

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Consolidated condensed interim financial statements
as of September 30, 2025
(Reviewed not audited)

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Report on the review of the condensed interim financial statements

To the Board of Directors of

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Introduction:

We have reviewed the accompanying condensed consolidated interim financial statements of **Investors Industrial & Properties Co. (Public Shareholding Company)** comprising of condensed consolidated interim statement of financial position as at 30 September 2025, and the related condensed consolidated interim statements of comprehensive income, changes in equity and cash flows for nine-month period ended 30 September 2025 and the related explanatory notes.

The management is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with IAS 34 – Condensed consolidated interim Financial Reporting (“IAS 34”). Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of review:

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

Conclusion:

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

Basis for qualified Opinion

- We have not received a confirmation for some receivables balances amounting to JD 24,756,806, and the expected credit losses provision for accounts receivable and accrued checks has not been increased by an amount of JD 39,561,199 (Note 6, 7), noting that the company has filed lawsuits against the owners of those receivables and checks. Its statement is included in the lawyers' replies received and the clarifications of the financial statements.



Continued - Audit Report on the Condensed consolidated Interim Financial Statements Investors Industrial & Properties Co. for the period ended on September 30, 2025

Emphasizing matter

The company provided the liquidator of the United Group Holding Company with a notice of the lawsuit filed against it, with the original debt amounting to 2,973,994 dinars (see Note 6D), and the penalty clause of the agreement signed with the United Group Holding Company was not proven, nor were the legal interests and judicial and legal costs. According to the company's management opinion, there is a substantial doubt about the collection of the original debt of 2,973,994 dinars as the company is under compulsory liquidation.

Obeidat & Alsali Co.

Nabeel M. Obeidat

License No. 877



Amman in

October 23, 2025

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Consolidated condensed statement of financial position
as of September 30, 2025 (reviewed not audited)

	Note	30-Sep-2025 JD (Reviewed)	31-Dec-2024 JD (Audited)
<u>Assets</u>			
<u>Current assets</u>			
Accounts receivable - net	6	36,257,853	36,257,853
Cheques under collection - net	7	3,311,213	3,311,213
Other debit balances		37,359	37,227
Cash on hand		26,473	377,953
Financial assets at fair value through income statement	8	267,978	39,388
Total current assets		39,900,876	40,023,634
<u>Non-current assets</u>			
Property, plant & equipments - net	9	2,361,433	2,407,282
Total non-current assets		2,361,433	2,407,282
Total assets		42,262,309	42,430,916
<u>Liabilities and owners' equity</u>			
<u>Current liabilities</u>			
Deffered & accrued checks	10	5,177,975	5,180,975
Other credit balances	11	62,988	58,673
Total current liabilities		5,240,963	5,239,648
<u>Owners' equity</u>			
Capital		30,000,000	30,000,000
Statutory reserve		54,284	54,284
Retained earnings	12	7,136,984	7,136,984
(Loss) for the period		(169,922)	-
Total owners' equity		37,021,346	37,191,268
Total liabilities and owners' equity		42,262,309	42,430,916

The accompanying notes form from (1) To (16) is an integral part of these statements

Investors Industrial & Properties Co.
Public shareholding company
Amman - The Hashemite Kingdom of Jordan

Statement of condensed consolidated interim of comprehensive income
for the nine months ended September 30, 2025 (reviewed not audited)

	For the six months ended		For the three months ended	
Note	30-Sep-2025	30-Sep-2024	30-Sep-2025	30-Sep-2024
	JD	JD	JD	JD
	(Reviewed)	(Reviewed)	(Reviewed)	(Reviewed)
Distributed profits	-	46,102	-	-
General & administrative expenses	(122,044)	(119,625)	(32,193)	(24,693)
Depreciations	(45,849)	(45,849)	(15,283)	(15,283)
(Losses) unrealized from financial assets through income	(2,029)	-	(2,029)	-
(Loss) for the period	(169,922)	(119,372)	(49,505)	(39,976)
<u>Add: other comprehensive income items</u>				
Gains from the sale of financial assets	-	10,228	-	(32)
Total (comprehensive loss) for the year	(169,922)	(109,144)	(49,505)	(40,008)
	Fils/Dinar	Fils/Dinar	Fils/Dinar	Fils/Dinar
Basic and diluted share of the year (loss)	(0.006)	(0.004)	(0.002)	(0.001)

The accompanying notes form from (1) To (16) is an integral part of these statements

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Statement of changes in condensed consolidated equity

for the nine months ended September 30, 2025 (reviewed not audited)

