Arab International Hotels Company

Public Shareholding Company

Financial Statements

31 December 2025

Building a better
working world

Ernst & Young Jordan
P.O.Box 1140
Amman 11118
Jordan
Tel : 00 962 6580 0777/00 962 6552 6111
Fax: 00 962 6553 8300
www.ey.com/me

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of Arab International Hotels Company Public Shareholding Company
Amman – Jordan

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Arab International Hotels Company Public Shareholding Company (the Company), which comprise the statement of financial position as at 31 December 2025, the statement of profit or loss, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting polices information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards, are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' *(including international independence standards)* (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Jordan, 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 financial statements . These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Revenue recognition	**How the key audit matter was addressed in the audit**
Revenue recognition has been considered as a key audit matter as there is a probability of misstatements when recording and recognizing revenues due to high volume of revenues with low value transactions. There is also a risk that billing to guests and customers may be done for services that are not rendered or services rendered but not billed or recorded and hence may result in an overstatement or an understatement of revenues. The Company focuses on revenues as a key performance indicator, which may create an incentive for revenues to be recognized before rendering the service.	Our audit procedures included the assessment of the material accounting policies information followed by the Company to recognize revenues in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB). We tested the Company's controls around revenue recognition and key controls in the revenue cycle. We also performed analytical procedures on the gross margin for rooms and food, beverages and other departments. Having built expectations about revenue figures for the year we performed substantive analytical procedures using financial and non-financial information. We selected and tested a sample of journal entries on revenue accounts. The disclosures related to revenues appear in Note (24) to the financial statements, and the disclosures related to the material accounting policies for revenue recognition are presented in Note (5) to the financial statements.

Other information included in the Company's 2025 annual report

Other information consists of the information included in the Company's 2025 annual report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information. The Company 2025 annual report is expected to be made available to us after the date of this auditor's report. Our opinion on the 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 financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the 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 financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exist. 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 financial statements.

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

- Identify and assess the risks of material misstatement of the 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 exist, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Regulatory Requirements

The Company maintains proper books of accounts which are in agreement with the financial statements.

The partner in charge of the audit resulting in this auditor's report was Ahmad Abu Asabeh; license number 1155.

Amman – Jordan
29 March 2026

ERNST & YOUNG
Amman - Jordan

ARAB INTERNATIONAL HOTELS COMPANY - PUBLIC SHAREHOLDING COMPANY
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Notes	2025	2024
ASSETS		JD	JD
Non-current assets -			
Property and equipment - net	6	39,942,069	11,842,416
Financial assets at fair value through other comprehensive income	8	6,828,866	6,012,068
Investments in associates	7	52,216,381	41,534,651
Deferred tax assets		418,409	418,409
		99,405,725	59,807,544
Current assets -			
Inventories		229,148	272,994
Receivables and other debit balances	12	590,052	473,108
Cash and balances at banks	9	490,473	1,072,692
		1,309,673	1,818,794
Total Assets		100,715,398	61,626,338
EQUITY AND LIABILITIES			
Equity-			
Paid-in capital	1 & 13	32,728,881	32,728,881
Share premium	13	3,644,693	3,644,693
Statutory reserve	13	8,118,170	8,118,170
Voluntary reserve	13	4,000,000	4,000,000
Fair value reserve	8	(1,004,874)	(3,820,263)
Company's share of the fair value reserve from investments in associates.		(1,363,653)	(4,077,336)
Company's share of the revaluation of the reserve for assets from investments in associates.		6,789,788	-
Revaluation of assets reserve	13	21,892,596	-
Retained earnings		3,351,949	4,730,305
Total Equity		78,157,550	45,324,450
Liabilities-			
Non-current liabilities -			
Long-term loans	10	8,707,263	3,676,698
Bonds payable	11	4,680,000	4,680,000
		13,387,263	8,356,698
Current liabilities -			
Due to banks	9	1,825,304	2,410,463
Current portion of long-term loans	10	5,245,910	4,015,358
Accounts payables		1,010,276	561,962
Other credit balances	15	1,087,105	955,417
Income tax provision	17	1,990	1,990
		9,170,585	7,945,190
Total Liabilities		22,557,848	16,301,888
Total Equity and Liabilities		100,715,398	61,626,338

