

**Amoun International for Investments
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan**

**Consolidated financial statements
and independent auditor's report
for the year ended December 31, 2025**

Amoun International for Investments
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

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Independent Auditor's Report

To Messrs. Shareholders
Amoun International for Investments
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Report on the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Amoun International for Investments (Public Shareholding Company), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of material accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the consolidated Financial Statements* section of our report.

We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

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

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.

الاتحاد الدولي للمحاسبين (نيويورك)



MEMBER OF THE

FORUM OF FIRMS

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Investment property

According to the requirements of International Financial Reporting Standards, investment property is initially measured at cost including transaction costs, and a test for impairment is made for the investment property in the consolidated statement of financial position when events or changes in circumstances indicate that the carrying value may not be recoverable. If any such indication of impairment exists, impairment loss is calculated according to the assets impairment policy.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditors' report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do 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 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. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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 International Financial Reporting Standard, 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 Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditors' 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 auditors' 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 International Standards on Auditing (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.

Independent Auditor's Report for the year ended December 31, 2025

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

- Identify and assess the risks of material misstatement of the 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the group consolidated financial statement. We are responsible for the direction, supervision and performance 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 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 auditors' 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.



Independent Auditor's Report for the year ended December 31, 2025

Report on Other Legal and Regulatory Requirements

The Company has proper accounting records which are, in all material respects, consistent with the accompanying consolidated financial statements, accordingly, we recommend to approve these consolidated financial statements by the general assembly.

Talal Abu-Ghazaleh & Co. International

Mohammad Al-Azraq
(License # 1000)

Amman - January 29, 2026



Amoun International for Investments
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated statement of financial position as at December 31, 2025

	Note	2025	2024
		JD	JD
ASSETS			
Non-current Assets			
Property and equipment	3	5,337,136	5,314,091
Investment properties	4	931,913	770,888
Intangible asset	5	489	1,365
Total Non-Current Assets		6,269,538	6,086,344
Current Assets			
Financial assets at fair value through profit or loss	6	254,160	250,403
Other debit balances	7	151,097	57,750
Trade receivables	8	5,978	3,320
Deposit at bank	9	60,000	150,000
Current accounts at banks	10	185,175	202,824
Total Current Assets		656,410	664,297
TOTAL ASSETS		6,925,948	6,750,641
EQUITY AND LIABILITIES			
Equity			
Capital		6,180,371	6,180,371
Statutory reserve	11	372,462	362,890
Retained earnings		49,340	95,559
Total Equity		6,602,173	6,638,820
Liabilities			
Current Liabilities			
Operator payable		4,398	10,240
Other credit balances	12	86,997	88,724
Loan	13	82,500	-
Trade payables		149,880	12,857
Total Liabilities		323,775	111,821
TOTAL LIABILITIES AND EQUITY		6,925,948	6,750,641

The accompanying notes form part of these Consolidated financial statements

**Amoun International for Investments
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan**

Consolidated statement of comprehensive income for the year ended December 31, 2025

	Notes	2025	2024
		JD	JD
Hotel operating revenues	14	659,425	642,197
Hotel operating expenses	15	(601,904)	(538,369)
Hotel operating profit		57,521	103,828
Recovery of impairment in investment properties	4	161,025	-
Other revenues, net	16	37,274	40,327
Administrative expenses	17	(131,813)	(115,193)
Depreciation and amortization		(183,599)	(188,809)
Profits (losses) of financial assets at fair value through profit or loss	18	23,357	(67,545)
Loss of impairment in investment properties	4	-	(95,315)
Expected credit losses		-	(1,417)
Finance costs		(412)	-
Loss		<u>(36,647)</u>	<u>(324,124)</u>
Weighted average number of shares during the year		<u>6,180,371 Share</u>	<u>6,180,371 Share</u>
Basic loss per share	19	<u>JD (-\006)</u>	<u>JD (-\052)</u>

The accompanying notes form part of these Consolidated financial statements

Amoun International for Investments
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan

Consolidated statement of changes in equity for the year ended December 31, 2025

	Capital		Statutory reserve		Retained earnings		Total	
	JD		JD		JD		JD	
Balance as at January 1, 2024	6,180,371		362,890		419,683		6,962,944	
Loss	-		-		(324,124)		(324,124)	
Balance as at December 31, 2024	6,180,371		362,890		95,559		6,638,820	
Loss	-		-		(36,647)		(36,647)	
Statutory reserve	-		9,572		(9,572)		-	
Balance as at December 31, 2025	6,180,371		372,462		49,340		6,602,173	