Description	Retained earnings				Total retained earning	(Loss) for the period	Net
	Capital	Statutory reserve	realized Profits	Unrealized Profits *			
	JD	JD	JD	JD	JD	JD	JD
<u>For the nine months ended September 30, 2025</u>							
Balance as of January 1, 2025 (audited)	30,000,000	54,284	7,079,676	57,308	7,136,984	-	37,191,268
(Loss) for the period	-	-	-	-	-	(169,922)	(169,922)
Total Comprehensive (loss)	-	-	-	-	-	(169,922)	(169,922)
Balance as of September 30, 2025 -(reviewed)	<u>30,000,000</u>	<u>54,284</u>	<u>7,079,676</u>	<u>57,308</u>	<u>7,136,984</u>	<u>(169,922)</u>	<u>37,021,346</u>
<u>For the nine months ended September 30, 2024</u>							
Balance as of January 1, 2024 (audited)	30,000,000	54,284	7,308,188	23,828	7,332,016	-	37,386,300
(Loss) for the period	-	-	-	-	-	(119,372)	(119,372)
Gains from selling financial assets	-	-	10,228	-	10,228	-	10,228
Total Comprehensive (loss)	-	-	10,228	-	10,228	(119,372)	(109,144)
Balance as of September 30, 2024 -(reviewed)	<u>30,000,000</u>	<u>54,284</u>	<u>7,318,416</u>	<u>23,828</u>	<u>7,342,244</u>	<u>(119,372)</u>	<u>37,277,156</u>

*In accordance with the instructions of Securities Commission , it is porhibited to dispose fair value reserve & Unrealized retained earnings through dividends to shareholders or capitalization or loss amortization or anything else .

** According to the instructions of the Jordan Securities Commission, the unrealized profits from financial assets through the income statement are classified within the rounded profits and not within the profits of the period.

The accompanying notes form from (1) To (16) is an integral part of these statements

Investors Industrial & Properties Co.
Public shareholding company
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Condensed consolidated interim cash flow statement
for the nine months ended September 30, 2025 (reviewed not audited)

	Note	30-Sep-2025 JD (Reviewed)	30-Sep-2024 JD (Reviewed)
<u>Cash flows from operating activities</u>			
(Loss) for the year before tax		(169,922)	(109,144)
Depreciations	8	45,849	45,849
(Losses) unrealized from financial assets through income		2,029	-
Operating income (loss) before changes in working capital		(122,044)	(63,295)
Other debit balances		10,754	(3,026)
<u>Increase (decrease) in current liabilities</u>			
Other credit balances		4,315	(18,517)
Deffered & accrued checks		(3,000)	3,000
Net cash flows (used in) operating activities		(109,975)	(81,838)
<u>Cash flows from investing activities</u>			
Paid for the purchase of financial assets at fair value through the income statement		-	(102,062)
Received from the sale of property and equipment		-	114,033
Net cash flows provided from investing activities		-	11,971
Net (decrease) in cash balance		(109,975)	(69,867)
Cash on hand at the beginning of Period		377,953	73,620
Cash on hand & at the ending of Period		267,978	3,753

The accompanying notes form from (1) To (16) an integral part of this statement .

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Notes to The consolidated condensed interim financial statements - reviewed not audited

1- Registration and activities of the company

The **Investors Industrial & Properties Co.** was established as a public shareholding company on **August 22, 1995** with a capital of **JD 1,000,000**. As of **September 8, 2002**, the legal status of the company was transformed from a limited liability company to become a public shareholding company with a capital of **JD 15,000,000** divided into **15,000,000** shares with a nominal value of dinar per share. The company's general assembly, in its extraordinary meeting held during **2005**, approved an increase in the capital to become **JD 30,000,000** by offering shares for private underwriting. Company's goals are to establish, build and plan industrial zones and cities, and invest in land development and all economic fields.

The General Assembly decided, in its (postponed) extraordinary meeting held on **May 15, 2018**, to approve the amendment of the company's name from Investors and Arab East Industrial Real Estate Investments Company, to become Investors Industrial & Properties Co.

The financial statements were approved by the board of directors at its meeting held on **Oct 23 2025**, these financial statements needs subject to the approval of the general assembly of shareholders .

2- Basis of preparation of interim financial statements

These condensed interim financial statement have been prepared in accordance with international accounting standards ((IFRS) IAS 34))(Interim Financial Reporting).

The condensed interim financial statements are presented in Jordanian Dinars (JOD) which is the company's presentation functional currency .

The condensed interim financial statements have been prepared on historical cost except financial assets and liabilities which appears on fair value.

These condensed interim financial statements do not include all the information required for a complete set of IFRS financial statements, However , selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the company's financial position and performance since the last annual report of financial statements as of **December 31, 2024** , in addition, The results for the nine months period ended **September 30, 2025** are not necessarily indicative of the results that may be expected for the financial year ending **December 31, 2025** , and no appropriation was made for the nine months profit ended **September 30, 2025** since it made at the year-end .

Investors Industrial & Properties Co.