The accompanying notes from 1 to 25 form part of these financial statements

ARAB INTERNATIONAL HOTELS COMPANY - PUBLIC SHAREHOLDING COMPANY
STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025	2024
		JD	JD
Operational revenues of Amman Marriott Hotel	24	3,782,995	8,250,716
Operational costs of Amman Marriott Hotel		(4,054,938)	(6,694,777)
Depreciation of property and equipment	6	(804,352)	(872,136)
Operating (loss) profit of the hotel		(1,076,295)	683,803
Administrative expenses	16	(948,895)	(903,476)
Company's share of gains (losses) from associates	7	1,183,259	(639,387)
Investment impairment losses	7	(5,000)	(8,766)
Bank interest income		-	6,769
Finance costs		(866,516)	(788,942)
Dividends income		389,717	372,910
Depreciation of property and equipment	6	(13,423)	(15,952)
Other income		45,547	4,062
Loss before income tax		(1,291,606)	(1,288,979)
Income tax for the year	17	-	(60,505)
Loss for the year		(1,291,606)	(1,349,484)
		Fils / JD	Fils / JD
Basic (loss) earnings per share	18	(0.039)	(0.041)

ARAB INTERNATIONAL HOTELS COMPANY - PUBLIC SHAREHOLDING COMPANY
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025	2024
		JD	JD
Loss for the year		(1,291,606)	(1,349,484)
Add: Other comprehensive income items not to be reclassified to profit or loss in subsequent periods:			
Net change in fair value reserve	8	2,728,639	(341,611)
Revaluation of assets	6	21,892,596	-
Company's share of the net change in fair value reserve from the investments in associates	7	2,713,683	(1,653,937)
Company's share of the revaluation of assets of reserve for investments in associates.	7	6,789,788	-
Total comprehensive income for the year		32,833,100	(3,345,032)

Arab International Hotels Company - Public Shareholding Company
Statement of Changes in Equity
For the Year Ended 31 December 2025

	Paid-in capital	Share premium	Statutory reserve	Voluntary reserve	Fair value reserve*	Company's share of the fair value reserve from investments in associates*	Company's share of the revaluation of the reserve for assets from investments in associates.	Revaluation reserve of assets	Retained earnings	Total
	JD	JD	JD	JD	JD	JD	JD	JD	JD	JD
2025 -										
Balance at 1 January 2025	32,728,881	3,644,693	8,118,170	4,000,000	(3,820,263)	(4,077,336)	-	-	4,730,305	45,324,450
Total comprehensive income for the year	-	-	-	-	2,728,639	2,713,683	6,789,788	21,892,596	(1,291,606)	32,833,100
Loss arising from the sale of financial assets at fair value through other comprehensive income.	-	-	-	-	86,750	-	-	-	(86,750)	-
Balance at 31 December 2025	32,728,881	3,644,693	8,118,170	4,000,000	(1,004,874)	(1,363,653)	6,789,788	21,892,596	3,351,949	78,157,550
2024 -										
Balance at 1 January 2024	32,728,881	3,644,693	8,118,170	4,000,000	(3,478,652)	(2,423,399)	-	-	7,388,937	49,978,630
Total comprehensive income for the year	-	-	-	-	(341,611)	(1,653,937)	-	-	(1,349,484)	(3,345,032)
Dividends distribution (note 14)	-	-	-	-	-	-	-	-	(1,309,148)	(1,309,148)
Balance at 31 December 2024	32,728,881	3,644,693	8,118,170	4,000,000	(3,820,263)	(4,077,336)	-	-	4,730,305	45,324,450

* It is restricted to use an amount of JD 2,368,527 as at 31 December 2025 (JD 7,897,599 as at 31 December 2024), which represents the net negative balance of the fair value reserve and the Company's share of the fair value reserve from investments in associates. This restriction is based on the instructions of the Jordan Securities Commission.

* It is restricted to use an amount of JD 28,682,384 as at 31 December 2025, which represents the reserve resulting from revaluation of property and equipment and the Company's share of the revaluation of assets reserve from investments in associate companies. This restriction is based on the instructions of the Jordan Securities Commission regarding revaluation of assets and disposal of the revaluation surplus, pursuant to Article (12) of the Financial Securities Law No. (18) of 2017.