The accompanying notes form part of these Consolidated financial statements

Consolidated statement of cash flows for the year ended December 31, 2025

	2025	2024
	JD	JD
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss	(36,647)	(324,124)
Adjustments for :		
Depreciation and amortization	183,599	188,809
Loss on disposal of property and equipment	1	2,314
Recovery of impairment in investment properties	(161,025)	-
Loss of impairment in investment properties	-	95,315
Change in fair value of financial assets at fair value through profit or loss	(3,757)	116,643
Expected credit losses	-	1,417
Account payable write off	-	(1,768)
Change in operating assets and liabilities:		
Financial assets at fair value through profit or loss	-	(31,277)
Other debit balances	(93,347)	9,166
Trade receivables	(2,658)	(1,983)
Operator payable	(5,842)	(3,516)
Other credit balances	(1,727)	617
Trade payables	137,023	6,207
Net cash from operating activities	15,620	57,820
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property and equipment	(205,769)	(8,665)
Deposit at bank	90,000	-
Net cash from investing activities	(115,769)	(8,665)
CASH FLOWS FROM FINANCING ACTIVITIES		
Loan	82,500	-
Net cash from financing activities	82,500	-
Net change in cash and cash equivalents	(17,649)	49,155
Cash and cash equivalents - beginning of year	202,824	153,669
Cash and cash equivalents - end of year	185,175	202,824

The accompanying notes form part of these Consolidated financial statements

**Amoun International for Investments
Public Shareholding Company
Amman - The Hashemite Kingdom of Jordan**

Notes to the consolidated financial statements

1. Legal status and activities

- Legal status and activity for the parent company and its subsidiary as follows:

Company's Name	Legal status	Ownership percentage %	Record date at the Ministry of Industry and Trade	Record number	The main objectives of the company
Amoun International for Investments	Public shareholding company	-	April 28, 2008	452	Investing in real estate, agricultural, industrial, therapeutic, tourism, service and financial fields.
Rawat Ammoun Tourism Investments Co.	Limited liability	100	August 21, 2014	37916	Purchase lands, build apartments and residential complexes and other.

- On August 15, 2019 a managing agreement was signed between Rawat Ammoun Tourism Investment Co. and Firas Bashir establishment for Managing and Operating Hotels for that it is the operator for the Hotel. The duration of this agreement is 5 contract years renewed every year with the consent of the two parties, and in case of that the company terminate the agreement without a legal justification then the company is obligated to pay the average percentage of profits achieved to the operator in the period before the termination of the contract multiplied by each year of the remaining years of this agreement.
- This agreement begins on August 15, 2019 and ends on August 15, 2024, agreement was renewed between the parties on July 18, 2024, and is now set to end on December 31, 2024.
- The agreement was renewed with and Firas Bashir establishment for Managing and Operating Hotels and is now set to end on December 31, 2027.
- The operator is entitled to a percentage of the net profit after deducting all expenses, fees, taxes and all items related to operating expenses, wherever they are mentioned, where this percentage is according to the following:
 - 7% if the net profit to revenue ratio is less than 10%.
 - 10% if the net profit percentage of revenues exceeds 10%.
- The operator is entitled to 3% of the room revenue, and under the new agreement, it has been changed to 3% of the total hotel revenue.
- The operator shall commit to ensuring that the average monthly salaries for hotel workers are between 15,000 - 20,000 Jordanian dinars, and any increase from that will deduct from his dues.
- Operating expenses include the following:
 - Cost of consumables and goods.
 - Salaries and related expenses (including meals and uniforms for employees, social security, health insurance, and incentive commissions).
 - Power, water, telephones and telecommunications supplies.
 - Carry out regular repair and maintenance work required to maintain the hotel, operating equipment, furniture, fixtures and equipment.
 - Cost of operating supplies, operating equipment and materials.
 - Commissions for travel and tourism agencies, whether existing companies or websites of electronic reservation companies.
 - Taxes payable or expected in relation to the operation of the hotel, all taxes and fees, whatever their type, form, or description, licensing fees at all official authorities, and revenue taxes imposed on company or operator profits in accordance with the applicable laws and other taxes.
 - All fees and expenses related to monitoring and auditing of accounts or legal aspects related to the operation of the hotel, including what legal advisors receive.
 - Bad debts and doubtful debts after obtaining written approval from the company
 - Management, operation, supervision and follow-up fees.
- The financial statements were approved by the board of directors in its session number (1/2026) held on January 28, 2026 and requires the approval of the general assembly of shareholders.

2. Basis for preparation of consolidated financial statements and material accountant policies

2-1 Basis for consolidated financial statement preparation

– Consolidated financial statements preparation framework

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards issued by International Accounting Standard Board.

– Measurement bases used in preparing the consolidated financial statements

The consolidated financial statements have been prepared on the historical cost basis except for measurement of certain items at bases other than historical cost.

– Functional and presentation currency

The consolidated financial statements have been presented in Jordanian Dinar (JD) which is the functional currency of the entity.

2-2 Using of estimates

- When preparing of consolidated financial statements, management uses judgments, assessments and assumptions that affect applying the accounting policies and currying amounts of assets, liabilities, revenue and expenses. Actual result may differ from these estimates.
- Change in estimates are reviewed on a constant basis and shall be recognized in the period of the change, and future periods if the change affects them.
- For example, estimates may be required for expected credit losses, useful lives of depreciable assets, provisions, and any legal cases against the entity.

2-3 Standards and Interpretations issued that became effective

Standard or interpretation number.	description	Effective date
Amendments to IAS (21).	Lack of Exchangeability	January 1, 2025.