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Notes to The consolidated condensed interim financial statements - reviewed not audited

3- Use of estimates

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amount of financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues and expenses and the resultant provisions and particular, considerable judgement by management is required in the estimation of the amount and timing of future cash flows. Such estimates are necessarily based on assumptions about several factors involving varying degrees of judgment and uncertainty and actual results may differ, resulting in future change in such provisions.

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

- Management evaluates its investments for impairment on a regular basis where there is a prolonged decline, Management estimates the value of impairment and the same is charged in the statement of comprehensive income - An estimate of the collectible amount of trade accounts receivables is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.
- Inventories are held at the lower of either cost or net realizable value. When inventories become old or obsolete, an estimate is made of their realizable value. For individually significant amounts this estimation is performed on an individual basis. Amounts which are not individually significant, but which are old or obsolete, are assessed collectively and a provision applied according to the inventory type and the degree of aging or obsolescence, based on historical selling prices.
- Management reviews periodically the tangible and intangible assets in order to assess the amortization and depreciation for the year based on the useful life and future economic benefits. Any impairment is taken to the statement of comprehensive income.

4- Significant accounting policies

Changes in accounting policies

The accounting policies followed in the preparation of the interim condensed financial statements for the period are consistent with those applied in the preparation of the financial statements for the year ended December 31, 2024:

The standards or new amendments that will take effect from January 1, 2025.-

<u>The standard</u>	<u>Applicable date</u>
Inability to exchange - (Amendments to International Accounting Standard No. 21) <u>The issued amendments are not in effect yet.</u>	Jan-25
Classification and Measurement of Financial Instruments - (Amendments to International Financial Reporting Standard No. 9 for Financial Reporting No. 7)	Jan-26
International Financial Reporting Standard No. 18 - Presentation and Disclosure in Financial Statements	Jan-27
International Financial Reporting Standard 19 - Subsidiaries not listed on the market - Disclosures	Jan-27

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Notes to The consolidated condensed interim financial statements - reviewed not audited

Selling or contributing assets between an investor and its subsidiary or joint venture amendments to International Financial Reporting Standard No. 10 and International Accounting Standard No. 28, and the effective date has not yet been determined.

Not
determined

In the management's opinion, the new standards, amendments, and interpretations have had no material impact on the company during the current or future periods or on the expected future transactions.

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Public shareholding company

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Notes to The consolidated condensed interim financial statements - reviewed not audited

5- Basis of consolidation of the financial statements

- The consolidated financial statements include the assets, liabilities, revenues and expenses of **Al-Mashta Company for Financial Services Activities** and a subsidiary as follows:

<u>Company's name</u>	<u>Legal form</u>	<u>Date of control</u>	<u>Capital</u>	<u>Ownership rate</u>
		JD	JD	%
Al-Mashta Company for Financial Services Activities	L.L.C	August 1, 2023	5,000	100

Control realized when company has ability of control the financial and operation policies for subsidiaries for obtained benefits from its activities .

Subsidiaries' income results is being consolidated in statement of consolidated income from date of control up to stop that control on subsidiaries when the actual control on subsidiaries move to company or from company .

The financial statements of the company and the subsidiaries for the same year are prepared using the same accounting policies followed in the **Investors Industrial & Properties Co.** (the parent company), if the subsidiaries follow accounting policies that differ from those followed in the parent company, the necessary amendments are made to the financial statements of those subsidiaries to match the accounting policies followed in the **Investors Industrial & Properties Co.** (the parent company).

Minority interests represents part non owned by company from subsidiaries' owner's equity , minority interests stated in net company's assets as a separated item from shares owner's equity of the company .

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited**

6 Accounts receivable - net

A. This item consists of the following :

	<u>30-Sep-2025</u>	<u>31-Dec-2024</u>
	<u>JD</u>	<u>JD</u>
	(Reviewed)	(Audited)
Middle East Complex Company (6B)	9,672,165	9,672,165
Greater Amman Municipality	7,867	7,867
United Arab Investors Company (6C)	23,571,213	23,571,213
United Group Holding Company (6D)	2,973,994	2,973,994
Nabil Youssef Barakat (6 E)	<u>1,185,593</u>	<u>1,185,593</u>
Total	37,410,832	37,410,832
Deduct: expected credit losses (6 F)	<u>(1,152,979)</u>	<u>(1,152,979)</u>
Net	<u>36,257,853</u>	<u>36,257,853</u>

- B. The company has recorded the above amount as receivable from Middle East Complex Company, which represents the value of the mortgage bonds executed by the Commercial Bank in 2013 on plots of land (numbers 71 and 93, Basin 14, Al-Bisharat from Quneitra lands) in favor of the debtor, Middle East Complex Company. During 2018, the company filed a lawsuit against Middle East Complex Company No. 2018/341, and the decision was issued in favor of the company, awarding it an amount of 9,065,260 dinars, in addition to fees, expenses, legal interest, and the confirmation of a precautionary attachment. The decision was upheld on appeal and cassation in favor of Industrial and Real Estate Investors Company, and it became final. An enforcement lawsuit was registered under No. 2022/2523 at the Execution Department of Amman First Instance Court for the purpose of executing on the debtor's assets and collecting the company's rights, and an enforcement order was issued on the company's assets, which is still under execution.