ARAB INTERNATIONAL HOTELS COMPANY - PUBLIC SHAREHOLDING COMPANY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025	2024
OPERATING ACTIVITIES		JD	JD
Loss for the year before income tax		(1,291,606)	(1,288,979)
Adjustments:			
Depreciation on property and equipment	6	817,775	888,088
Finance costs		866,516	788,942
Bank interest income		-	(6,769)
Company's share from associates' (gains) losses	7	(1,183,259)	639,387
Gain from sale of property and equipment		(45,547)	(4,062)
Dividends income		(389,717)	(372,910)
Investment impairment losses	7	5,000	8,766
Provision (Recovered from) expected credit losses provision	12	19,647	(1,742)
Changes in working capital:			
Inventories		43,846	(605)
Receivables and other debit balances		(136,591)	5,909
Accounts payable		448,314	(46,926)
Other credit balances		32,254	(293,759)
Income tax paid	17	-	(85,411)
Net cash flows (used in) from operating activities		(813,368)	229,929
INVESTING ACTIVITIES			
Purchase of property and equipment and additions on project under construction	6	(7,024,857)	(1,503,085)
Sale (purchase) of financial assets at fair value through other comprehensive income	8	1,911,841	(76)
Increase in an associate's capital	7	-	(250,498)
Profit returns on financial assets at fair value through other comprehensive income		389,717	372,910
Bank interest income received		-	6,769
Proceeds from sale of property and equipment		45,572	4,089
Net cash flows used in investing activities		(4,677,727)	(1,369,891)
FINANCING ACTIVITIES			
Dividends paid		-	(1,285,187)
Repayments of loans	10	(5,405,174)	(4,888,546)
Proceeds from loans	10	11,666,291	5,200,613
Finance costs paid		(767,082)	(689,508)
Net cash flows from (used in) financing activities		5,494,035	(1,662,628)
Net increase (decrease) in cash and cash equivalents		2,940	(2,802,590)
Cash and cash equivalents of 1 January		(1,337,771)	1,464,819
Cash and cash equivalents at 31 December	9	(1,334,831)	(1,337,771)

The accompanying notes from 1 to 25 form part of these financial statements

(1) GENERAL

The Arab International Hotels Company public share (the "Company") was registered as a Public Shareholding Company in 1975 with a paid-in capital of JD 3,000,000. The paid in capital was increased throughout the years to become JD 32,000,000 with par value of JD 1 per share. During 2021, the Company was merged with Beaches Company for Hotels and Resorts, and 728,881 shares were issued with a nominal par of JD 1 per share, bringing the capital to JD 32,728,881 as at 31 December 2025 and 31 December 2024.

The Company owns Amman Marriott Hotel which commenced its operations during 1982. The Hotel is managed by Marriott International Corporation in accordance with a management agreement signed during 1976 and its subsequent amendments the latest of which was in 2014 and is valid until 2041.

The financial statements were approved by the Company's Board of Directors on 24 March 2026 and these financial statements require the approval of the General Assembly of the shareholders of the Company.

(2) BASIS OF FINANCIAL STATEMENTS PREPARATION

The financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

The financial statements have been prepared on the historical cost basis except for lands and financial assets at fair value through other comprehensive income which is shown at fair value at the date of financial statements.

The financial statements have been presented in Jordanian Dinar, which is the functional currency of the Company.

(3) CHANGES IN ACCOUNTING POLICIES

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

Lack of exchangeability - Amendments to IAS 21
For annual reporting periods beginning on or after 1 January 2025, *Lack of Exchangeability – Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates* specifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position, and cash flows.

The amendments did not have a material impact on the Company's financial statements.

(4) USE OF ESTIMATES

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues and expenses and the resultant provisions. In particular, considerable judgment by management is required in the estimation of the amount and timing of future cash flows when determining the level of provisions required. 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 changes in such provisions.

The Company's management believes that its estimates in the financial statements are reasonable and detailed as follows:

- Provision for expected credit losses on receivables: Provision for expected credit losses on receivables is reviewed and under the principles and assumptions approved by the Company's management to estimate the allowance amount and in accordance with IFRS requirements.

- Income tax provision: The fiscal year shall be charged in respect of the income tax expense in accordance with the regulations, laws and accounting standards. The needed income tax provision is calculated accordingly.

