted from the exposure at default after applying haircut.

**Probability of Default (PD):**

- Historical data has been used to calculate the ODR at the level of each sub-portfolio.
- The Macro economic factors have been used to predict the ODR for the next five years.

**Investment Portfolio**

**Probability of Default (PD):**

The probability of default for 12 months (12-month PD) is extracted from Bloomberg system for the issuer and the country of risk, using the following functions:

- DRSK for public companies: The Accuracy Ratio is 92.43% for non-financial companies and 91.78% for financial companies.
- SRSK for countries: The Accuracy Ratio for countries is 89%.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

The 12-month PDs extracted from DRSK and SRSK functions are based on structural models which consider several variables:

- The nature of the sector, the assets growth rates, and market fluctuations when calculating PD for corporates.
- The prevailing political situation, countries' financial and economic performance, GDP growth, and non-performing loans in the banking sector, foreign currency reserves, etc. according to the forecasts of the International Monetary Fund and World Bank when determining a sovereign PD. Therefore, the PD represents the current situation (Point-in-Time PD) and reflects only the corporates PD without considering the country of risk factor (Standalone PD).

As a result, the PD for each issue has been adjusted by using the ceiling of the probability of risk for the country of risk at minimum for calculating PD, so that the PD of any issue will not be lower than its country of risk PD.

In order to apply the PD floor to the exposures on various banks, the following approach is adopted. If the exposure is on a foreign bank, and the exposure is in any currency other than the local currency of the foreign bank's country, then the higher PD of either the foreign bank's country or the foreign bank shall be adopted. Otherwise, if the exposure on a foreign bank is in the local currency of the bank's country, then the PD of the bank itself shall be adopted (i.e., the ceiling of the country's PD shall not be used at minimum).

When the PD results is calculated then Bloomberg system use current market information in addition to expected that reverse the average expected to expectations of the analysts in market, subsequently no need to implement analyst scenario for expected PD.

If the PD results extracted from Bloomberg system do not represent the actual reality of market expectations (i.e., the implied PD of the market derived from the Credit Default Swap "CDS" and / or the Market Asset Swap "ASW") for the issuer, the market PD obtained from a high liquidity issue / security for the same issuer shall be adopted as a representative proxy according to the procedures for evaluating the risk factor of the investment portfolio.

If the PD for the country of risk is not available, the Shadow Rating methodology prepared by the consulting company shall be adopted. On the other hand, if the PD of the issuer is not available, the PD of the country of risk shall be adopted as the issuer PD.

The Jordan PD as a country of risk is considered as the PD of the issuer in the case of placements in money market (Term Deposits) with HBTF's branches as well as subsidiaries in which the Bank owns 50% or more of their capital.

After that, the 12-month PD is adjusted to take into consideration the remaining life of exposure for any issue with a remaining maturity less than one year, according to the following equation:

$PD_n = 1 - ((1 - PD_{12\text{-month}})^{(n/12)})$  where (n) represents the remaining life in months ( $n < 12$ )

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

---

Calculating PD for Jordanian Companies in JD (if PD for the issuer is not available)

Risk rating is calculated based on Moody's Credit rating and then mapped to the relevant assigned PD.

The assigned PD represents "Through-the-Cycle (TTC)", and thus calibrated according to the methodology developed by the consulting company in order to obtain (Point-in-Time "PIT" 12-month PD).

The 12-month PD is then adjusted to consider the remaining life of exposure for any issue with a remaining maturity less than one year, according to the above equation.

Loss Given Default (LGD):

The Recovery Rate (RR) is extracted from Bloomberg system for each issue using CDSW function, which is based on the ISDA Standard Model, where the LGD is calculated according to equation ( $LGD = 1 - RR$ ), as in the following table:

<b>Markets</b>	<b>Subordinated</b>	<b>Senior Unsecured</b>
Developed markets	RR= 40%, LGD= 60%	RR= 20%, LGD= 80%
Emerging markets	RR= 25%, LGD= 75%	RR=25%, LGD= 75%

For secured securities, the Haircut-Based Approach is considered along with the limits per the IRB in order to determine the LGD (as per the procedures approved for the credit portfolio).

Exposure at Default (EAD):

**EAD = Accrued Interest to Date + Present Value (Face Value + Expected 1 Year Interest)**

Accrued interest to date is calculated or extracted from Bloomberg system.

The expected interest for the remaining life of exposure is calculated up to a maximum of one year using the coupon for fixed rate bonds. As for floating rate bonds that pay LIBOR plus a fixed spread, LIBOR is projected over a 1-year period and added to the fixed spread for the calculation of expected interest .

Expected Credit Loss (ECL):

**The expected credit loss (ECL) is calculated according to the following equation:**  
 **$ECL = PD * LGD * EAD$**

The expected credit loss value for off balance sheet financial derivatives is calculated by extracting the expected maximum exposure in addition to the maximum exposure time from the Bloomberg system using (SWPM) which is calculated based on the Monte Carlo model. Present Value is calculated for the peak exposure based on the following:

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

---

- The Discount Period represents the time to peak extracted from Bloomberg system.
- The Discount Rate represents the Risk-Free Rate of the currency of exposure at the time - to - peak maximum to one-year limit .

The expected credit loss (ECL) is calculated according to the following equation:

$$\text{ECL} = \text{PD} * \text{LGD} * \text{Peak Exposure (EAD)}.$$

**Key macroeconomic factors used by the Bank in calculating expected credit losses (ECL)**

Corporate portfolio

<b>Portfolio</b>	<b>Macroeconomic Factor</b>
Large Corporates	cp_.Volume.of.exports.of.goods_Percent.change_5qma_lag1
	cp_.General.government.revenue_National.currency_fd_lag1
	cp_.Gross.domestic.product..current.prices_U.S..dollars_yoy_lag5
Medium Enterprises	cp_.General.government.total.expenditure_Percent.of.GDP_ln_lag5
	cp_.Current.account.balance_U.S..dollars_qoq
	cp_.Gross.domestic.product..current.prices_Purchasing.power.parity..international.dollars_yoy

Retail portfolio

<b>Pool name</b>	<b>Macro factor used</b>
Cars Loan	cp_.Current.account.balance_U.S..dollars_yoy_lag1
	cp_.General.government.total.expenditure_Percent.of.GDP_yoy_lag4
Mortgage	cp_.Inflation..average.consumer.prices_Percent.change_3qma_lag3
	cp_.Current.account.balance_Percent.of.GDP_3qma_lag3
	cp_.General.government.total.expenditure_Percent.of.GDP_ln_lag1
Personal high risk	cp_.Gross.national.savings_Percent.of.GDP_ln_lag2
	cp_.Total. investment_Percent.of.GDP
	cp_.Current.account.balance_U.S..dollars_yoy
Personal low risk	cp_.Current.account.balance_U.S..dollars_qoq_lag1
	cp_.General.government.net.lending.borrowing_National.currency_qoq_lag7
Small Business loans	cp_.General.government.revenue_Percent.of.GDP_qoq
	cp_.Inflation..average.consumer.prices_Index_qoq_lag3
Credit cards	cp_.Inflation..average.consumer.prices_Percent.change_3qma_lag1
	cp_.Total.investment_Percent.of.GDP_yoy

**Determinants of the significant change in the credit risk adopted by the Bank in the calculation of ECL Credit portfolio**

<b>Classification</b>	<b>Standards</b>
	Accounts for which there has been no significant increase in credit risk or default indicators, as follows:
Stage I:	<ul style="list-style-type: none"> <li>- Performing accounts for which there are no dues or have dues for less than 30 days</li> </ul> <p>Accounts whose credit risk has significantly increased and have signs of default, as follows:</p> <ul style="list-style-type: none"> <li>- Accounts with dues for 30 days or more and less than 90 days.</li> <li>- Accounts restructured twice during the year.</li> <li>- Accounts classified as watch list.</li> </ul>
Stage II:	<ul style="list-style-type: none"> <li>- Any accounts that require classification at this stage according to the directives of Management and the regulatory bodies.</li> <li>- Accounts that have ratings (7+,7,7) according to the internal rating system</li> </ul>
	Accounts that have become in default, as follows:
Stage III:	<ul style="list-style-type: none"> <li>- All non-performing loans and facilities according to the definition of non-performing loans mentioned in the CBJ regulations No. 47/2009 dated 10/12/2009, which are 90 days or more past due.</li> <li>- Accounts whose risk rating is (8, 9, 10) according to the Bank's credit rating.</li> <li>- Accounts with a scheduling flag.</li> </ul>

The standard also states that if the quality of credit has improved, and sufficient and documented reasons are available to make it possible to transfer credit claims from stage III to stage II or from stage II to stage I, the transfer process must take place after verifying the improvement of the credit status of the claim and the commitment to repay three monthly installments, two quarterly installments or a semi-annual installment on time, so that the early payment of installments for the purpose of transferring debt to a better stage is not considered. For example, if an account is classified within stage III and the account is scheduled, the account must remain within stage III for three monthly installments, two quarterly installments, or one annual installment according to the repayment cycle of this facility before being transferred to stage II.



**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Investment portfolio

<b>Classification</b>	<b>Standards</b>
Investment Grade Instruments	<ul style="list-style-type: none"> <li>- The credit rating of the instrument at the reporting date is downgraded by two notches below the investment grade since origination (BB); or</li> <li>- (The Implied Rating / 1-year Default Risk Rating) at the reporting date is downgraded to more than two notches below the investment grade since the date of the previous report (less than HY2 according to Bloomberg system).</li> </ul>
High Yield Instruments	<ul style="list-style-type: none"> <li>- The credit rating of the instrument at the reporting date is downgraded by two notches below its credit rating at the date of purchase; or</li> <li>- (The Implied Rating / 1-year Default Risk Rating) is downgraded by two notches below its implied rating since the date of the previous report.</li> </ul>
Unrated Instruments	<ul style="list-style-type: none"> <li>- According to Moody's Credit rating, the financial instrument is considered to be in stage II if its rating declines by more than 2 notches since origination.</li> </ul>

**Governance of the application of IFRS requirements**

Board of Directors

Providing appropriate governance structure and procedures to ensure the proper application of the standard by defining the roles of the committees and departments at the Bank; ensuring work integrity among them; and providing appropriate infrastructure in accordance with CBJ regulations and the standards related to the accounting standard.

Approving any amendments to the results and outputs of the systems regarding the calculation and measurement of ECL and the variables to be calculated.

Implementing business models through specifying the objectives and rules of classification of financial instruments, in order to ensure integration with other business requirements.