Investors Industrial & Properties Co.

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Notes to The consolidated condensed interim financial statements - reviewed not audited

- C. During the years 2009, 2010, and 2011, the company mortgaged a number of land plots owned by the company to secure the debts of the United Arab Investors Company, and to secure the debts of other companies at the request of the United Arab Investors Company. These actions, along with several individuals from the previous managements of both the company and the United Arab Investors Company, were pursued legally. This is the subject of Criminal Case No. 1341/2022 currently before the Amman Criminal Court..
- D. The primary civil rights lawsuit No. 873/2014 before the West Amman Civil Rights Court, filed against United Holding Company and Melouz Company, concerns a claim for promissory notes amounting to four million dinars (4,000,000 dinars) plus fees amounting to 13,235 dinars and a precautionary attachment. A decision was issued to place a precautionary attachment on the debtor, and a judgment was rendered in favor of the company for the amount of 4 million dinars, which has become final. In light of the fact that the defendant company is under liquidation, the liquidator was provided with the claim.
- E. There is case number 1866/2011 filed by the plaintiff Nabil Barakat to request the confirmation of an irrevocable agency over a plot of land measuring 120 dunams and to demand the recovery of an amount of one million three hundred thousand Jordanian dinars. The court issued a decision obliging the company to pay the amount of 1,175,000 Jordanian dinars, which was paid under executive case number 1173/B/2020.
- F. The company filed a request for retrial No. 4378/2024 to rehear the decision issued in case No. 1866/2011. A decision was issued accepting the retrial request and considering the decision issued in the primary civil case No. 1866/2011 null and void. The defendant filed an appeal, and a decision was issued overturning the first instance court's ruling and rejecting the request. It should be noted that a cassation appeal has been submitted and is still under consideration before the Court of Cassation.
- G. The expected credit losses for receivables represent the component amounting to JD 1,152,979 against the risk of collecting the United Arab Investors Company's liability only.

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited****7- Cheques under collection - net**

A. This item consists of the following :

	<u>30-Sep-2025</u>	<u>31-Dec-2024</u>
	JD	JD
	(Reviewed)	(Audited)
Checks due - Arab Real Estate Development Company (7B)	10,641,273	10,641,273
Checks due - Others (7C)	831,940	831,940
Total	11,473,213	11,473,213
Deduct: expected credit losses (7D)	(8,162,000)	(8,162,000)
Net	3,311,213	3,311,213

- B. Accrued checks represent checks received from Al-Arab Real Estate Development Company (a previously related company) as a result of the sale of lands in Al-Mashta Industrial City project. During the years 2010 and 2011, the company returned an area of 586 dunums of the lands of Al-Mashta Industrial City, which the company sold during 2008 to the Arab Real Estate Development Company, and thus the collection checks were reduced by an amount of JD 19,722,694.
- C- The Arab Company for Real Estate Development has filed a preliminary rights lawsuit number 2019/594, concerning an accounting lawsuit at the Amman Court of First Instance, which has become number 2020/988, focusing on conducting an accounting and rescinding the agreement and restoring the situation to what it was. An expert report in favor of the company indicated that (the defendant, the Industrial and Real Estate Investors Company) has rights amounting to more than 19 million dinars owed by the plaintiff (the Arab Company for Real Estate Development). A ruling was made in favor of the company for this amount based on the decision issued in the preliminary rights lawsuit number 226/2023, which is currently being executed.
- D. The expected credit losses for the accrued checks represent the component amount of JD 8,162,000 against the risks of collecting checks received from Al-Arab Real Estate Development Company only.

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited****8- Property, plant & equipments - net**

This item consists of the following :

	<u>Lands *</u>	<u>Buildings *</u>	<u>Vehicles</u>	<u>Machines and equipments</u>	<u>Furnitures & fixtures</u>	<u>Total</u>
	JD	JD	JD	JD	JD	JD
<u>Cost</u>						
Balance ending of the year	<u>72,682</u>	<u>2,944,132</u>	<u>20,500</u>	<u>2,308</u>	<u>3,056</u>	<u>3,042,678</u>
Balance beginning of the year	-	611,711	20,500	1,405	1,780	635,396
Depreciation for the year	-	45,252	-	369	228	45,849
Balance ending of the year	<u>-</u>	<u>656,963</u>	<u>20,500</u>	<u>1,774</u>	<u>2,008</u>	<u>681,245</u>
Book value as of Septemper 30, 2025 (Reviewed)	<u>72,682</u>	<u>2,287,169</u>	<u>-</u>	<u>534</u>	<u>1,048</u>	<u>2,361,433</u>
Book value as of December 31, 2024 (Audited)	<u>72,682</u>	<u>2,332,421</u>	<u>-</u>	<u>903</u>	<u>1,276</u>	<u>2,407,282</u>