Standards and Interpretations issued but not yet effective

Standard or interpretation number	Description	Effective date
Amendments to IFRS (1, 7, 9 and 10) and IAS (7).	Annual improvements to international financial reporting standards.	January 1, 2026.
Amendments to IFRS (7) and (9).	Amendments to the Classification and Measurement of Financial Instruments.	January 1, 2026.
Amendments to IAS (21).	Translation to Hyperinflationary Presentation Currency	January 1, 2027.
IFRS (18) Issued.	Presentation and disclosure in financial statements that will replace IAS (1) (Presentation of Financial Statements).	January 1, 2027.
IFRS (19) Issued.	Disclosure requirements for subsidiaries without Public Accountability.	January 1, 2027.
IFRS (10) IAS (28).	Sale or contribution of assets between an investor and its associate or joint venture.	Available for optional application - Effective date deferred indefinitely.

2-4 Summary of material accounting policies

– Basis of consolidation

- The consolidated financial statements comprise the financial statements of the parent company and Rawat Ammoun Tourism Investments Co. (subsidiary) which is 100% controlled by the company.
- Control is presumed to exist when the parent is exposed, or has rights, to variable returns from its involvement through its power over the investee, in exceptional circumstances, it can be clearly demonstrated that such ownership does not constitute control.
- Intergroup balances, transactions, income and expenses shall be eliminated in full.

– Property and equipment

- Property and equipment are initially recognized at their cost being their purchase price plus any other costs directly attributable to bringing the assets to the location and condition necessary for them to be capable of operating in the manner intended by management.
- After initial recognition, the property and equipment are carried, in the statement of financial position, at their cost less any accumulated depreciation and any accumulated impairment. Land is not depreciated.
- The depreciation charge for each period is recognized as expense. Depreciation is calculated on a straight line basis, which reflects the pattern in which the asset's future economic benefits are expected to be consumed over the estimated useful life of the assets using the following rates:

<u>Category</u>	<u>Depreciation rate</u>
	%
Building	2
Office	2
Furniture and decorations	20
Kitchen machinery and equipment	15
Solar energy system	5
Electronic and offices devices	15-20
Linens and accessories	20
Computers	25
Vehicle	15

- The estimated useful lives are reviewed at each year-end, with the effect of any changes in estimate accounted for on a prospective basis.
- The carrying values of property and equipment are reviewed for impairment when events or changes in the circumstances indicate the carrying value may not be recoverable. If any such indication of impairment exists, impairments losses are calculated in accordance with impairment of assets policy.
- On the subsequent derecognition (sale or retirement) of the property and equipment, the resulting gain or loss, being the difference between the net disposal proceed, if any, and the carrying amount, is included in profit or loss.
- Amount paid to build up property and equipment are initially carried to projects under construction account. When the project becomes ready for use, it will be transferred to property and equipment caption.

– **Investment property**

- Investment property is property (land or building- or part of a building- or both):
 - Held by the entity to earn rentals,
 - For capital appreciation,
Or both, rather than for use in production or supply of goods or services or for administrative purposes, or for sale in the ordinary course of business.
- Investment property is measured initially at its cost, including transaction costs.
- After initial recognition, investment property is carried, in the statement of financial position, at its cost less any accumulated depreciation and any accumulated impairment. Land is not depreciated.
- Buildings depreciation charge for each period is recognized in the statement of comprehensive income. Depreciation is calculated on a straight line basis, which reflects the pattern in which the buildings' future economic benefits are expected to be consumed by the entity over their estimated useful life of 25 years.
- The estimated useful lives are reviewed at each year-end, with the effect of any changes in estimate accounted for on a prospective basis.
- The carrying values of investments property are reviewed for impairment when events or changes in the circumstances indicate the carrying value may not be recoverable. If any such indication of impairment exists, impairments losses are calculated in accordance with impairment of assets policy.
- On the subsequent derecognition (sale or retirement) of the investment property, the resulting gain or loss, being the difference between the net disposal proceed, if any, and the carrying amount, is included in profit or loss.

– **Intangible assets**

- Intangible assets are identifiable non-monetary assets without physical substance.
- Intangible assets acquired separately are reported at cost less accumulated amortization and accumulated impairment losses.
- Acquisition costs comprise the purchase price and other costs directly attributable to preparing the assets for their intended use. Intangible asset acquired through business combination is recognized at its cost, being its fair value at the acquisition date, separately from goodwill.
- Amortization charge is recognized as loss, on a straight-line basis over the following useful lives of intangible assets:

<u>Category</u>	<u>Depreciation rate</u>
	%
Accounting softwares	25
Website	25

- The estimated useful lives are reviewed at each financial year-end, with the effect of any changes in estimate being accounted for on a prospective basis.
- The carrying values of intangible assets are reviewed for impairment when events or changes in the circumstances indicate the carrying value may not be recoverable. If any such indication of impairment exists, impairment loss is calculated in accordance with impairment of assets policy.