Ensuring that the Bank's control units, specifically risk management and internal audit, perform all the work required to verify the validity and integrity of the methodologies and systems used in the application of IFRS 9 and providing the required support to these control units.

Approving the final results of ECL calculation.

Risk Management Committee / Board of Directors

- Reviewing the Bank's risk management framework for the calculation of ECL.
- Reviewing the Bank's risk management strategy before it is approved by the Board.
- Supervising the efficiency and effectiveness of the calculation of ECL.

**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

---

Audit Committee:

- Verifying the adequacy of ECL / general bank risk reserve / provision for impairment of credit facilities provided by the Bank and ensuring their adequacy in all financial statements.

Risk Department:

- Developing a clear framework for ECL calculation.
- Reviewing the internal credit rating systems and the framework on an annual basis to keep abreast of any changes to the bases used in the calculation to ensure the accuracy of results.
- Calculating the ECL, classifying the customers according to the three stages on a quarterly basis in accordance with the accounting standard requirements and CBJ regulations, and informing the Executive Management Risk Committee of the calculation results.
- Making the necessary recommendations to the Executive Management Risk Committee regarding the customers whose classifications have been changed because of override.
- Developing the indicators that contribute to monitoring the signs of credit default for customers to enhance the forward-looking principle regarding the assessment of credit risks and losses.
- Preparing the statements required by the Central Bank in cooperation with the concerned departments.
- Reviewing and approving the risk parameters in accordance with the approved policy and methodology.

Incorporation of forward-looking information

The Management uses forward-looking information that is available without undue cost or effort in its assessment of significant increase of credit risk as well as in its measurement of ECL. The Bank uses external and internal information to generate a 'base case' scenario of future forecast of relevant economic variables along with a representative range of other possible forecast scenarios. The external information used includes economic data and forecasts published by governmental bodies and monetary authorities.

The Bank's Management applies probabilities to the forecast scenarios identified. The base case scenario is the single most-likely outcome and consists of information used by the Bank for strategic planning and budgeting. The Bank has identified and documented key drivers of credit risk and credit losses for each portfolio of financial instruments and, using a statistical analysis of historical data, has estimated relationships between macro-economic variables and credit risk and credit losses.

The Bank redeveloped macroeconomic models to address the deficiencies identified in the existing models. Using robust macroeconomic modelling methodology, Group identified and documented the key macroeconomic factors that drives the change in default rates of both portfolio direct and indirect credit facilities. Following macroeconomic data and forecasts published by governmental bodies and monetary authorities such as the Central Bank of Jordan a, IMF, and World Bank have been utilized by the Group to incorporate forward-looking information into the PD term structure of each of the scenario.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

---

Predicted relationships between the key macroeconomic indicators and default rates of respective portfolios of financial assets have been developed based on analyzing historical data over the past 5 years. Models are reviewed and monitored for appropriateness at the end of each reporting period.

	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
<b>General government revenue Percentage of GDP</b>					
Base scenario	16.83%	17.42%	20.88%	16.25%	17.98%
Adverse scenario	3.43%	4.02%	7.48%	2.85%	4.58%
Positive scenario	30.23%	30.82%	34.28%	29.65%	31.83%
<b>Government expenditures</b>					
Base scenario	3.54%	3.49%	3.47%	3.44%	3.41%
Adverse scenario	3.48%	3.43%	3.41%	3.38%	3.35%
Positive scenario	3.60%	3.55%	3.53%	3.50%	3.47%
<b>Inflation</b>					
Base scenario	2.66%	2.46%	2.47%	2.47%	2.47%
Adverse scenario	4.34%	4.14%	4.15%	4.15%	4.15%
Positive scenario	0.98%	0.78%	0.79%	0.79%	0.79%

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**1. Collateral held as security and other credit enhancements**

The Bank holds collateral or other credit enhancements to mitigate credit risk associated with financial assets. The estimated value of collaterals held at end of the reporting period is JD 5,590,160,461 as of 31 December 2024 (JD 5,570,836,488 as of 31 December 2023). This value of the collateral is only considered to the extent that mitigates the credit risk. There was no change in the Bank's collateral policy during the year. The main types of collateral and the types of assets these are associated with are listed below:

	Collateral Fair Value							Total Collateral Value		Net Exposure	Expected Credit Loss
	Total Exposure Value	Cash Margin	Equity Shares	Accepted Bank Grantee	Real Estate	Vehicles	Jordanian government	Others	Total Collateral Value		
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
<b>For the year ended 31 December 2024</b>											
Balances at central banks	547,568,101	-	-	-	-	-	-	-	-	547,568,101	33,284
Balances at banks and financial institutions	440,471,833	-	-	-	-	-	-	-	-	440,471,833	220,956
Deposits at banks and financial institutions	53,586,339	-	-	-	-	-	-	-	-	53,586,339	102,642
<b>Credit facilities at amortized cost:</b>											
Individual	1,050,733,370	64,567,484	8,375,486	387,700	105,888,324	47,591,227	-	19,950,171	246,760,392	803,972,978	69,586,890
Real estate mortgages	1,340,978,728	17,048,500	5,926,515	1,312,739	1,228,545,188	191,998	-	24,599,007	1,277,623,947	63,354,781	114,676,345
Large corporates	1,610,136,933	35,138,025	78,288,788	4,494,213	265,592,698	19,627,054	-	51,893,127	455,033,905	1,155,103,028	191,426,525
SME's	428,525,089	34,626,911	15,095,480	547,637	95,037,233	13,887,927	-	43,792,914	202,988,102	225,536,987	48,648,280
Government and Public Sector	673,321,261	-	-	-	20,968,989	-	493,914,804	-	514,883,793	158,437,468	14,222,706
<b>Direct credit facilities at fair value through the profit or loss</b>											
<b>Bonds and bills</b>											
Within: Financial assets at fair value through other comprehensive income	356,365,486	-	-	-	-	-	225,902,550	-	225,902,550	130,462,936	173,354
Within: Financial assets at amortized cost	2,550,974,840	-	6,027,776	-	-	-	2,255,786,658	156,150,770	2,417,965,204	133,009,636	3,615,193
<b>Total</b>	<b>9,052,661,980</b>	<b>151,380,920</b>	<b>113,714,045</b>	<b>6,742,289</b>	<b>1,716,032,432</b>	<b>81,298,206</b>	<b>2,975,604,012</b>	<b>296,385,989</b>	<b>5,341,157,893</b>	<b>3,711,504,087</b>	<b>442,706,175</b>
<b>Items Off-statement of Financial Position</b>											
Letter of guarantees	495,236,899	60,928,290	-	54,368	31,885,362	201,200	-	2,397,395	95,466,615	399,770,284	32,064,831
Letter of credit	442,078,993	59,134,495	472,853	-	149,443	-	93,276,607	502,555	153,535,953	288,543,040	2,081,600
Other	69,320,025	-	-	-	-	-	-	-	-	69,320,025	795,568
<b>Total</b>	<b>10,059,297,897</b>	<b>271,443,705</b>	<b>114,186,898</b>	<b>6,796,657</b>	<b>1,748,067,237</b>	<b>81,499,406</b>	<b>3,068,880,619</b>	<b>299,285,939</b>	<b>5,590,160,461</b>	<b>4,469,137,436</b>	<b>477,648,174</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	Collateral Fair Value								Total Collateral Value JD	Net Exposure JD	Expected Credit Loss JD
	Total Exposure Value JD	Cash Margin JD	Equity Shares JD	Accepted Bank Grantee JD	Real Estate JD	Vehicles JD	Jordanian government JD	Others JD			
<b>For the year ended 31 December 2023</b>											
Balances at central banks	458,188,122	-	-	-	-	-	-	-	-	458,188,122	36,588
Balances at banks and financial institutions	323,276,157	-	-	-	-	-	-	-	-	323,276,157	232,546
Deposits at banks and financial institutions	44,927,609	-	-	-	-	-	-	-	-	44,927,609	175,796
<b>Credit facilities at amortized cost:</b>											
Individual	1,057,779,315	57,673,669	5,911,707	2,568,139	97,943,957	51,022,267	-	22,121,254	237,240,993	820,538,322	59,195,817
Real estate mortgages	1,403,494,485	5,696,487	-	-	1,309,653,262	89,184	-	18,639,612	1,334,078,545	69,415,940	129,439,928
Large corporates	1,518,388,660	20,882,297	75,458,375	10,247,196	182,047,424	30,786,524	11,409,647	55,579,282	386,410,745	1,131,977,915	207,107,215
SME's	449,731,424	27,802,058	-	11,047,072	146,942,474	16,084,155	-	62,284,260	264,160,019	185,571,405	46,714,501
Government and Public Sector	620,198,707	-	-	-	19,118,472	-	476,643,949	-	495,762,421	124,436,286	8,444,078
<b>Direct credit facilities at fair value through the profit or loss</b>	31,496,582	-	-	-	-	-	31,496,582	-	31,496,582	-	-
<b>Bonds and bills</b>											
<u>Within:</u> Financial assets at fair value through other comprehensive income	352,380,226	-	-	-	-	-	217,488,511	-	217,488,511	134,891,715	291,467
<u>Within:</u> Financial assets at amortized cost	2,421,892,318	-	44,026,609	-	-	-	2,177,578,161	115,206,240	2,336,811,010	85,081,308	3,369,108
<b>Total</b>	<b>8,681,753,605</b>	<b>112,054,511</b>	<b>125,396,691</b>	<b>23,862,407</b>	<b>1,755,705,589</b>	<b>97,982,130</b>	<b>2,914,616,850</b>	<b>273,830,648</b>	<b>5,303,448,826</b>	<b>3,378,304,779</b>	<b>455,007,044</b>
<b>Items Off-statement of Financial Position</b>											
Letter of guarantees	455,174,583	46,933,613	-	-	25,961,869	182,250	-	11,285,690	84,363,422	370,811,161	30,779,743
Letter of credit	652,451,631	81,397,771	-	-	1,329,268	-	98,912,094	528,058	182,167,191	470,284,440	3,947,855
Other	78,058,266	857,049	-	-	-	-	-	-	857,049	77,201,217	1,399,611
<b>Total</b>	<b>9,867,438,085</b>	<b>241,242,944</b>	<b>125,396,691</b>	<b>23,862,407</b>	<b>1,782,996,726</b>	<b>98,164,380</b>	<b>3,013,528,944</b>	<b>285,644,396</b>	<b>5,570,836,488</b>	<b>4,296,601,597</b>	<b>491,134,253</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**2. Direct Credit facility Exposures Distributions (At amortized cost and at fair value):**