* The company's lands are represented in plot No. 48, Basin No. 16 Al-Taher, south of Amman, Quneitra, with an area of 10,757 square meters (and the buildings built on it). It is reserved for the courts, the Water Authority, the Ministry of Finance, the , the Social Security Corporation..

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Notes to The consolidated condensed interim financial statements - reviewed not audited

9- Deffered & accrued checks

A. This item consists of the following :

	30-Sep-2025	31-Dec-2024
	JD	JD
	(Reviewed)	(Audited)
Tameer Investments Company (9B)	5,166,665	5,166,665
Others	11,310	11,310
Total	5,177,975	5,177,975

B. Tamir Investment Company filed the primary civil lawsuit No. 2012/3660 demanding bank checks worth 4,833,333 dinars. A judgment in absentia was issued in favor of Tamir Company, and the decision was appealed under No. 2019/22960 at the end of 2019, and enforcement procedures were suspended. The company also filed lawsuit No. 2020/3393 concerning the prevention of claims for the value of these checks, as they are not based on any consideration. In late 2019, the company had submitted a criminal investigative complaint to the Amman Public Prosecutor, registered under No. 2019/10585, regarding financial and economic crimes that resulted in financial obligations, including the checks subject to the claim in case No. 2012/3660. The Integrity and Anti-Corruption Commission referred this matter to the Public Prosecutor of the Integrity and Anti-Corruption Commission under No. 2019/282, and investigative file No. 2019/10585 was merged with investigative file No. 2019/282. On November 7, 2019, the Integrity and Anti-Corruption Commission's Council decided to refer the matter to the Public Prosecutor of the Integrity and Anti-Corruption Commission due to violations, lack of entitlement, and absence of legal basis for issuing these checks worth 6 million dinars under investigation number 2019/282. Under investigative number 2019/282, the company filed the initial civil lawsuit number 2020/3393 before the Amman Court of First Instance against Tameer Investment Company, concerning the prevention of claims for checks amounting to 4,833,333 dinars, which represents the uncashed checks. The company had filed a separate complaint regarding these checks and the ones that were cashed, and the complaint was under review before the esteemed Public Prosecutor of Amman under number 2019/10558, concerning functional investment and crimes related to public office. The esteemed Public Prosecutor of Amman decided to refer the case to the Public Prosecutor of the Integrity and Anti-Corruption Commission to be consolidated with investigative case number 2019/282. A decision has been issued ruling against the company, obligating it to pay the claimed amount, and it is still under enforcement under the execution lawsuit, and a decision to seize the company's assets has been issued. As for lawsuit No. 2020/3393, which concerns preventing a claim for the value of checks, in lawsuit No. 3393/2020, a decision was issued to prevent Tameer Investment Company from claiming from the plaintiff, Industrial and Real Estate Investors Company, the amount of 4,833,333 dinars and to obligate it to pay fees, expenses, and attorney fees. However, a decision was issued by the Court of Appeal to annul the decision and dismiss the lawsuit, and an appeal against the decision has been submitted and is still under consideration.

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited****10- Other credit balances**

This item consists of the following :

	30-Sep-2025	31-Dec-2024
	JD	JD
	(Reviewed)	(Audited)
Accrued expenses	41,502	36,000
Due to social security	566	560
Due to income tax	-	583
Due to shareholders	19,994	19,994
Staff advance	926	926
Others	-	610
Total	62,988	58,673

11- Retained earnings**The movement of accumulated (loss) during the year as follow :**

	30-Sep-2025	31-Dec-2024
	JD	JD
	(Reviewed)	(Audited)
Balance at beginning of the year	7,136,984	7,332,015
(Loss) for the year	-	(195,031)
Balance at ending of the year	7,136,984	7,136,984

12- Basic and diluted earning per share

This item consists of the following :

	30-Sep-2025	30-Sep-2024
	JD	JD
	(Reviewed)	(Reviewed)
(Loss) for the year after tax (JD)	(169,922)	(109,144)
Weighted average shares (share)	30,000,000	30,000,000
Basic and diluted earning per share	(0.006)	(0.004)

The reduced share of the period (loss) is equal to the basic share of the period (loss).