– **Impairment of non-financial assets**

- At each statement of financial position date, management reviews the carrying amounts of its non-financial assets (property, plant and equipment and investment property) to determine whether there is any indication that those assets have been impaired.
- If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any, being the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of asset's fair value less costs to sell and the value in use. The asset's fair value is the amount for which that asset could be exchanged between knowledgeable, willing parties in arm's length transaction. The value in use is the present value of the future cash flows expected to be derived from the asset.
- For the purpose of impairment valuation, assets are grouped at the lower level that have cash flow independently (cash generating unit), previous impairment for non-financial assets (excluding goodwill) is reviewed for the possibility of reversal at the date of the financial statements.
- An impairment loss is recognized immediately as loss.
- Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but the increased carrying amount due to reversal should not be more than what the depreciated historical cost would have been if the impairment had not been recognized in prior years. A reversal of an impairment loss is recognized immediately as income.

– **Financial instruments**

Financial instrument is any contract that gives rise to a financial asset of one entity and financial liability or equity instrument of another entity.

– **Financial assets**

- A financial asset is any asset that is:
 - (a) Cash;
 - (b) An equity instrument of another entity;
 - (c) A contractual right to receive cash or another financial asset from another entity, or to exchange financial assets or financial liabilities with another entity under conditions that are potentially favorable to the entity.
 - (d) A contract that will or may be settled in the entity's own equity instruments.
- Financial assets are initially measured at fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset, but for financial assets at fair value through profit or loss, transaction costs are recognized in profit or loss.
- Financial assets are classified to three categories as follows:
 - Amortized cost.
 - Fair value through other comprehensive income.
 - Fair value through profit or loss.

Subsequent measurement of financial assets

Subsequently financial assets are measured as follows:

Financial assets	Subsequent measurement
Financial assets at fair value through profit or loss	Are subsequently measured at fair value net gains or losses, including interests revenues or dividends, are recognized in profit or loss

Derecognition of financial assets

Derecognition of financial assets (or a part of a group of similar financial assets) when:

- The contractual rights to the cash flow from the financial assets expire, or
- It transfers the contractual rights to receive the cash flows of the financial assets or assume a contractual obligation to pay the cash flows entirely to a third party.

- Financial liabilities

- A financial liability is any liability that is:
 - (a) A contractual obligation to deliver cash or another financial asset to another entity, or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the entity; or
 - (b) A contract that will or may be settled in the entity's own equity instruments.
- Financial liabilities are initially recognized at fair value less transaction costs, directly attributable to the acquisition or issue of those liabilities, except for the financial liabilities classified as at fair value through profit or loss, which are initially measured at fair value.
- After initial recognition, the entity measures all financial liabilities at amortized cost using the effective interest method, except for financial liabilities at fair value through profit or loss which are measured at fair value and other determined financial liabilities which are not measured under amortized cost method.
- Financial liabilities at fair value through profit or loss are stated at fair value, with any resulting gain or loss from change in fair value is recognized through profit or loss.

Trade payables and accruals

Trade payables and accruals are liabilities to pay for goods or services that have been received or supplied and have been either invoiced or formally agreed with the suppliers or not.

- Offsetting financial instruments

A financial asset and a financial liability are offset and the net amount presented in the statement of financial position when, and only when, an entity currently has a legally enforceable right to set off amounts and intends to either settle in a net basis, or through realize the asset and settle the liability simultaneously.

- Cash and cash equivalents

Cash comprises cash on hand, current accounts and short term deposits at banks with a maturity date of three months or less, which are subject to an insignificant risk of changes in value.

- Trade receivables

- Trade receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.
- Trade receivables are stated at invoices (claims) amount net of allowance for expected credit losses which represents the collective impairment of receivables.

- Impairment of financial assets

- At each reporting date, the Company assesses whether financial assets carried at amortized cost and debt securities at FVTOCI are credit - impaired. A financial assets is "credit impaired" when one or more events that have a detrimental impact on the estimated future cash flows of the financial assets have occurred.
- The entity recognizes loss allowance for expected credit loss (ECL) on:
 - Financial assets measured at amortized cost.
 - Debt investments measured at FVOCI.
 - Contract assets.
- The entity measures loss allowances at an amount equal to lifetime ECLs.
- Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECLs.

- When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Entity considers reasonable and supportable information that is relevant and available without undue cost or effort based in the entity's historical experience and forward looking information.
- The entity considers a financial asset to be in default when:
 - The client is unlikely to pay its credit obligations to the entity in full, without recourse by the entity to actions such as realizing security (if any); or
 - The financial asset is more than 360 days past due.
- Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets.
- A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows. The entity writes off the gross carrying amount of the financial asset in case of, liquidation, bankruptcy or issuance of a court ruling to reject the claim for financial asset.

- Basic earnings per share from loss or profit

Basic earnings per share is calculated by dividing profit or loss, attributable to ordinary shareholders, by the weighted average number of ordinary shares outstanding during the year.