<b>2024</b>						
<b>Internal Rating for the Bank</b>	<b>Category Classification According to (2009/47)</b>	<b>Total Exposure Value JD</b>	<b>Expected Credit Loss JD</b>	<b>Probability of Default %</b>	<b>Exposure at Default JD</b>	<b>Average Loss on Default %</b>
<b>1</b>	Performing Loans	579,806,899	14,161,478	0.03%	589,551,112	57.48%
<b>2+</b>	Performing Loans	3,579,137	4,152	0.05%	3,661,689	61.64%
<b>2</b>	Performing Loans	186,864,050	48,702	0.03%	201,390,834	56.81%
<b>2-</b>	Performing Loans	86,151,410	75,445	0.82%	105,800,286	56.88%
<b>3+</b>	Performing Loans	130,757,388	156,609	0.48%	140,224,886	52.14%
<b>3</b>	Performing Loans	250,252,127	338,580	1.04%	276,679,320	53.10%
<b>3-</b>	Performing Loans	115,744,510	145,860	0.34%	126,723,899	44.42%
<b>4+</b>	Performing Loans	143,295,173	225,392	0.48%	157,067,770	46.83%
<b>4</b>	Performing Loans	185,508,807	2,236,006	0.69%	193,188,888	53.07%
<b>4-</b>	Performing Loans	131,111,293	1,869,260	1.79%	142,251,491	49.69%
<b>5+</b>	Performing Loans	157,648,218	5,263,823	1.83%	167,402,240	55.81%
<b>5</b>	Performing Loans	131,303,841	1,115,963	2.31%	135,840,166	58.73%
<b>5-</b>	Performing Loans	229,551,529	13,355,520	4.34%	234,406,946	55.82%
<b>6+</b>	Performing Loans	47,262,182	1,047,184	5.71%	48,216,505	51.35%
<b>6</b>	Performing Loans	91,535,393	15,544,994	28.43%	92,545,900	44.86%
<b>6-</b>	Performing Loans	54,838,135	8,236,716	38.29%	55,356,525	54.15%
<b>7+</b>	Performing Loans	1,339,587	276,966	56.51%	1,339,587	42.53%
<b>7</b>	Performing Loans	11,174,815	8,146,962	26.95%	11,174,815	47.42%
<b>7-</b>	Performing Loans	118,585,485	61,586,686	60.39%	118,304,402	44.57%
<b>Unrated</b>	Performing Loans	2,034,239,430	49,491,077	17.49%	2,099,947,707	41.47%
		<b><u>4,690,549,409</u></b>	<b><u>183,327,375</u></b>		<b><u>4,901,074,968</u></b>	
<b>8</b>	Substandard Debt	12,191,953	8,862,719	100%	12,178,655	69.40%
<b>Unrated</b>	Substandard Debt	22,884,299	8,772,234	100%	36,474,096	44.81%
<b>9</b>	Doubtful Debts	35,475,218	28,609,070	100%	35,143,984	60.05%
<b>Unrated</b>	Doubtful Debts	24,829,610	10,245,224	100%	20,558,643	45.12%
<b>10</b>	Bad Loans	169,295,390	96,015,012	100%	151,882,014	89.50%
<b>Unrated</b>	Bad Loans	148,469,502	102,729,112	100%	122,716,264	72.23%
		<b><u>413,145,972</u></b>	<b><u>255,233,371</u></b>		<b><u>378,953,656</u></b>	
<b>Total</b>		<b><u>5,103,695,381</u></b>	<b><u>438,560,746</u></b>		<b><u>5,280,028,624</u></b>	

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

2023						
Internal Rating for the Bank	Category Classification According to (2009/47)	Total Exposure Value JD	Expected Credit Loss JD	Probability of Default %	Exposure at Default JD	Average Loss on Default %
1	Performing Loans	557,298,137	8,370,315	0.07%	600,360,101	42.60%
2+	Performing Loans	1,147,899	3,954	0.07%	1,315,288	29.41%
2	Performing Loans	163,771,181	50,399	0.09%	184,276,203	56.63%
2-	Performing Loans	84,871,541	172,394	0.76%	107,130,124	46.86%
3+	Performing Loans	134,292,828	223,840	0.83%	142,115,566	42.82%
3	Performing Loans	199,893,004	319,916	0.42%	230,296,452	51.13%
3-	Performing Loans	148,032,662	1,441,963	0.53%	155,161,543	53.48%
4+	Performing Loans	108,870,361	329,998	1.14%	110,186,327	52.91%
4	Performing Loans	93,340,765	415,150	1.31%	82,916,897	49.08%
4-	Performing Loans	163,336,616	1,577,441	2.30%	168,261,456	56.76%
5+	Performing Loans	92,223,268	815,545	2.12%	91,848,019	49.23%
5	Performing Loans	143,136,527	2,344,762	3.35%	153,800,351	59.55%
5-	Performing Loans	433,656,643	16,454,340	6.40%	330,853,215	57.13%
6+	Performing Loans	59,804,864	1,659,467	5.72%	60,866,208	62.11%
6	Performing Loans	156,949,681	56,854,407	42.03%	157,335,108	56.50%
6-	Performing Loans	119,595,529	36,913,584	32.77%	119,104,216	60.86%
7+	Performing Loans	1,347,883	507,782	64.70%	1,312,406	51.74%
7	Performing Loans	53,808,078	32,748,826	60.43%	53,544,532	61.24%
7-	Performing Loans	30,256,097	10,046,245	66.07%	29,306,501	57.20%
Unrated	Performing Loans	1,946,516,353	48,217,495	16.51%	1,980,921,843	37.14%
		<b>4,692,149,917</b>	<b>219,467,823</b>		<b>4,760,912,356</b>	
8	Substandard Debt	5,840,861	2,839,658	%100	5,714,191	%58.7
Unrated	Substandard Debt	28,039,108	7,845,481	%100	27,935,986	%51.2
9	Doubtful Debts	5,357,725	2,610,981	%100	5,308,398	%54.9
Unrated	Doubtful Debts	40,452,707	13,026,568	%100	40,424,582	%51.8
10	Bad Loans	205,048,744	122,169,457	%100	190,456,436	%88.5
Unrated	Bad Loans	104,200,111	82,941,571	%100	103,565,099	%63.8
		<b>388,939,256</b>	<b>231,433,716</b>		<b>373,404,692</b>	%58.7
<b>Total</b>		<b>5,081,089,173</b>	<b>450,901,539</b>		<b>5,134,317,048</b>	

The above exposures are not rated by external rating institutions.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**3. Credit risk according to economic sectors:**

(a) Distributions according to financial instruments exposure:

	31 December 2024									
	Financial	Industrial	Trading	Real Estate	Agriculture	Equities	Individuals	Government and Public	Other	Total
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
Balances at central banks	-	-	-	-	-	-	-	547,534,817	-	547,534,817
Balances at banks and financial institutions	440,250,877	-	-	-	-	-	-	-	-	440,250,877
Deposits at banks and financial institutions	53,483,697	-	-	-	-	-	-	-	-	53,483,697
Credit facilities at amortized cost	234,849,186	520,320,962	547,231,934	1,158,337,281	47,750,381	8,448,843	948,023,128	647,507,549	401,127,758	4,513,597,022
Bonds and bills:										
Within: Financial assets at fair value through other comprehensive income	60,876,381	-	-	-	-	-	-	295,315,751	-	356,192,132
Within: Financial assets at amortized cost	116,270,719	-	-	-	-	-	-	2,427,662,381	3,426,547	2,547,359,647
<b>Total for the Year</b>	<b>905,730,860</b>	<b>520,320,962</b>	<b>547,231,934</b>	<b>1,158,337,281</b>	<b>47,750,381</b>	<b>8,448,843</b>	<b>948,023,128</b>	<b>3,918,020,498</b>	<b>404,554,305</b>	<b>8,458,418,192</b>
Letter of guarantees	-	-	463,172,068	-	-	-	-	-	-	463,172,068
Letter of credit	-	-	439,997,393	-	-	-	-	-	-	439,997,393
Other liabilities	-	-	68,524,457	-	-	-	-	-	-	68,524,457
<b>Total</b>	<b>905,730,860</b>	<b>520,320,962</b>	<b>1,518,925,852</b>	<b>1,158,337,281</b>	<b>47,750,381</b>	<b>8,448,843</b>	<b>948,023,128</b>	<b>3,918,020,498</b>	<b>404,554,305</b>	<b>9,430,112,110</b>
	31 December 2023									
	Financial	Industrial	Trading	Real Estate	Agriculture	Equities	Individuals	Government and Public	Other	Total
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
Balances at central banks	-	-	-	-	-	-	-	458,151,534	-	458,151,534
Balances at banks and financial institutions	323,043,611	-	-	-	-	-	-	-	-	323,043,611
Deposits at banks and financial institutions	44,751,813	-	-	-	-	-	-	-	-	44,751,813
Credit facilities at amortized cost	188,562,787	492,580,537	507,455,899	1,215,661,365	62,723,633	4,903,475	965,163,327	605,220,801	400,272,657	4,442,544,481
Credit facilities at fair value through profit or loss	-	31,496,582	-	-	-	-	-	-	-	31,496,582
Bonds and bills:										
Within: Financial assets at fair value through other comprehensive income	66,634,055	-	-	-	-	-	-	285,454,704	-	352,088,759
Within: Financial assets at amortized cost	106,135,246	-	-	-	-	-	-	2,303,777,407	8,610,557	2,418,523,210
<b>Total for the Year</b>	<b>729,127,512</b>	<b>524,077,119</b>	<b>507,455,899</b>	<b>1,215,661,365</b>	<b>62,723,633</b>	<b>4,903,475</b>	<b>965,163,327</b>	<b>3,652,604,446</b>	<b>408,883,214</b>	<b>8,070,599,990</b>
Letter of guarantees	-	-	424,394,840	-	-	-	-	-	-	424,394,840
Letter of credit	-	-	648,503,775	-	-	-	-	-	-	648,503,775
Other liabilities	-	-	76,658,656	-	-	-	-	-	-	76,658,656
<b>Total</b>	<b>729,127,512</b>	<b>524,077,119</b>	<b>1,657,013,170</b>	<b>1,215,661,365</b>	<b>62,723,633</b>	<b>4,903,475</b>	<b>965,163,327</b>	<b>3,652,604,446</b>	<b>408,883,214</b>	<b>9,220,157,261</b>



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

(b) Distribution of exposures according to staging (IFRS 9):