Investors Industrial & Properties Co.**Public shareholding company****Amman - The Hashemite Kingdom of Jordan****Notes to The consolidated condensed interim financial statements - reviewed not audited**

13- Related parties transactions

Realated parties include key shareholders , key management personnel , key managers , associates and subsidiaries and controlled companies . The company's management has approved the pricing policies and terms of transactions with related parties.

Wages , allowances and other benefits for senior excutive managements :

	<u>30-Sep-2025</u>	<u>30-Sep-2024</u>
	JD	JD
	(Reviewed)	(Reviewed)
Wages & other benefits	<u>26,735</u>	<u>23,400</u>

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Notes to The consolidated condensed interim financial statements - reviewed not audited

14- Legal situation

Tameer Investment Company filed the primary civil rights lawsuit No. (3660/2012) to claim bank checks worth (4,833,333 dinars) and obtained a default judgment against Industrial and Real Estate Investors Company, in addition to fees, expenses, attorney's fees, and legal interest from the date the checks were presented until full payment. Industrial and Real Estate Investors Company then filed an appeal against the judgment under No. 22960/2019, which was registered with the appeal number after cassation (13200/2022). The appeal was dismissed, and a petition for cassation against the dismissal was submitted, which was also rejected. The case is now being executed in the Execution Department of the Amman First Instance Court, and a decision was issued to seize the company's tangible and intangible assets up to the amount of the judgment, including fees, expenses, attorney's fees, and legal interest.

Case No. (2591/2016) at the Sohar Rights Court filed by the plaintiff, Amman Stock Exchange, to claim an amount of 54,000 dinars. The decision issued against the company provisionally was appealed, and enforcement procedures were suspended until the judgment acquires finality. A decision has been issued by the Court of Appeal under appeal case No. 13464/2022 to annul the previous decision and to rule an amount of 36,500 dinars plus fees, expenses, attorney's fees, and legal interest on this amount, in addition to legal interest on the sum of 18,000 dinars from the date of filing the case until full payment. Since the decision is subject to cassation, we are currently in the process of preparing the cassation within the legal time frame.

The primary civil lawsuit No. 1808/2021, Amman First Instance Court, concerns a financial claim of 1,175,000 dinars filed by the plaintiff Nabil Barakat, which involves a claim for legal interest. A judgment was issued obliging the company to pay interest only on the unpaid installments up to the date the lawsuit was filed. Subsequently, the Court of Appeal issued a decision to accept the appeal submitted by the company and to amend the amount of the awarded sums by calculating interest on 295,000 dinars from 1/3/2020 until payment of the installments, while the plaintiff's appeal was rejected. Both parties submitted an appeal to the Court of Cassation regarding the Court of Appeal's decision. Later, on 30/6/2025 and subsequent events, the Court of Cassation issued a ruling accepting the appeal we submitted and annulled the decision concerning the amount on which interest is calculated, setting it at 195,000 dinars: 100,000 dinars from 1/3/2020 to 3/3/2020, and 95,000 dinars from 1/3/2010 to 5/4/2021. The appeal submitted by Nabil was rejected on formal grounds, and the case files were returned to their source to proceed with the lawsuit in accordance with the cassation ruling, and it is still pending before the Court of Appeal.

The primary rights lawsuit No. 6072/2022 filed by the Middle East Group, where the company became aware of this lawsuit, which had been registered since 2020. A decision was issued on 30/11/2023 to dismiss the lawsuit, and the plaintiff company filed an appeal. The United Arab Investors Company also filed an appeal. Notably, after 30/6/2025, a decision was issued by the Court of Appeal to annul the previous decision and return the case to the court of first instance for the purpose of correcting the status of the United Arab Investors Company to being under liquidation and litigating against the liquidator. The case is still pending before the court.

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Tameer Investment Company filed the primary civil lawsuit No. 13695/2024 to claim an amount of 180,000 Dinars. A decision was issued by the court of first instance ruling to accept the statute of limitations, dismiss the plaintiff's lawsuit, and include the costs, expenses, and attorney fees. The decision was upheld on appeal, and following the plaintiff's submission of a cassation appeal, the case is still pending before the Court of Cassation.

Tameer Investment Company filed initial civil lawsuit No. 1113/2025 to claim an amount of 171,095 dinars. A decision was issued obligating the company to pay the claimed amount, including fees, expenses, attorney's fees, and statutory interest. An appeal has been submitted against the issued judgment, and the case is still pending before the Court of Appeal.

The conciliatory civil cases numbered 9412/2011 (enforced under number 8579/2011/C, Amman Execution Department) involve a financial claim of 5,800 dinars, and the conciliatory civil case number 1674/2012 (enforced under number 14743/2013/C, Amman Execution Department) involves a financial claim of 5,500 dinars. These cases are under settlement and, to our knowledge, have no updates to date.