- Revenue recognition

- The entity recognizes revenue from sale of good and rendering of service when control is transferred to the customer.
- Revenues are recognized based on consideration specified in contract with customer that expected to be received excluding amounts collected on behalf of third parties.
- Revenue is reduced for amount of any trade discounts and volume rebates allowed by the entity.

Rendering of service

Revenue resulting from the contract of service providing was recognized by referring to the percentage of operation at the date of financial statement.

Dividend and interest revenue

- Dividend revenue from investments is recognized when the shareholder's right to receive payment is established.
- Interest revenue is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

- Borrowing costs

- Borrowing costs are interest and other costs that an entity incurs in connection with the borrowing of funds.
- Borrowing costs are expensed in the period in which they are incurred.

- Foreign currencies

- Transactions in currencies other than the functional currency (foreign currencies) are converted according to the exchange rates prevailing on the date of the transactions.
- In preparing the financial statements, transactions in currencies other than the functional currency (foreign currencies) are recorded at the rates of exchange prevailing at the dates of the transactions. At each statement of financial position date, monetary items denominated in foreign currencies are retranslated at the rates prevailing at the statement date (closing rate). Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary items that are measured at fair value in foreign currency are translated using the exchange rates at the date when the fair value was determined.
- Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements shall be recognized in profit or loss in the period in which they arise.

- Contingent liabilities

- Contingent liabilities are possible obligations depending on whether some uncertain future events occur, or they are present obligations but payments are not probable or the amounts cannot be measured reliably.
- Contingent liabilities are not recognized in the financial statements.

Amoun International for Investments
Public Shareholding Company
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Notes to the consolidated financial statements for the year ended December 31, 2025

3. Property and equipment

	2025		Building (*)		Office		Furniture and decorations		Kitchen machinery and equipment		Solar energy system		Electronic and office devices		Linens and accessories		Computers		Vehicle		Project under construction		Total			
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD		
Cost																										
Balance - beginning of year	2,000,000		3,141,524		260,000		361,884		300,188		29,350		148,638		34,563		25,913		11,550					6,313,610		
Additions	-	-	-	-	-	-	14,719	-	-	-	-	-	1,350	-	-	-	-	-	-	-	189,700	-	-	205,769		
Disposals	-	-	-	-	-	-	-	-	-	-	-	-	(2,750)	-	-	-	-	-	-	-	-	-	-	(2,750)		
Balance - end of year	2,000,000		3,141,524		260,000		376,603		300,188		29,350		147,238		34,563		25,913		11,550		189,700			6,516,629		
Accumulated depreciation																										
Balance - beginning of year	-	-	303,506	-	83,238	-	209,406	-	221,893	-	5,870	-	106,132	-	31,993	-	25,912	-	11,549	-	-	-	-	-	999,519	
Depreciation	-	-	62,830	-	5,200	-	45,255	-	45,028	-	1,468	-	21,868	-	1,074	-	-	-	-	-	-	-	-	-	182,723	
Disposals	-	-	-	-	-	-	-	-	-	-	-	-	(2,749)	-	-	-	-	-	-	-	-	-	-	-	(2,749)	
Balance - end of year	-	-	366,336	-	88,438	-	254,661	-	266,921	-	7,338	-	125,251	-	33,067	-	25,912	-	11,549	-	-	-	-	-	1,179,493	
Net	2,000,000		2,775,188		171,562		121,942		33,267		22,012		21,987		1,496		189,700		1		189,700			5,337,136		
	2024																									
Cost																										
Balance - beginning of year	2,000,000		3,141,524		260,000		360,809		300,188		29,350		147,431		34,563		25,913		11,550						6,313,328	
Additions	-	-	-	-	-	-	7,458	-	-	-	-	-	1,207	-	-	-	-	-	-	-	-	-	-	-	8,665	
Disposals	-	-	-	-	-	-	(6,383)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(6,383)	
Balance - end of year	2,000,000		3,141,524		260,000		361,884		300,188		29,350		148,638		34,563		25,913		11,550		189,700				6,313,610	
Accumulated depreciation																										
Balance - beginning of year	-	-	240,675	-	78,058	-	169,525	-	176,865	-	4,403	-	83,713	-	25,080	-	25,912	-	11,549	-	-	-	-	-	-	815,780
Depreciation	-	-	62,831	-	5,200	-	43,950	-	45,028	-	1,467	-	22,419	-	6,913	-	-	-	-	-	-	-	-	-	-	187,808
Disposals	-	-	-	-	-	-	(4,069)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(4,069)	
Balance - end of year	-	-	303,506	-	83,258	-	209,406	-	221,893	-	5,870	-	106,132	-	31,993	-	25,912	-	11,549	-	-	-	-	-	999,519	
Net	2,000,000		2,838,018		176,742		152,478		78,295		23,480		42,506		2,570		1		1		189,700			1	5,314,091	

(*) The building items mentioned above includes finance costs amounted JD 29,615 as at December 31, 2025.