Item	31 December 2024					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Financial	862,640,340	30,674,272	5,320,916	5,464,352	1,630,980	905,730,860
Industrial	441,477,758	50,851,979	16,367,793	8,930,221	2,693,211	520,320,962
Trading	1,283,419,477	154,295,414	49,325,833	22,476,313	9,408,815	1,518,925,852
Real-estate	438,082,115	608,306,569	56,273,954	41,563,111	14,111,532	1,158,337,281
Agriculture	38,705,350	3,938,053	3,697,763	635,760	773,455	47,750,381
Equity	5,573,896	2,050,335	355,280	365,366	103,966	8,448,843
Individual	134,662,137	781,279,348	3,842,745	21,467,043	6,771,855	948,023,128
Government and public sector	3,908,037,234	18	9,983,246	-	-	3,918,020,498
Other	330,594,330	28,212,793	39,095,309	4,900,512	1,751,361	404,554,305
<b>Total</b>	<b>7,443,192,637</b>	<b>1,659,608,781</b>	<b>184,262,839</b>	<b>105,802,678</b>	<b>37,245,175</b>	<b>9,430,112,110</b>

Item	31 December 2023					
	Stage (1)		Stage (2)		Stage (3)	Total
	Individual	Collective	Individual	Collective		
	JD	JD	JD	JD	JD	JD
Financial	714,729,070	2,327,370	9,924,704	1,988,144	158,224	729,127,512
Industrial	478,909,806	11,315,324	29,166,810	2,345,761	2,339,418	524,077,119
Trading	1,474,374,515	88,616,462	65,249,661	23,418,672	5,353,860	1,657,013,170
Real-estate	199,719,969	898,730,267	48,856,180	49,537,160	18,817,789	1,215,661,365
Agriculture	58,345,603	657,697	2,926,610	145,239	648,484	62,723,633
Equity	-	4,849,221	45,053	-	9,201	4,903,475
Individual	95,806,238	843,491,525	2,524,799	21,781,987	1,558,778	965,163,327
Government and public sector	3,643,501,727	-	9,102,719	-	-	3,652,604,446
Other	344,839,260	10,360,141	47,802,242	4,970,577	910,994	408,883,214
<b>Total</b>	<b>7,010,226,188</b>	<b>1,860,348,007</b>	<b>215,598,778</b>	<b>104,187,540</b>	<b>29,796,748</b>	<b>9,220,157,261</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**4. Exposure distribution according to geographical distribution**

(a) Total exposure distribution according to geographic region:

	<b>31 December 2024</b>							
	<b>Inside Jordan</b>	<b>Other Middle Eastern Countries</b>	<b>Europe</b>	<b>Asia</b>	<b>Africa</b>	<b>America</b>	<b>Other Countries</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Balances at central banks	289,416,522	195,143,971	-	-	62,974,324	-	-	<b>547,534,817</b>
Balances at banks and financial institutions	35,127,504	76,487,068	117,651,413	5,602,285	10,498,202	194,884,405	-	<b>440,250,877</b>
Deposits at banks and financial institutions	29,999,863	1,673,600	10,541,828	11,268,406	-	-	-	<b>53,483,697</b>
Credit facilities at amortized cost	3,511,374,336	501,407,105	238,938,934	-	241,929,106	-	19,947,541	<b>4,513,597,022</b>
Bonds and bills:								
<u>Within:</u> Financial assets at fair value through other comprehensive income	225,902,553	20,892,849	61,465,826	10,337,872	8,237,253	29,355,779	-	<b>356,192,132</b>
<u>Within:</u> Financial assets at amortized cost	2,350,636,171	22,042,713	10,805,127	2,143,979	156,150,770	5,580,887	-	<b>2,547,359,647</b>
<b>Total for the year</b>	<b>6,442,456,949</b>	<b>817,647,306</b>	<b>439,403,128</b>	<b>29,352,542</b>	<b>479,789,655</b>	<b>229,821,071</b>	<b>19,947,541</b>	<b>8,458,418,192</b>
Letter of guarantees	267,009,487	66,752,388	8,943,767	-	120,466,426	-	-	<b>463,172,068</b>
Letter of credit	353,706,252	19,343,288	4,804,611	2,232,589	59,527,966	382,687	-	<b>439,997,393</b>
Other liabilities	55,557,371	-	12,967,086	-	-	-	-	<b>68,524,457</b>
<b>Total</b>	<b>7,118,730,059</b>	<b>903,742,982</b>	<b>466,118,592</b>	<b>31,585,131</b>	<b>659,784,047</b>	<b>230,203,758</b>	<b>19,947,541</b>	<b>9,430,112,110</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023							
	Inside Jordan	Other Middle Eastern Countries	Europe	Asia	Africa	America	Other Countries	Total
	JD	JD	JD	JD	JD	JD	JD	JD
Balances at central banks	242,837,295	151,998,760	-	-	63,315,479	-	-	458,151,534
Balances at banks and financial institutions	20,001,238	34,366,372	134,913,701	602,189	4,881,293	128,278,818	-	323,043,611
Deposits at banks and financial institutions	30,000,000	-	10,506,163	4,245,650	-	-	-	44,751,813
Credit facilities at amortized cost	3,467,565,643	390,595,812	302,369,160	-	244,749,691	-	37,264,175	4,442,544,481
Credit facilities at fair value through profit or loss	31,496,582	-	-	-	-	-	-	31,496,582
Bonds and bills:								
<u>Within:</u> Financial assets at fair value through other comprehensive income	217,488,511	25,998,527	53,798,275	8,570,307	8,552,012	37,681,127	-	352,088,759
<u>Within:</u> Financial assets at amortized cost	2,239,445,751	55,206,975	4,742,602	-	115,206,240	1,801,845	2,119,797	2,418,523,210
<b>Total for the year</b>	<b>6,248,835,020</b>	<b>658,166,446</b>	<b>506,329,901</b>	<b>13,418,146</b>	<b>436,704,715</b>	<b>167,761,790</b>	<b>39,383,972</b>	<b>8,070,599,990</b>
Letter of guarantees	261,469,677	60,718,800	10,059,653	-	92,146,711	-	-	424,394,841
Letter of credit	484,826,523	34,477,149	5,389,107	2,767,529	121,043,468	-	-	648,503,776
Other liabilities	50,756,928	-	25,901,726	-	-	-	-	76,658,654
<b>Total</b>	<b>7,045,888,148</b>	<b>753,362,395</b>	<b>547,680,387</b>	<b>16,185,675</b>	<b>649,894,894</b>	<b>167,761,790</b>	<b>39,383,972</b>	<b>9,220,157,261</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

(b) Exposure distribution according to staging (IFRS 9):

	<b>31 December 2024</b>					
	<b>Stage (1)</b>		<b>Stage (2)</b>		<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Collective</b>	<b>Individual</b>	<b>Collective</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Inside Jordan	5,542,723,669	1,362,668,110	115,205,915	54,692,546	43,439,819	<b>7,118,730,059</b>
Other Middle Eastern countries	733,694,728	139,718,347	27,225,321	24,367,716	(21,263,130)	<b>903,742,982</b>
Europe	384,565,753	55,719,657	10,645,357	9,766,459	5,421,366	<b>466,118,592</b>
Asia	26,950,476	3,157,345	622,295	549,042	305,973	<b>31,585,131</b>
Africa	518,858,408	88,896,522	28,868,927	14,745,493	8,414,697	<b>659,784,047</b>
America	221,155,737	6,215,218	1,118,431	1,105,210	609,162	<b>230,203,758</b>
Other countries	15,243,866	3,233,582	576,593	576,212	317,288	<b>19,947,541</b>
<b>Total</b>	<b>7,443,192,637</b>	<b>1,659,608,781</b>	<b>184,262,839</b>	<b>105,802,678</b>	<b>37,245,175</b>	<b>9,430,112,110</b>

	<b>31 December 2023</b>					
	<b>Stage (1)</b>		<b>Stage (2)</b>		<b>Stage (3)</b>	<b>Total</b>
	<b>Individual</b>	<b>Collective</b>	<b>Individual</b>	<b>Collective</b>		
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
Inside Jordan	5,195,818,832	1,598,058,700	141,968,551	61,428,657	48,613,408	<b>7,045,888,148</b>
Other Middle Eastern countries	706,187,062	21,019,408	34,096,279	25,642,576	(33,582,930)	<b>753,362,395</b>
Europe	298,524,076	216,728,151	5,162,900	15,468,766	11,796,494	<b>547,680,387</b>
Asia	12,386,190	3,348,095	27,488	215,848	208,054	<b>16,185,675</b>
Africa	617,870,641	18	30,599,946	-	1,424,289	<b>649,894,894</b>
America	144,519,591	19,951,340	696,598	1,351,602	1,242,659	<b>167,761,790</b>
Other countries	34,919,796	1,242,295	3,047,016	80,091	94,774	<b>39,383,972</b>
<b>Total</b>	<b>7,010,226,188</b>	<b>1,860,348,007</b>	<b>215,598,778</b>	<b>104,187,540</b>	<b>29,796,748</b>	<b>9,220,157,261</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**5. Credit exposures that have been reclassified:**

(a) Total credit exposures that have been reclassified:

	31 December 2024					
	Stage (2)		Stage (3)		Total Exposures that have been Reclassified JD	Percentage of Exposures that have been Reclassified JD
	Total Exposures Amount	Exposures that have been Reclassified	Total Exposures Amount	Exposures that have been Reclassified		
	JD	JD	JD	JD		
Credit facilities	378,489,084	134,182,424	439,419,307	155,576,869	<b>289,759,293</b>	5.7%
Bonds and bills:						
Within: Financial assets at amortized cost	-	-	3,000,001	-	-	0.0%
Within: Financial assets at fair value through other comprehensive income	10,015,552	-	-	-	-	0.0%
<b>Total</b>	<b>388,504,636</b>	<b>134,182,424</b>	<b>442,419,308</b>	<b>155,576,869</b>	<b>289,759,293</b>	<b>4.7%</b>
Letter of guarantees	25,910,497	1,459,191	25,574,063	8,965,320	<b>10,424,511</b>	2.1%
Letter of credit	139,825	-	-	-	-	0.0%
Other liabilities	99,181	37,427	-	-	<b>37,427</b>	0.1%
<b>Total</b>	<b>26,149,503</b>	<b>1,496,618</b>	<b>25,574,063</b>	<b>8,965,320</b>	<b>10,461,938</b>	<b>1.0%</b>
<b>Total</b>	<b>414,654,139</b>	<b>135,679,042</b>	<b>467,993,371</b>	<b>164,542,189</b>	<b>300,221,231</b>	<b>4.2%</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023					
	Stage (2)		Stage (3)		Total Exposures that have been Reclassified	Percentage of Exposures that have been Reclassified
	Total Exposures Amount	Exposures that have been Reclassified	Total Exposures Amount	Exposures that have been Reclassified		
	JD	JD	JD	JD	JD	JD
Credit facilities	463,373,329	114,934,415	393,860,858	80,831,546	195,765,961	3.9%
Bonds and bills:						
Within: Financial assets at amortized cost	-	-	3,000,001	-	-	0.0%
Within: Financial assets at fair value through other comprehensive income	9,204,054	5,889,206	-	-	5,889,206	8.8%
<b>Total</b>	<b>472,577,383</b>	<b>120,823,621</b>	<b>396,860,859</b>	<b>80,831,546</b>	<b>201,655,167</b>	<b>3.4%</b>
Letter of guarantees	34,612,864	8,878,502	17,727,267	383,500	9,262,002	2.0%
Letter of credit	1,742,524	-	-	-	-	-
Other liabilities	1,879,036	76,284	-	-	76,284	0.1%
<b>Total</b>	<b>38,234,424</b>	<b>8,954,786</b>	<b>17,727,267</b>	<b>383,500</b>	<b>9,338,286</b>	<b>0.8%</b>
<b>Total</b>	<b>510,811,807</b>	<b>129,778,407</b>	<b>414,588,126</b>	<b>81,215,046</b>	<b>210,993,453</b>	<b>2.9%</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