The primary civil rights lawsuit No. 2309/2018 filed against Al-Arab Real Estate Development Company and Bashar Al-Zaabi, registered after annulment under No. 10784/2023, in which a decision was issued obligating Al-Arab Real Estate Development Company and Haitham Al-Dahla to pay the claimed amount of 669,063, while the lawsuit against Bashar Al-Zaabi was dismissed. Notably, both Al-Arab Company and Haitham Al-Dahla filed appeals, which were rejected. Subsequently, both Haitham Al-Dahla and Al-Arab Company filed cassation appeals, and a decision was issued by the Court of Cassation rejecting both cassations. Accordingly, the decision has become final and will be subject to execution after registration of the ruling.

The primary civil lawsuit No. 3095/2019, registered under No. 7459/2020 at the Amman Civil Court, was filed by the company against Arab Development Real Estate Company, Bashar Al-Zoubi, Haitham Al-Dahla, and Imad Abdulhadi, claiming an amount of 13,546,382 Jordanian Dinars. A ruling was issued obligating Arab Development Real Estate Company to pay, while the lawsuit against the other defendants was dismissed. The decision was affirmed by the Court of Cassation and became final against Arab Development Real Estate Company. It has been registered as an enforceable case and is still under execution.

The company filed the primary civil lawsuit No. 3393/2020 before the Amman Court of First Instance against Tameer Investment Company, regarding the prevention of a claim for the value of checks amounting to 4,833,333 dinars. A decision was issued by the court of first instance preventing the claim. As Tameer Investment Company, the defendant, filed an appeal, a decision was issued to annul the previous ruling and reject the plaintiff's claim by Industrial and Real Estate Investors Company according to Appeal Decision No. 12062/2023. An appeal for cassation was submitted against the appellate court decision, and a decision was issued to accept the cassation, referring the case back to the Court of Appeal. The Court of Appeal then issued a decision to annul the first instance court's decision and reject the claim. In light of the cassation submission, the case is still pending before the Court of Cassation.

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The company filed the criminal reconciliation complaint No. 135/2021 against Hassan Al-Bitar and Amjad Quteshat, concerning the misuse of official position and joint involvement. A decision was issued declaring the defendants not responsible, and this decision was upheld on appeal. A cassation was filed, resulting in a decision annulling the appealed decision and sending the case back to the Court of Appeal. A conviction decision was then issued, and Amjad, one of the defendants, filed a cassation against it. The case was sent back after annulment and is still pending before the Court of Appeal under number 3961/2025, where a decision was issued annulling the previous decision and convicting the defendant of negligence in official duties. This decision was overturned by the Court of Cassation and returned to the Court of Appeal and is still under consideration.

The company filed the primary rights lawsuit No. 226/2023 against Arab Real Estate Development Company to claim an amount of 19,500,000 dinars, based on the expertise conducted in the claim to prevent the demand filed by Arab Real Estate Development Company No. 988/2020. It should be noted that this claim includes the value of the checks, and a decision was issued in favor of Industrial Investors Company obliging Arab Company to pay 19,500,000 dinars. It was registered as an execution lawsuit under No. 5894/2024 and is still under execution.

The company filed the initial civil lawsuit No. 226/2023 against Al Arab Real Estate Development Company to claim the amount of 19 million and 500 thousand dinars based on the experience that took place in the lawsuit to prevent the claim filed by Al Arab Real Estate Development Company No. 988/2020, noting that this claim includes the value of the checks. A decision was issued in favor of the Industrial Investors Company obligating Al Arab Company to pay the amount of 19 million and 500 thousand dinars, and it was registered as an executive lawsuit No. 5894/2024 and is still under implementation.

The company filed the primary civil lawsuit No. 1691/2023 against Tameer Investment Company, in addition to the heirs of the late Faiz Al-Tarawneh, to annul and/or rescind the termination agreement and to claim an amount of 833,333 dinars, and to claim compensation for the damage and loss suffered by the company based on the indictment decisions issued in investigative file No. 284/2019 by the Public Prosecutor for Anti-Corruption. A decision was issued to suspend the proceedings of the lawsuit. After the rescission, the case was referred back to the Court of First Instance to proceed, and it is still under consideration regarding the request to dismiss the lawsuit on the grounds of an arbitration clause, for which a dismissal decision was issued. The decision was appealed by Tameer Company and is still pending before the Court of Appeals.

The company filed a complaint with the Honorable Public Prosecutor of Amman against Tameer Investment Company, and it is still under investigation.

Executive case No. 101/2014, Giza Execution Department, filed by the beneficiary Alaa Moanes, claiming an executive document worth 95,000 dinars related to labor rights, currently under settlement.