4. Investment properties

	2025	2024
	JD	JD
Balance - beginning of year	770,888	866,203
Add: Recovery of impairment in investment properties	161,025	-
Less: Impairment in investment properties	-	(95,315)
Balance - end of year	931,913	770,888

(*) Recovery of impairment in the value of the land in the amount of JD 161,025 was recognized in 2025 thus the accumulated land impairment balance becomes an amount of JD 279,972 as of December 31, 2025.

(**) The average market value of investment lands according to the assessment of real estate experts on January 7 and 10, 2026 amounted to JD 940,792 an increase amount of JD 8,879 over the book value.

5. Intangible asset

	Accounting softwares	Website	Total
2025	JD	JD	JD
Cost			
Balance - beginning of year	3,500	17,058	20,558
Balance - end of year	3,500	17,058	20,558
Accumulated amortization			
Balance - beginning of year	2,136	17,057	19,193
Amortization	876	-	876
Balance - end of year	3,012	17,057	20,069
Net	488	1	489
2025			
Cost			
Balance - beginning of year	3,500	17,058	20,558
Balance - end of year	3,500	17,058	20,558
Accumulated amortization			
Balance - beginning of year	1,135	17,057	18,192
Amortization	1,001	-	1,001
Balance - end of year	2,136	17,057	19,193
Net	1,364	1	1,365

6. Financial assets at fair value through profit or loss

	2025	2024
	JD	JD
Balance - beginning of year	250,403	335,769
Purchase during the year	-	309,590
Sale during the year	-	(278,313)
Change in fair value	3,757	(116,643)
Balance - end of year	254,160	250,403

7. Other debit balances

	2025	2024
	JD	JD
Cash insurance against loan (*)	90,617	-
Prepaid expenses	17,288	17,158
Refundable deposit	14,390	14,390
Work advances	10,533	7,773
Prepaid to income and sales tax department	8,477	4,089
Employees receivable	5,343	7,003
Prepaid to national contribution	1,575	1,504
Credit cards receivables	1,408	2,387
Brokerage receivables	991	1,010
Other receivables, net (**)	475	1,713
Accrued interest revenue	-	723
Total	151,097	57,750

(*) This item represents the value of the cash insurance provided by the company to Capital Bank as a guarantee for the loan granted by them to the company during the year 2025. The company earn interest on this cash deposit at a rate of 4.5% annually.

(**) Other receivables, net item represents the following:

	2025	2024
	JD	JD
Other receivables	1,892	3,130
Less: Allowance for expected credit losses (*/**)	(1,417)	(1,417)
Net	475	1,713

(*/**) Movement on allowance for expected credit losses for other receivables during the year is as follows:

	2025	2024
	JD	JD
Balance - beginning of year	1,417	-
Provided during the year	-	1,417
Balance - end of year	<u>1,417</u>	<u>1,417</u>

8. Trade receivables

	2025	2024
	JD	JD
Trade receivables	72,406	69,748
Less :Allowance for expected credit losses	(66,428)	(66,428)
Net	<u>5,978</u>	<u>3,320</u>

9. Deposit at bank

The deposit mentioned above is tied for one year with an interest rate of 5.75%.

10. Current accounts at banks

	2025	2024
	JD	JD
Current accounts at banks - Jordanian Dinar	180,437	198,086
Current account at bank - US Dollar	4,738	4,738
Total	<u>185,175</u>	<u>202,824</u>

11. Statutory reserve

Parent Company - Public Shareholding Company

- Statutory reserve is allocated according to the Jordanian Companies Law by deducting 10% of the annual net profit until the reserve equals one quarter of the Company's subscribed capital. However, the Company may, with the approval of the General Assembly, continue to deduct this annual ratio until this reserve equals the subscribed capital of the Company in full. Such reserve is not available for dividends distribution.
- For the general assembly after exhausting other reserves to decide in an extraordinary meeting to quench its losses from the accumulated amounts in statutory reserve, and to rebuild it in accordance with the provisions of the law.

Subsidiary Company - Limited Liability Company

- Statutory reserve is allocated according to the Jordanian Companies Law by deducting 10% of the annual net profit until the reserve equals of the Company's subscribed capital. Such reserve is not available for dividends distribution.
- For the general assembly after exhausting other reserves to decide in an extraordinary meeting to quench its losses from the accumulated amounts in statutory reserve, and to rebuild it in accordance with the provisions of the law.

12. Other credit balances

	<u>2025</u>	<u>2024</u>
	JD	JD
Shareholders deposits	61,654	66,956
Accrued expenses	10,211	18,717
Revenue received in advance	5,000	-
Sales and income tax department deposits	4,876	-
Advance payments from guest	3,844	3,051
Other	1,412	-
Total	<u><u>86,997</u></u>	<u><u>88,724</u></u>

13. Loan

This item represents the value of the remaining balance of the loan granted to the company by Capital Bank during the year 2025. The loan is repaid in 12 monthly installments of equal value. The first installment is due on December 1, 2025 and the last installment is due on November 1, 2026. The loan was granted with a guarantee of depositing cash insurance with the bank as indicated in note No. (7).