(b) Expected credit loss for exposures that have been reclassified:

	31 December 2024							
	Exposures that have been Reclassified			Expected Credit Loss due to Reclassified Exposures				
				Stage (2)		Stage (3)		Total
	Exposures Reclassified from Stage (2) JD	Exposures Reclassified from Stage (3) JD	Total JD	Individual JD	Collective JD	Individual JD	Collective JD	
Credit facilities	134,182,424	155,576,869	289,759,293	9,170,373	1,470,391	43,717,971	-	54,358,735
Within: Financial assets at fair value through other comprehensive income	-	-	-	-	-	-	-	-
<b>Total</b>	<b>134,182,424</b>	<b>155,576,869</b>	<b>289,759,293</b>	<b>9,170,373</b>	<b>1,470,391</b>	<b>43,717,971</b>	-	<b>54,358,735</b>
Letter of guarantees	1,459,191	8,965,320	10,424,511	17,904	3,357	4,240,388	-	4,261,649
Letter of credit	-	-	-	-	-	-	-	-
Other liabilities	37,427	-	37,427	2,444	343	-	-	2,787
<b>Total</b>	<b>1,496,618</b>	<b>8,965,320</b>	<b>10,461,938</b>	<b>20,348</b>	<b>3,700</b>	<b>4,240,388</b>	-	<b>4,264,436</b>
<b>Total</b>	<b>135,679,042</b>	<b>164,542,189</b>	<b>300,221,231</b>	<b>9,190,721</b>	<b>1,474,091</b>	<b>47,958,359</b>	-	<b>58,623,171</b>

	31 December 2023							
	Exposures that have been Reclassified			Expected Credit Loss due to Reclassified Exposures				
				Stage (2)		Stage (3)		Total
	Exposures Reclassified from Stage (2) JD	Exposures Reclassified from Stage (3) JD	Total JD	Individual JD	Collective JD	Individual JD	Collective JD	
Credit facilities	114,934,415	80,831,546	195,765,961	2,056,551	1,610,417	7,199,448	-	10,866,416
Within: Financial assets at fair value through other comprehensive income	5,889,206	-	5,889,206	-	-	-	-	-
<b>Total</b>	<b>120,823,621</b>	<b>80,831,546</b>	<b>201,655,167</b>	<b>2,056,551</b>	<b>1,610,417</b>	<b>7,199,448</b>	-	<b>10,866,416</b>
Letter of guarantees	8,878,502	383,500	9,262,002	899,578	7,249	56,141	-	962,968
Letter of credit	-	-	-	-	-	-	-	-
Other liabilities	76,284	-	76,284	20,245	418	-	-	20,663
<b>Total</b>	<b>8,954,786</b>	<b>383,500</b>	<b>9,338,286</b>	<b>919,823</b>	<b>7,667</b>	<b>56,141</b>	-	<b>983,631</b>
<b>Total</b>	<b>129,778,407</b>	<b>81,215,046</b>	<b>210,993,453</b>	<b>2,976,374</b>	<b>1,618,084</b>	<b>7,255,589</b>	-	<b>11,850,047</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**6. Credit Risk Exposures (after provision for impairment, outstanding interest and before collateral and other risk mitigations):**

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
<b>Financial Position Items</b>		
Balances at central banks	547,534,817	458,151,534
Balances at banks and financial institutions	440,250,877	323,043,611
Deposits at banks and financial institutions	53,483,697	44,751,813
<b>Credit facilities at amortized cost</b>		
Individual	952,348,211	964,013,745
Real estate mortgages	1,187,512,811	1,238,000,734
Corporates		
Large corporates	1,374,861,514	1,258,762,186
SME's	351,366,937	376,547,020
Government and Public Sector	647,507,549	605,220,796
<b>Direct credit facilities at fair value through profit or loss:</b>		
Large corporates	-	31,496,582
<b>Bonds and bills</b>		
<u>Within:</u> Financial assets at amortized cost	2,547,359,647	2,418,523,210
<u>Within:</u> Financial assets at fair value through other comprehensive income	356,192,132	352,088,759
<b>Total</b>	<b>8,458,418,192</b>	<b>8,070,599,990</b>
<b>Items Off-statement of Financial Position</b>		
Letter of guarantees	463,172,068	424,394,841
Letter of credit	439,997,393	648,503,776
Un-utilized facilities ceilings	68,524,457	76,658,654
<b>Total</b>	<b>971,693,918</b>	<b>1,149,557,271</b>
<b>Total</b>	<b>9,430,112,110</b>	<b>9,220,157,261</b>

The above table represents the maximum credit exposure of the Bank as of 31 December 2024 and 2023 without considering collateral or other credit risk mitigations.

The relative distribution of exposures is as follows:

- 11.0% of total exposures are due to balances with central banks and banks and financial institutions (2023: 9.0%).
- 47.9% of the total exposure is due to loans and advances (2023: 48.5%).
- 30.8% of the total exposure resulted from investments in bonds, debentures, and funds (2023: 30.1%).
- 10.3% of total exposure resulted from off-balance sheet items and other items (2023: 12.5%).



**The Housing Bank for Trade and Finance  
(Public Shareholding Limited Company)  
Amman - The Hashemite Kingdom of Jordan  
Notes to the consolidated financial statements  
For the year ended 31 December 2024**

**7. Modified financial assets**

Scheduled Debts:

These represent loans previously classified as non-performing and classified to under watch list or transferred to performing according to proper rescheduling during the year 2024. These loans amounted to JD 28.9 million for the year 2024 (JD 8.8 million for the year 2023).

The scheduled debt balance represents the rescheduled loans whether it's still under watch list or transferred to performing. And it's also includes loans that subsequently classified as non-performing these loans amounted to JD 9.0 million during the year 2024.

Restructured Debts:

Restructuring means re-arranging the status of operating credit facilities in terms of adjusting the premiums, prolonging the life of the credit facilities, postponing some of the installments or extending the grace period based on customer cash flows and helping them meet their obligations towards the Bank. The value of these loans amounted to about JD 258.6 in 2024 against JD 246.1 million in 2023.

**8. Debt Securities and Treasury Bills:**

The following table shows the classifications of bonds and bills according to external rating institutions (Equivalent to S&P classification corporation):

Classification grade	31 December 2024			Total JD
	Within specific financial assets at fair value through profit or loss statement	Among other financial assets through the statement of comprehensive income	Among other financial assets at amortized cost	
	JD	JD	JD	
AA	-	1,735,472	-	1,735,472
AA-	-	3,377,605	-	3,377,605
A+	-	19,125,552	1,762,301	20,887,853
A	-	1,803,932	2,017,907	3,821,839
A-	-	27,877,606	1,643,034	29,520,640
BBB+	-	6,956,214	9,843,254	16,799,468
BBB	-	-	1,776,639	1,776,639
BB+	-	-	1,776,844	1,776,844
Unclassified	-	-	100,877,287	100,877,287
Governmental or guaranteed by the government	-	295,315,751	2,427,662,381	2,722,978,132
<b>Total</b>	-	<b>356,192,132</b>	<b>2,547,359,647</b>	<b>2,903,551,779</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

Classification grade	31 December 2023			Total JD
	Within specific financial assets at fair value through profit or loss statement	Among other financial assets through the statement of comprehensive income	Among other financial assets at amortized cost	
	JD	JD	JD	
AA-	-	8,544,638	-	8,544,638
A+	-	18,990,843	1,753,737	20,744,580
A	-	6,271,820	-	6,271,820
A-	-	23,960,632	-	23,960,632
BBB+	-	8,866,122	3,539,459	12,405,581
BBB	-	-	1,768,371	1,768,371
BB+	-	-	1,790,037	1,790,037
Unclassified	-	-	105,894,199	105,894,199
Governmental or guaranteed by the government	-	285,454,704	2,303,777,407	2,589,232,111
<b>Total</b>	<b>-</b>	<b>352,088,759</b>	<b>2,418,523,210</b>	<b>2,770,611,969</b>

- Other financial assets through comprehensive income includes bonds amounted to JD 10,015,552 classified under stage (2).
- Other financial assets at amortized cost includes bonds amounted to JD 3,000,001 listed under "unclassified" and it is classified under stage (3). Noting that this bond is fully provisioned.

### **Market Risk**

Market risk is defined as the risk of Losses from financial positions or from off-statement of Financial Position arising from changes in market prices, which are divided into four major categories: interest rate risks, foreign currency risks, equity instruments risks, and commodities risks.

Market risk is monitored through specialized committees and certain business centers.

Market risk is measured and monitored through sensitivity analysis and VAR, using a 99% confidence level according to Basel II policies and stop loss limits; monitoring risk limits; and submitting periodic reports.

Sensitivity analysis is based on estimating the loss risk in fair value due to changes in interest rate and foreign currencies exchange rate. Moreover, fair value is calculated according to the current value of future money flows that will be affected by price changes.

#### **1. Interest rate risk:**

This risk arises from changes in market interest rates. In this regard, the Bank manages interest rate risk by applying sensitivity analysis for the interest rate sensitive instruments designated at fair value through the profit or loss statement. The bank does not have a debt instruments classified at fair value through profit or loss as of 31 December 2024 and 2023.