The Industrial and Real Estate Investors Company held:

The primary civil lawsuit No. 873/2014 before the West Amman Court of First Instance was filed against United Holding Company and Milouz Company, and its subject was a claim for promissory notes amounting to four million, as well as a claim for fees amounting to 13,235 dinars and a precautionary attachment. A decision was issued to impose a precautionary attachment on the debtor, and a judgment was issued in favor of the company for the amount of four million dinars, which became final. In light of the fact that the judgment debtor is under liquidation, the liquidator was provided with the claim.

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The primary civil rights case No. 341/2018 filed against the Middle East Engineering Industries Complex Company at the West Amman Court of First Instance. In 2018, the company filed a lawsuit claiming an amount of (9,065,260 dinars including fees, expenses, and legal interest). A decision was issued obligating the defendant to pay the amount of (9,065,260 dinars including fees, expenses, and legal interest), and the ruling became final. An enforcement case No. 2523/2022 was registered at the Execution Department of the Amman Court of First Instance / West Amman section for the purpose of enforcing against the defendant's assets and collecting the company's rights. A decision was issued for the executive seizure of the company's assets, and the enforcement process is still ongoing.

The company filed a claim for personal rights against Haitham Al-Dahla, Mohammed Al-Qaryouti, and others in criminal case No. 1341/2022, which includes seeking compensation for the damage and loss suffered by the company as a result of the defendants' actions according to the experts' assessment, in addition to requesting the annulment of the mortgage bonds involved in the criminal case, and it is still under consideration..

The company filed the primary civil rights lawsuit No. 1738/2023 against the heirs of the late Faiz Al-Tarawneh, claiming compensation for damages and losses, and requesting the value of lands 77 and 79 in southern Amman according to the experts' assessment, based on the indictment decisions issued in investigative file No. 284/2019 by the Public Prosecutor for Combating Corruption. A decision was issued to suspend the proceedings of the lawsuit until the resolution of lawsuit No. 1341/2022, and an appeal was submitted against the court's decision. The appeal reinstated the proceedings of the lawsuit, and a decision was issued dismissing the lawsuit. An appeal was submitted and is still under consideration before the Court of Appeal.

The company filed the primary civil lawsuit No. 1718/2023 against the heirs of the late Faiz Al-Tarawneh to claim compensation for disruption and damages, and to demand the value of plots 86 and 87 in South Amman according to the appraisal of experts, based on the indictment decisions issued in investigative file No. 284/2019 of the Public Prosecution for Anti-Corruption. A decision was issued to dismiss the case, and an appeal against the ruling has been submitted and is still under consideration.

Request for Retrial No. 4378/2024, where the company registered a request for retrial of the decision issued in Case No. 1866/2011. A decision was issued including the acceptance of the retrial request and considering the decision issued in the initial civil case No. 1866/2011 null and void. The defendant filed an appeal, and a decision was issued to annul the first instance court's decision and reject the request. It should be noted that, in light of the submission of the cassation, the case is still under consideration before the Court of Cassation.

15- future plan

- Follow up the collection of the company's rights
- Investing and trading in shares listed on the Amman Financial Market in the finance,

16- Comparative figures

Some of the comparative figures have been reclassified to suit the classification of the current fiscal period figures. The reclassification did not result in any impact on the profit or property rights of the previous year.

Report on the review of the condensed interim financial statements

To the Board of Directors of

Investors Industrial & Properties Co.

Public shareholding company

Amman - The Hashemite Kingdom of Jordan

Introduction:

We have reviewed the accompanying condensed consolidated interim financial statements of **Investors Industrial & Properties Co. (Public Shareholding Company)** comprising of condensed consolidated interim statement of financial position as at 30 September 2025, and the related condensed consolidated interim statements of comprehensive income, changes in equity and cash flows for nine-month period ended 30 September 2025 and the related explanatory notes.

The management is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with IAS 34 – Condensed consolidated interim Financial Reporting (“IAS 34”). Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of review:

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

Conclusion:

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

Basis for qualified Opinion

- We have not received a confirmation for some receivables balances amounting to JD 24,756,806, and the expected credit losses provision for accounts receivable and accrued checks has not been increased by an amount of JD 39,561,199 (Note 6, 7), noting that the company has filed lawsuits against the owners of those receivables and checks. Its statement is included in the lawyers' replies received and the clarifications of the financial statements.

Continued - Audit Report on the Condensed consolidated Interim Financial Statements Investors Industrial & Properties Co. for the period ended on September 30, 2025

Emphasizing matter

The company provided the liquidator of the United Group Holding Company with a notice of the lawsuit filed against it, with the original debt amounting to 2,973,994 dinars (see Note 6D), and the penalty clause of the agreement signed with the United Group Holding Company was not proven, nor were the legal interests and judicial and legal costs. According to the company's management opinion, there is a substantial doubt about the collection of the original debt of 2,973,994 dinars as the company is under compulsory liquidation.

Obeidat & Alsalih Co.

Nabeel M. Obeidat

License No. 877

Amman in

October 23, 2025