14. Hotel operating revenues

	<u>2025</u>	<u>2024</u>
	JD	JD
Rooms	494,040	538,634
Food and beverage	110,469	38,067
Banquet hall	46,809	44,033
Other	8,107	21,463
Total	<u><u>659,425</u></u>	<u><u>642,197</u></u>

15. Hotel operating expenses

	<u>2025</u>	<u>2024</u>
	JD	JD
Departments expenses (15/a)	357,945	307,596
Administrative expenses (15/b)	115,086	111,317
Maintenance department expenses	49,601	35,602
Services expenses	49,279	56,864
Marketing expenses	29,993	26,990
Total	<u><u>601,904</u></u>	<u><u>538,369</u></u>

(15/a) Department's expenses

	2025	2024
	JD	JD
Rooms (*)	177,084	179,814
Food and beverage (**)	160,536	105,940
Banquet hall	11,983	10,728
Other	8,342	11,114
Total	357,945	307,596

(*) Rooms cost

	2025	2024
	JD	JD
Salaries, wages and related benefits	82,716	71,926
Agent commissions	41,882	55,660
Dry-clean and consumables	16,854	20,843
Social security contribution	10,122	9,102
Guest supplies	9,936	7,966
Cleaning	6,882	5,463
Staff meals	3,674	3,569
Health insurance	2,586	2,856
Stationery and printing	1,659	1,891
Staff uniform	432	374
Miscellaneous	341	164
Total	177,084	179,814

(**) Food and beverage cost

	2025	2024
	JD	JD
Salaries, wages and related benefits	67,138	56,743
Food and drinks	54,892	23,355
Food services commission	13,651	-
Social security contribution	7,457	7,564
Consumables	4,881	5,743
Miscellaneous	4,251	3,296
Health insurance	2,979	3,262
Staff meals	2,805	3,477
Cleaning	1,335	-
Guest supplies	776	938
Staff uniform	371	408
Cleaning supplies	-	1,154
Total	160,536	105,940

(15/b) Administrative expenses

	2025	2024
	JD	JD
Governmental fees and licenses	34,592	34,756
Operator fees (*)	29,523	29,811
Computer	10,878	9,832
Security	10,620	9,900
Commissions	6,448	7,815
Legal fees	4,778	-
Imported service tax	4,493	6,121
Subscriptions	4,374	4,090
Communications	3,452	3,649
Travel and transportation	2,197	2,316
Insurance	2,069	2,057
Public relations	785	285
Banking	435	369
Miscellaneous	252	-
Stationery and printing	190	316
Total	115,086	111,317

(*) This item represents operator portion from net income according to operation agreement, in addition to 3% of the total hotel revenue (3% of the total room revenue until August 15, 2024).

16. Other revenue, net

	2025	2024
	JD	JD
Service revenue	31,825	31,938
Bank interests	5,085	8,268
Others	365	667
Account payable write off	-	1,768
Loss on disposal property and equipment	(1)	(2,314)
Net	37,274	40,327

17. Administrative expenses

	2025	2024
	JD	JD
Salaries, wages and related benefits	55,232	56,259
Board of directors transportation	24,000	6,000
Professional fees	13,950	13,950
Governmental fees and subscriptions	10,665	10,280
Social security contribution	8,155	7,889
Health insurance	5,553	4,079
Legal fees and expenses	5,470	3,303
Maintenance	3,307	2,190
Communication	2,354	2,517
General assembly meeting expense	851	2,937
Vehicles expenses	787	1,355
Miscellaneous	555	617
Staff meal	411	1,128
Cleaning	250	852
Water and electricity	189	1,551
Stationery and printings	84	81
Hospitality	-	205
Total	131,813	115,193

18. Profits (losses) of financial assets at fair value through profit or loss

	2025	2024
	JD	JD
Dividends	19,600	17,640
Change in fair value of financial assets at fair value through profit or loss	3,757	(116,643)
Gains on sale of financial assets at fair value through profit or loss	-	31,458
Net	23,357	(67,545)

19. Basic loss per share

	2025	2024
	JD	JD
Loss	(36,647)	(324,124)
Weighted average number of share	6,180,371	6,180,371
Basic loss per share	JD (-\006)	JD (-\052)

20. Legal cases

According to the lawyer letter, there is one legal case raised by the company against others amounting to JD 120,000 and a final decision was obtained to oblige the defendant to pay the amount of fees, expenses, legal fees, and legal interest from the date of the claim until full payment.

21. The accumulated losses of the subsidiary as of December 31, 2025

Rawat Ammoun Tourism Investments Co. (limited liability Company) losses amounted to JD 280,775 as at the date of the statement of the financial position with a percentage of 187% of its capital. Article (75) of the Companies Law No .(22) of 1997 and its amendments states that [If the losses of the limited liability company amount to three quarters of the value of its capital, it shall be liquidated unless the General Assembly decides at extraordinary meeting to increase its capital to deal with the loss status or extinguish it in accordance with the International Accounting and Auditing Standards, provided that the remaining losses do not exceed half of the capital company in both cases] As of the date of the report, the Company has not held such a meeting

22. Tax status

Parent

Company's tax status has not been settled with Income and Sale Tax Department for years 2022, 2023 and 2024 in the opinion of management and tax consultant, there is no need to take any provisions and the company will not incur any future financial tax obligations.