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**2. Foreign Exchange risk:**

This risk arises from changes in foreign exchange rates that might have an impact on the Bank's assets and liabilities held in foreign currency. The Bank manages the exchange rate risk by applying sensitivity analysis to the Bank's net foreign currencies positions by shifting the exchange rate  $\pm 1\%$  on net profit and loss and shareholders' equity

Currency	Effect of Increasing Exchange Rate Currency by 1% on the Statement of Profit or Loss	Effect of Decreasing Exchange Rate Currency by 1% on the Statement of Profit or Loss	Effect of Increasing Exchange Rate Currency by 1% on Equity	Effect of Decreasing Exchange Rate Currency by 1% on Equity
	JD	JD	JD	JD
<b>Sensitivity Analysis for 2024</b>				
Euro	87,681	(87,681)	55,853	(55,853)
Great Britain pound	543,329	(543,329)	346,100	(346,100)
Australian dollar	220	(220)	140	(140)
Swiss franc	211	(211)	135	(135)
Canadian dollar	209	(209)	133	(133)
Japanese yen	(51)	51	(32)	32
Syrian pound	16,036	(16,036)	10,215	(10,215)
Algerian dinar	1,398,330	(1,398,330)	890,736	(890,736)

Currency	Effect of Increasing Exchange Rate Currency by 1% on the Statement of Profit or Loss	Effect of Decreasing Exchange Rate Currency by 1% on the Statement of Profit or Loss	Effect of Increasing Exchange Rate Currency by 1% on Equity	Effect of Decreasing Exchange Rate Currency by 1% on Equity
	JD	JD	JD	JD
<b>Sensitivity Analysis for 2023</b>				
Euro	85,722	(85,722)	55,548	(55,548)
Great Britain pound	543,295	(543,295)	352,055	(352,055)
Australian dollar	59	(59)	38	(38)
Swiss franc	302	(302)	196	(196)
Canadian dollar	192	(192)	125	(125)
Japanese yen	(1,168)	1,168	(757)	757
Syrian pound	22,047	(22,047)	14,286	(14,286)
Algerian dinar	1,395,966	(1,395,966)	904,586	(904,586)

### **3. Equity Price Risk:**

This risk arises from changes in the prices of equity instruments within the Bank's financial assets at fair value through profit or loss and/or financial assets at fair value through other comprehensive income. The Bank manages the share price risk by applying the VAR methodology calculated based on the historical prices of equity instruments for a confidence level of 99% for one day for each company separately. The VAR was then calculated for the Bank's portfolio.

	<b>VAR</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Financial assets at fair value through profit or loss	<u>(152,174)</u>	<u>(177,800)</u>
Financial assets at fair value through other comprehensive income	<u>(3,725,764)</u>	<u>(2,421,949)</u>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**Interest Rate Re-Pricing Gap:**

Classification is done according to interest re-pricing or maturity, whichever is closer:

	31 December 2024							
	Interest Rate Re-Pricing Gap:							
	Up to 1 Month	1 to 3 Months	3 to 6 Months	6 Months to 1 Year	1 to 3 Years	Over 3 Years	Non-interest-Bearing Items	Total
	JD	JD	JD	JD	JD	JD	JD	JD
<b><u>Assets</u></b>								
Cash and balances at central banks	222,095,078	-	-	-	-	-	452,599,855	674,694,933
Balances at banks and financial institutions	361,838,953	45,954,042	-	-	-	-	32,457,882	440,250,877
Deposits at banks and financial institutions	-	-	14,591,843	38,891,854	-	-	-	53,483,697
Financial assets through profit and loss	-	-	-	-	-	-	4,407,981	4,407,981
Financial assets at fair value through other comprehensive income	4,439,236	48,448,288	25,751,039	26,340,254	249,464,183	1,805,301	88,964,501	445,212,802
Direct credit facilities at amortized Cost - net	1,011,046,419	1,499,743,515	428,396,758	728,330,429	426,851,283	509,525,932	(90,297,314)	4,513,597,022
Financial assets at amortized cost	-	171,195,060	71,005,042	210,279,296	2,060,075,601	34,804,648	-	2,547,359,647
Property and equipment	-	-	-	-	-	-	158,385,051	158,385,051
Intangible assets	-	-	-	-	-	-	20,928,700	20,928,700
Right of use assets	-	-	-	-	-	-	23,946,833	23,946,833
Deferred tax assets	-	-	-	-	-	-	117,030,396	117,030,396
Other assets	868,729	-	849,813	-	123,329	-	225,595,673	227,437,544
<b>Total Assets</b>	<b>1,600,288,415</b>	<b>1,765,340,905</b>	<b>540,594,495</b>	<b>1,003,841,833</b>	<b>2,736,514,396</b>	<b>546,135,881</b>	<b>1,034,019,558</b>	<b>9,226,735,483</b>
<b><u>Liabilities</u></b>								
Banks and financial institutions Deposits	579,962,002	176,037,749	18,492,669	6,000,000	-	-	49,153,613	829,646,033
Customers' deposits	1,181,681,149	889,600,401	779,996,098	428,904,352	112,220,526	40,559,482	2,550,362,806	5,983,324,814
Margin accounts	68,351,090	28,058,815	55,522,080	36,857,743	13,950,044	29,065,778	81,927,641	313,733,191
Loans and borrowings	10,227,994	65,781,468	31,739,570	31,079,534	123,150,883	35,552,869	-	297,532,318
Sundry provisions	-	-	-	-	-	-	33,568,028	33,568,028
Income tax provision	-	-	-	-	-	2,916,519	54,093,479	57,009,998
Deferred tax liabilities	-	-	-	-	-	-	11,350,011	11,350,011
Lease Liability	-	-	-	2,140,243	3,835,786	17,186,411	-	23,162,440
Other liabilities	895,163	257,221	508,917	281,094	259,677	136,694	271,337,687	273,676,453
<b>Total Liabilities</b>	<b>1,841,117,398</b>	<b>1,159,735,654</b>	<b>886,259,334</b>	<b>505,262,966</b>	<b>253,416,916</b>	<b>125,417,753</b>	<b>3,051,793,265</b>	<b>7,823,003,286</b>
<b>Interest rate re-pricing gap</b>	<b>(240,828,983)</b>	<b>605,605,251</b>	<b>(345,664,839)</b>	<b>498,578,867</b>	<b>2,483,097,480</b>	<b>420,718,128</b>	<b>(2,017,773,707)</b>	<b>1,403,732,197</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	31 December 2023							
	Interest Rate Re-Pricing Gap:							
	Up to 1 Month	1 to 3 Months	3 to 6 Months	6 Months to 1 Year	1 to 3 Years	Over 3 Years	Non-interest-Bearing Items	Total
	JD	JD	JD	JD	JD	JD	JD	JD
<b>Assets</b>								
Cash and balances at central banks	128,452,395	-	-	-	-	-	425,237,532	553,689,927
Balances at banks and financial institutions	262,375,666	33,284,729	-	-	-	-	27,383,216	323,043,611
Deposits at banks and financial institutions	-	-	41,408,571	3,343,242	-	-	-	44,751,813
Financial assets through profit and loss	-	-	-	-	-	-	4,425,551	4,425,551
Financial assets at fair value through other comprehensive income	17,999,810	71,216,502	32,627,283	6,518,099	223,727,065	-	51,373,869	403,462,628
Direct credit facilities at amortized Cost - net	838,012,802	1,552,170,992	493,505,112	795,306,333	472,368,357	424,942,050	(133,761,165)	4,442,544,481
Direct credit facilities at fair value through the profit or loss	-	-	15,544,082	15,952,500	-	-	-	31,496,582
Financial assets at amortized cost	123,546,712	102,061,369	136,616,132	113,245,871	1,911,765,212	31,287,914	-	2,418,523,210
Property and equipment	-	-	-	-	-	-	159,245,811	159,245,811
Intangible assets	-	-	-	-	-	-	22,214,936	22,214,936
Right of use assets	-	-	-	-	-	-	21,364,626	21,364,626
Deferred tax assets	-	-	-	-	-	-	125,044,861	125,044,861
Other assets	1,706,830	-	-	604,091	586,881	-	124,174,770	127,072,572
<b>Total Assets</b>	<b>1,372,094,215</b>	<b>1,758,733,592</b>	<b>719,701,180</b>	<b>934,970,136</b>	<b>2,608,447,515</b>	<b>456,229,964</b>	<b>826,704,007</b>	<b>8,676,880,609</b>
<b>Liabilities</b>								
Banks and financial institutions Deposits	296,606,235	286,759,924	77,287,576	7,090,000	-	-	48,910,368	716,654,103
Customers' deposits	1,064,949,354	909,563,302	552,008,511	375,742,428	126,290,494	49,445,049	2,571,899,404	5,649,898,542
Margin accounts	69,933,531	31,984,033	34,569,276	41,617,382	29,506,584	2,926,221	85,600,206	296,137,233
Loans and borrowings	13,924,824	23,783,019	95,369,375	32,227,594	99,818,862	31,965,591	-	297,089,265
Sundry provisions	-	-	-	-	-	-	31,232,872	31,232,872
Income tax provision	-	-	-	-	-	-	61,676,475	61,676,475
Deferred tax liabilities	-	-	-	-	-	-	6,374,087	6,374,087
Lease Liability	-	-	-	1,881,702	3,175,806	16,006,715	-	21,064,223
Other liabilities	731,701	199,641	646,558	455,991	1,479,849	782,254	264,595,820	268,891,814
<b>Total Liabilities</b>	<b>1,446,145,645</b>	<b>1,252,289,919</b>	<b>759,881,296</b>	<b>459,015,097</b>	<b>260,271,595</b>	<b>101,125,830</b>	<b>3,070,289,232</b>	<b>7,349,018,614</b>
<b>Interest rate re-pricing gap</b>	<b>(74,051,430)</b>	<b>506,443,673</b>	<b>(40,180,116)</b>	<b>475,955,039</b>	<b>2,348,175,920</b>	<b>355,104,134</b>	<b>(2,243,585,225)</b>	<b>1,327,861,995</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**Concentration of Foreign Currency Risk:**

<b>Items / Currency</b>	<b>US Dollar JD</b>	<b>Euro JD</b>	<b>Sterling Pound JD</b>	<b>Japanese Yen JD</b>	<b>Syrian Lira JD</b>	<b>Algerian Dinar JD</b>	<b>Other JD</b>	<b>Total JD</b>
<b>31 December 2024</b>								
<b>Assets</b>								
Cash and balances at central banks	142,579,813	16,841,944	260,634	91	12,136,599	44,656,228	149,108,466	<b>365,583,775</b>
Balances at banks and financial institutions	358,856,521	17,066,391	17,040,164	1,905,689	1,497,432	10,425,417	13,827,893	<b>420,619,507</b>
Deposits at banks and financial institutions	7,734,372	3,439,617	-	-	1,673,600	-	10,644,091	<b>23,491,680</b>
Direct credit facilities at amortized cost	703,910,542	70,476,924	245,628,259	-	8,057,773	241,187,061	196,625,607	<b>1,465,886,166</b>
Financial assets at fair value through other comprehensive income	133,961,369	6,845,152	26,366,026	-	39,128	-	33,851,085	<b>201,062,760</b>
Financial assets at amortized cost - net	574,896,439	-	1,890,136	-	-	156,150,770	14,237,149	<b>747,174,494</b>
Property and equipment - net	-	-	561,071	-	477,704	2,638,928	340,369	<b>4,018,072</b>
Intangible assets	-	-	2,535,484	-	19,724	1,322,190	657,624	<b>4,535,022</b>
Right of use asset	870,602	-	1,244,106	-	125,208	3,000,389	474,970	<b>5,715,275</b>
Deferred tax assets	-	-	2,876,036	-	-	2,352,813	-	<b>5,228,849</b>
Other assets	10,965,416	335,271	2,810,698	430	570,874	13,073,426	209,154	<b>27,965,269</b>
<b>Total Assets</b>	<b>1,933,775,074</b>	<b>115,005,299</b>	<b>301,212,614</b>	<b>1,906,210</b>	<b>24,598,042</b>	<b>474,807,222</b>	<b>419,976,408</b>	<b>3,271,280,869</b>
<b>Liabilities</b>								
Banks and financial institutions deposits	584,727,837	19,431,409	10,763,045	26,274	133,054	-	59,733,521	<b>674,815,140</b>
Customers' deposits	1,362,664,550	76,064,053	151,667,508	1,867,277	17,047,747	258,474,668	220,445,983	<b>2,088,231,786</b>
Margin accounts	89,886,277	7,996,197	4	199,852	271,148	29,072,461	53,118,010	<b>180,543,949</b>
Borrowed funds	57,078,309	-	-	-	-	-	-	<b>57,078,309</b>
Sundry provisions	900	-	-	-	7,591,593	4,183	360,259	<b>7,956,935</b>
Income tax provision	-	-	591,473	-	105,523	-	-	<b>696,996</b>
Deferred tax liability	-	-	-	-	-	1,784,261	-	<b>1,784,261</b>
Lease liability	915,622	-	1,244,106	-	3,339	2,269,040	519,663	<b>4,951,770</b>
Other liabilities	42,569,094	3,575,940	4,740,672	109	1,210,392	71,698,714	2,952,511	<b>126,747,432</b>
<b>Total Liabilities</b>	<b>2,137,842,589</b>	<b>107,067,599</b>	<b>169,006,808</b>	<b>2,093,512</b>	<b>26,362,796</b>	<b>363,303,327</b>	<b>337,129,947</b>	<b>3,142,806,578</b>
<b>Net Financial Position Items</b>	<b>(204,067,515)</b>	<b>7,937,700</b>	<b>132,205,806</b>	<b>(187,302)</b>	<b>(1,764,754)</b>	<b>111,503,895</b>	<b>82,846,461</b>	<b>128,474,291</b>
<b>Off-financial position Contingent Liabilities</b>	<b>630,190,355</b>	<b>164,592,876</b>	<b>13,063,135</b>	<b>2,764,595</b>	<b>1,751,799</b>	<b>121,222,247</b>	<b>123,697,215</b>	<b>1,057,282,222</b>
<b>31 December 2023</b>								
<b>Total Assets</b>	<b>1,759,431,998</b>	<b>157,726,161</b>	<b>305,690,098</b>	<b>10,704,085</b>	<b>16,879,884</b>	<b>430,062,949</b>	<b>343,071,431</b>	<b>3,023,566,606</b>
<b>Total Liabilities</b>	<b>1,956,297,044</b>	<b>163,785,344</b>	<b>149,849,092</b>	<b>926,219</b>	<b>21,251,212</b>	<b>318,830,309</b>	<b>270,019,649</b>	<b>2,880,958,869</b>
<b>Net Financial Position Items</b>	<b>(196,865,046)</b>	<b>(6,059,183)</b>	<b>155,841,006</b>	<b>9,777,866</b>	<b>(4,371,328)</b>	<b>111,232,640</b>	<b>73,051,782</b>	<b>142,607,737</b>
<b>Off-financial Position Contingent Liabilities</b>	<b>890,749,231</b>	<b>136,234,561</b>	<b>27,403,068</b>	<b>3,032,353</b>	<b>1,889,129</b>	<b>79,840,554</b>	<b>127,573,270</b>	<b>1,266,722,166</b>

### **Liquidity Risk**

Liquidity risk is defined as the Bank's failure to provide the required funding to cover its obligations at their respective due dates.

Liquidity risk is managed through the following:

- Analyzing cash inflow for all assets and liabilities.
- Preparing stress scenarios for liquidity risk.
- Evaluating and monitoring concentration and fluctuation in financing sources.
- Assessing the Bank's ability to borrow and finance its activities.
- Monitoring the compliance with the approved policies and the instructions of the Central Bank of Jordan in this regard.
- Submitting periodic reports to higher management on the level of liquidity risk at the Bank.

### **Sources of Funds:**

The Bank works to diversify its sources of funds including geographical sectors, currencies, customers, facilities, and conditions in order to attain financial flexibility and lower financing costs, in addition to maintaining stable financing sources. The Bank has a large customer base of individuals and corporations with varying deposit accounts.



**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

The below schedule summarizes the liabilities distributed (Non discounted) based on remaining contractual maturity period on the date of financial statements:

	Up to 1 Month	1 to 3 Months	3 to 6 Months	6 Months to 1 Year	1 to 3 Years	Over 3 Years	Non-interest- Bearing Items	Total
	JD	JD	JD	JD	JD	JD	JD	JD
<b>31 December 2024</b>								
<b>Liabilities:</b>								
Banks and financial institutions deposits	630,693,647	177,803,994	18,910,141	6,270,900	-	-	-	833,678,682
Customers' deposits	1,182,956,381	1,941,419,997	787,571,810	437,235,819	86,209,654	11,157,519	1,567,350,653	6,013,901,833
Margin accounts	54,062,251	42,125,062	53,142,070	40,965,305	38,299,825	79,268,369	12,811,267	320,674,149
Loans and borrowings	10,247,470	66,282,504	32,283,507	32,144,785	134,406,874	40,427,167	-	315,792,307
Sundry provisions	45,011	90,022	135,032	270,065	1,080,259	6,481,554	25,466,085	33,568,028
Income tax provision	12,859,814	-	38,516,196	5,633,988	-	-	-	57,009,998
Deferred tax liabilities	-	-	-	1,784,261	9,565,750	-	-	11,350,011
Lease liability	-	-	-	3,139,814	7,222,782	21,164,605	-	31,527,201
Other liabilities	106,553,937	257,221	42,625,551	15,645,644	1,863,087	1,901,736	96,464,516	265,311,692
<b>Total Liabilities</b>	<b>1,997,418,511</b>	<b>2,227,978,800</b>	<b>973,184,307</b>	<b>543,090,581</b>	<b>278,648,231</b>	<b>160,400,950</b>	<b>1,702,092,521</b>	<b>7,882,813,901</b>
<b>Total Assets (According To Their Expected Maturity)</b>	<b>1,193,215,858</b>	<b>710,531,817</b>	<b>649,840,527</b>	<b>883,843,223</b>	<b>3,530,067,214</b>	<b>1,343,624,826</b>	<b>915,612,018</b>	<b>9,226,735,483</b>

	Up to 1 Month	1 to 3 Months	3 to 6 Months	6 Months to 1 Year	1 to 3 Years	Over 3 Years	Non-interest- Bearing Items	Total
	JD	JD	JD	JD	JD	JD	JD	JD
<b>31 December 2023</b>								
<b>Liabilities:</b>								
Banks and financial institutions deposits	346,272,421	289,269,073	78,809,175	7,369,169	-	-	-	721,719,838
Customers' deposits	1,065,778,635	1,929,864,089	556,479,780	381,829,455	95,261,603	13,978,635	1,629,812,085	5,673,004,282
Margin accounts	53,317,401	56,423,264	37,679,495	38,577,863	50,397,731	52,836,522	11,579,554	300,811,830
Loans and borrowings	13,949,483	23,951,482	96,889,324	33,254,849	108,303,465	36,041,204	-	312,389,807
Sundry provisions	41,541	83,082	124,622	249,243	996,973	5,981,838	23,755,573	31,232,872
Income tax provision	14,000,000	-	38,417,363	9,259,112	-	-	-	61,676,475
Deferred tax liabilities	-	-	-	-	-	-	6,374,087	6,374,087
Lease liability	-	-	-	2,577,324	5,746,703	16,816,040	-	25,140,067
Other liabilities	96,113,263	199,641	52,183,882	12,130,220	2,956,094	2,046,752	103,261,962	268,891,814
<b>Total Liabilities</b>	<b>1,589,472,744</b>	<b>2,299,790,631</b>	<b>860,583,641</b>	<b>485,247,235</b>	<b>263,662,569</b>	<b>127,700,991</b>	<b>1,774,783,261</b>	<b>7,401,241,072</b>
<b>Total Assets (According To Their Expected Maturity)</b>	<b>1,049,892,810</b>	<b>648,174,347</b>	<b>730,847,343</b>	<b>703,889,876</b>	<b>3,439,870,408</b>	<b>1,337,288,556</b>	<b>766,917,269</b>	<b>8,676,880,609</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**Liquidity coverage Ratio (LCR):**

Following are the details of the calculation as of 31 December 2024:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD 000'</b>	<b>JD 000'</b>
High qualified liquid assets before adjustments	2,766,123	2,545,549
High qualified liquid assets after adjustments	2,766,123	2,545,549
Net Cash outflow	1,676,062	1,416,597
<b>Liquidity Coverage Ratio (LCR)</b>	<b>165.0%</b>	<b>179.7%</b>
<b>Average Liquidity Coverage Ratio</b>	<b>160.9%</b>	<b>166.2%</b>

**Net stable funding ratio (NSFR):**

The Net stable funding ratio as of in 31 December 2024 was 129.4% (130.7% as of 31 December 2023).