Subsidiary

Income Tax

Income Tax status has not been settled with Income and Sales Tax Department for 2021, 2022, 2023 and 2024, according to the management and tax consultant's opinions, there is no need to take any provisions and the company will not incur any future financial tax obligations.

Sales Tax

Sales tax status has not been settled with Income and Sales Tax Department for 2021, 2022, 2023 and 2024, according to the management and tax consultant's opinion, there is no need to take any provisions and the company will not incur any future financial tax obligations.

23. Risk management

a) Capital risk:

Regularly, the capital structure is reviewed and the cost of capital and the risks associated with capital are considered. In addition, capital is managed properly to ensure continuing as a going concern while maximizing the return through the optimization of the debt and equity balance.

b) Currency risk:

- Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.
- The risk arises on certain transactions denominated in foreign currencies, which imposes sort of risk due to fluctuations in exchange rates during the year.
- Certain procedures to manage the exchange rate risk exposure are maintained.
- Most of foreign currency transactions are in USD, and JD exchange rate is fixed against USD.
- The following table represents foreign currencies as at December 31, 2025:

Description	Currency	Exchange rate against Jordanian Dinar	Amount in foreign currency	Amount in local currency (JD)
Current account at bank	US Dollar	-/708	6,692	4,738

c) Interest rate risk:

- Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.
- The risk arises on exposure to a fluctuation in market interest rates resulting from borrowings and depositing in banks.
- The risk is managed by maintaining an appropriate mix between fixed and floating interest rates balances during the financial year.
- The following table shows the sensitivity of profit or loss and equity to changes in interest rates received by the entity on its deposits with banks and on interest rates paid by the entity on borrowing from the banks:

As of December 31, 2025	Change in interest		Effect on profit (loss) and equity
	%		JD
Deposit at bank	0.5	±	300
Cash deposit against loan	0.5	±	453
Loan	0.5	±	413

d) Other price risk:

- Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market.
- The risk arises from investing in equity investments.
- The following table shows the sensitivity to profit or loss and equity to the changes in the listed prices of investments in equity instruments, assuming no changes to the rest of other variables:

As of December 31, 2025	Change in price		Effect on profit (loss) and equity
	%		JD
Financial assets at fair value through profit or loss	5	±	12,708
<u>As of December 31, 2024</u>			
Financial assets at fair value through profit or loss	5	±	12,520

e) Credit risk:

- Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.
- Regularly, the credit ratings of debtors and the volume of transactions with those debtors during the year are monitored.
- Ongoing credit evaluation is performed on the financial condition of debtors, also adequate provisions for doubtful receivables is taken.
- The carrying amount of financial assets recorded in the financial statements represents the - maximum exposure to credit risk without taking into account the value of any collateral obtained.

f) Liquidity risk:

- Liquidity risk is the risk of encountering difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial assets.
- Liquidity risk is managed through monitoring cash flows and matching with maturity dates of the financial assets and liabilities.
- The following table shows the maturity dates of financial assets and liabilities as of December 31:

Description	Less than a year	
	2025	2024
	JD	JD
Assets		
Financial assets at fair value through profit or loss	254,160	250,403
Other debit balances	133,809	40,592
Trade receivables	5,978	3,320
Deposit at bank	60,000	150,000
Current accounts at banks	185,175	202,824
Total	639,122	647,139
Liabilities		
Operator payable	4,398	10,240
Other credit balances	78,153	85,673
Loan	82,500	-
Trade payables	149,880	12,857
Total	314,931	108,770

24. Financial statements for the subsidiary

The consolidated financial statements include the financial statement of Rawat Amoun for Tourism Investments (subsidiary) and it is as follows:

Company name	Paid capital	Percentage of ownership	Total assets	Total liabilities	Accumulated losses	Loss
	JD	%	JD	JD	JD	JD
Rawat Amoun for Tourism Investments	150,000	100	5,330,024	5,460,799	(280,775)	(132,370)

25. Fair value of financial instruments

- The entity shall classify measuring fair value methods using fair value hierarchy that reflects the significance of inputs used in making the measurements. The hierarchy of fair value of financial instruments have the following levels:
 - Level 1: listed prices (unadjusted) in active markets for identical assets or liabilities.
 - Level 2: inputs rather than prices listed in level 1 and observable for the asset or liability, either directly (as prices) or indirectly (derived from prices).
 - Level 3: inputs for the asset or liability is not based on comparable market data that can be observed (non-observable inputs).

As of December 31, 2025	Levels	
	1	Total
Financial assets	JD	JD
Financial assets at fair value through profit or loss	254,160	254,160

26. The potential effects of economic fluctuations

As a result of the current global conflict, where the entity has taken into account any possible impact of current economic fluctuations in the inputs of future macroeconomic factors when determining the severity and probability of economic scenarios to determine expected credit losses.

27. Reclassification

2024 balances have been reclassified to conform to the adopted classification in 2025.