Following are the details of the calculation as of 31 December:

	<b>31 December 2024</b>		<b>31 December 2024</b>	
	<b>Before stable funding factor implied</b>	<b>After stable funding factor implied</b>	<b>Before stable funding factor implied</b>	<b>After stable funding factor implied</b>
	<b>JD 000'</b>	<b>JD 000'</b>	<b>JD 000'</b>	<b>JD 000'</b>
Available stable funding	9,200,096	6,452,001	8,651,900	6,162,126
Required stable funding	10,468,814	4,988,080	10,239,084	4,714,072

**Off- statement of financial position to items:**

	<b>Up to 1 Year</b>	<b>1 - 5 Years</b>	<b>Over 5 Years</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>31 December 2024</b>				
Letters of credit and acceptances	399,321,998	42,756,995	-	442,078,993
Un-utilized ceilings	652,403,044	-	-	652,403,044
Letters of guarantee	442,485,198	38,257,513	14,494,188	495,236,899
<b>Total</b>	<b>1,494,210,240</b>	<b>81,014,508</b>	<b>14,494,188</b>	<b>1,589,718,936</b>
	<b>Up to 1 Year</b>	<b>1 - 5 Years</b>	<b>Over 5 Years</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>31 December 2023</b>				
Letters of credit and acceptances	632,788,926	19,662,705	-	652,451,631
Un-utilized ceilings	774,933,607	-	-	774,933,607
Letters of guarantee	381,701,512	59,814,648	13,668,075	455,184,235
<b>Total</b>	<b>1,789,424,045</b>	<b>79,477,353</b>	<b>13,668,075</b>	<b>1,882,569,473</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(48) Fair Value Hierarchy**

The following table analyzes the financial instruments recorded at fair value based on the valuation method, which is defined at different levels as follows:

Level 1: List prices (unadjusted) for identical assets or liabilities in active markets.

Level 2: Information other than the stated price included in level 1, which is monitored for the asset or liability, either directly (such as prices) or indirectly (i.e., derived from the prices).

Level 3: Information on the asset or liability not based on those observed in the market (unobservable information).

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>31 December 2024</b>				
<b>Financial assets:</b>				
Financial assets at fair value through other comprehensive income	390,043,218	-	55,169,584	<b>445,212,802</b>
Financial assets at fair value through profit or loss	4,407,981	-	-	<b>4,407,981</b>
<b>Total</b>	<b>394,451,199</b>	<b>-</b>	<b>55,169,584</b>	<b>449,620,783</b>
	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>31 December 2023</b>				
<b>Financial assets:</b>				
Financial assets at fair value through other comprehensive income	357,883,637	-	45,578,991	<b>403,462,628</b>
Financial assets at fair value through profit or loss	4,425,551	-	-	<b>4,425,551</b>
Direct credit facilities at fair value through the profit or loss	31,496,582	-	-	<b>31,496,582</b>
<b>Total</b>	<b>393,805,770</b>	<b>-</b>	<b>45,578,991</b>	<b>439,384,761</b>

The below table shows the movement on level 3 financial assets:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Fair value as of beginning of the year	45,578,991	43,150,390
New investments during the year	9,525,486	2,523,582
Changes in fair value during the year	66,137	(50,116)
Foreign currency translation difference	(1,030)	(44,865)
<b>Total</b>	<b>55,169,584</b>	<b>45,578,991</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(49) Fiduciary Accounts**

Investment accounts managed on behalf of customers amounted to JD 452 thousand as of 31 December 2024 and 31 December 2023. These accounts are not included in the assets and liabilities of the Bank's financial statements. The fees and commissions for managing those accounts are shown in the consolidated profit or loss statement. The management's commissions and fees on these accounts JD 22,190 for 2024 (JD 32,910 for 2023) are recorded in the consolidated statement of profit or loss.

**(50) Assets and Liabilities Expected Maturities**

The following table illustrates the assets and liabilities according to the expected maturity periods:

	<b><u>Up to 1 Year</u></b>	<b><u>Over 1 Year</u></b>	<b><u>Total</u></b>
	<b><u>JD</u></b>	<b><u>JD</u></b>	<b><u>JD</u></b>
<b>31 December 2024</b>			
<b><u>Assets</u></b>			
Cash and balances at central banks	531,906,862	142,788,071	<b>674,694,933</b>
Balances at banks and financial institutions	440,250,877	-	<b>440,250,877</b>
Deposits at banks and financial institutions	53,483,697	-	<b>53,483,697</b>
Financial assets at fair value through profit or loss	4,407,981	-	<b>4,407,981</b>
Credit facilities at amortized cost - net	1,806,557,424	2,707,039,598	<b>4,513,597,022</b>
Financial assets at fair value through other comprehensive income	104,978,815	340,233,987	<b>445,212,802</b>
Financial assets at amortized cost	452,479,399	2,094,880,248	<b>2,547,359,647</b>
Property and equipment - net	-	158,385,051	<b>158,385,051</b>
Intangible assets	-	20,928,700	<b>20,928,700</b>
Right of use asset	-	23,946,833	<b>23,946,833</b>
Deferred tax assets	-	117,030,396	<b>117,030,396</b>
Other assets	43,366,370	184,071,174	<b>227,437,544</b>
<b>Total Assets</b>	<b><u>3,437,431,425</u></b>	<b><u>5,789,304,058</u></b>	<b><u>9,226,735,483</u></b>
<b><u>Liabilities:</u></b>			
Banks and financial institutions deposits	829,646,033	-	<b>829,646,033</b>
Customers' deposits	2,314,030,913	3,669,293,901	<b>5,983,324,814</b>
Margin accounts	189,143,945	124,589,246	<b>313,733,191</b>
Loans and borrowings	138,828,566	158,703,752	<b>297,532,318</b>
Sundry provisions	540,130	33,027,898	<b>33,568,028</b>
Income tax provision	57,009,998	-	<b>57,009,998</b>
Deferred tax liabilities	1,784,261	9,565,750	<b>11,350,011</b>
Lease liability	2,140,243	21,022,197	<b>23,162,440</b>
Other liabilities	165,082,353	108,594,100	<b>273,676,453</b>
<b>Total Liabilities</b>	<b><u>3,698,206,442</u></b>	<b><u>4,124,796,844</u></b>	<b><u>7,823,003,286</u></b>
<b>Net</b>	<b><u>(260,775,017)</u></b>	<b><u>1,664,507,214</u></b>	<b><u>1,403,732,197</u></b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

	<b>Up to 1 Year</b>	<b>Over 1 Year</b>	<b>Total</b>
	<b>JD</b>	<b>JD</b>	<b>JD</b>
<b>31 December 2023</b>			
<b><u>Assets</u></b>			
Cash and balances at central banks	407,178,859	146,511,068	<b>553,689,927</b>
Balances at banks and financial institutions	323,043,611	-	<b>323,043,611</b>
Deposits at banks and financial institutions	44,751,813	-	<b>44,751,813</b>
Financial assets at fair value through profit or loss	4,425,551	-	<b>4,425,551</b>
Credit facilities at amortized cost - net	1,676,857,509	2,765,686,972	<b>4,442,544,481</b>
Direct credit facilities at fair value through profit or loss	31,496,582	-	<b>31,496,582</b>
Financial assets at fair value through other comprehensive income	128,392,883	275,069,745	<b>403,462,628</b>
Financial assets at amortized cost	475,470,085	1,943,053,125	<b>2,418,523,210</b>
Property and equipment - net	-	159,245,811	<b>159,245,811</b>
Intangible assets	-	22,214,936	<b>22,214,936</b>
Right of use asset	-	21,364,626	<b>21,364,626</b>
Deferred tax assets	-	125,044,861	<b>125,044,861</b>
Other assets	41,187,483	85,885,089	<b>127,072,572</b>
<b>Total Assets</b>	<b>3,132,804,376</b>	<b>5,544,076,233</b>	<b>8,676,880,609</b>
<b><u>Liabilities:</u></b>			
Banks and financial institutions deposits	716,654,103	-	<b>716,654,103</b>
Customers' deposits	2,037,351,422	3,612,547,120	<b>5,649,898,542</b>
Margin accounts	185,162,547	110,974,686	<b>296,137,233</b>
Loans and borrowings	165,304,812	131,784,453	<b>297,089,265</b>
Sundry provisions	498,488	30,734,384	<b>31,232,872</b>
Income tax provision	61,676,475	-	<b>61,676,475</b>
Deferred tax liabilities	1,135,833	5,238,254	<b>6,374,087</b>
Lease liability	5,057,508	16,006,715	<b>21,064,223</b>
Other liabilities	155,569,498	113,322,316	<b>268,891,814</b>
<b>Total Liabilities</b>	<b>3,328,410,686</b>	<b>4,020,607,928</b>	<b>7,349,018,614</b>
<b>Net</b>	<b>(195,606,310)</b>	<b>1,523,468,305</b>	<b>1,327,861,995</b>

**The Housing Bank for Trade and Finance**  
**(Public Shareholding Limited Company)**  
**Amman - The Hashemite Kingdom of Jordan**  
**Notes to the consolidated financial statements**  
**For the year ended 31 December 2024**

**(51) Contractual Commitments and Contingent Liabilities**

This item consists of the following:

(a) Credit commitments and commitments:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Letters of credit	346,691,474	535,653,303
Acceptances	95,387,519	116,798,327
<b>Letters of guarantee:</b>		
- Payment	183,032,027	183,091,674
- Performance	207,171,031	203,335,170
- Other	105,033,841	68,757,390
Forward foreign currency contracts	401,064,283	318,081,799
Currency swap contracts	44,450,000	41,905,000
Unutilized direct credit facilities ceilings	652,403,044	774,933,607
<b>Total</b>	<b>2,035,233,219</b>	<b>2,242,556,270</b>

(b) Contractual commitments:

	<b>31 December</b>	
	<b>2024</b>	<b>2023</b>
	<b>JD</b>	<b>JD</b>
Property and equipment purchase contracts	2,669,374	2,662,646
Construction projects contracts	4,046,304	2,578,252
Other procurement contracts	7,359,669	8,683,848
<b>Total</b>	<b>14,075,347</b>	<b>13,924,746</b>

**(52) Lawsuits Raised by and against the Bank**

Lawsuits raised against the Bank amounted to JD 31,4 million as of 31 December 2024 (JD 23,5 million as of 31 December 2023). In the opinion of the Bank's management and legal advisor, no liabilities will arise therefrom that exceed the booked provision of JD 8,0 million as of 31 December 2024 (JD 7,8 million as of 31 December 2023).

The lawsuits raised by the Bank against others amounted to JD 651,5 million as of 31 December 2024 (JD 670,6 million as of 31 December 2023).