- Useful life of properties and equipment: The Company's management estimates the useful life for its tangible assets for the purpose of calculating depreciation by depending on the general condition and expected useful life of these assets. Impairment loss is recorded in the statement of profit or loss (if any).

(5) MATERIAL ACCOUNTING POLICIES INFORMATION

Property and equipment

Property and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses

- Land is measured at fair value using the revaluation model, with any revaluation surplus or deficit recognized accordingly.
- Any revaluation surplus arising from an increase in the fair value of land over its carrying amount is recognized in the statement of other comprehensive income and accumulated in the asset revaluation reserve within equity.
- Any revaluation deficit is recognized in profit or loss, except to the extent of any previously recognized surplus for the same asset in the asset revaluation reserve.
- If a revaluation results in an increase in the value of an asset for which a decrease in value (revaluation deficit) was previously recognized in profit or loss, the increase is recognized in profit or loss to the extent that it reverses the previously recognized deficit. Any excess is recognized in other comprehensive income.
- Upon disposal of the asset, the related balance in the asset revaluation reserve is transferred in full to retained earnings.
- An independent and certified external valuator is appointed to perform an up-to-date fair value valuation of the building.

Depreciation is calculated over the estimated useful lives of the assets using the straight-line method, at the following annual rates:

	%
Hotel's building, renovations, and improvements	2-20
Furniture and fixtures	8-12
Machinery and equipment	6-20
Vehicles	15
Fire extinguishing system	4
Solar System	5

The assets carrying values of property and equipment are reviewed whenever indications arise or events incur that indicates that the carrying value is not recoverable. The asset's carrying amount is written down to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount and recording impairment loss in the statement of comprehensive income.

The assets useful life and depreciation methods are reviewed on a periodic basis to ensure that the depreciation methods and periods are proportionate to the future economic benefits from property and equipment.

Financial assets at fair value through other comprehensive income

These assets represent investments in equity instruments for the purpose of maintaining them over the long term.

Financial assets at fair value through other comprehensive income are recorded at fair value plus acquisition costs at the date of acquisition and subsequently measured at fair value. Changes in fair value are reported as a separate component in the statement of comprehensive income and in the statement of equity including the change in fair value resulting from conversion differences of non-cash items of assets at foreign currencies. In case of sale of such assets or part of it, the gains or losses is recorded at the statement of profit or loss resulted of the statement of comprehensive income and in the statement of equity and the valuation reserve balance for sold assets will be transferred directly to retained earnings and accumulated losses and not through statement of profit or loss.

- These assets are not subject to impairment testing.
- Dividends received are recognized in the statement of profit or loss when declared.

Investments in associates

An associate is an entity in which the Company has significant influence on the financial and operating decision-making (the Company does not control) which the company owns 20% to 50% from the voting rights. The Company's investments in its associates are accounted for using the equity method.

Income and expenses resulting from transactions between the Company and the associate are eliminated to the extent of the interest in the associates.

Under the equity method, investments in associates are stated at cost. The book value of the investments in the associate company is adjusted to record the company's share in the changes in the net assets of the associate company on the date of acquistion. The goodwill generated by the associate company is recorded as part of the investment account and is not amortized nor is an impairment test conducted for it individually.

The profit or loss statement reflects the Company's share of the results of the associate company's business. Any changes in the other comprehensive income of this investment are classified within the statement of comprehensive income.In the event that there is a change in the equity of the associate company. If any changes occurs it will be shown in the statement of changes in equity. Profit and losses resulting from transacations between the Company and its associates are excluded of the Company's share in the associate company.

The Company's share of the profits and losses of the associate company is shown in the statement of profit or loss outside the operating activites, which the profit or loss net of tax and non-controlling interest in the subsidiary of the affiliate company.

The financial statements of the associate company are preprared for the same financial period and same accounting policies.

After applying the equity method, the Company determines whether there is a need to calculate an impairment loss on its investment in the affiliate company. At the end of teach fiscal year, the company determines whether there is objective evidence of impairment in investment in the affiliate company. By calculating the value of that impairment as the difference between the recoverable amount of the associate and its book value, which the loss is recognised in the statement of profit or loss.

When the loss of significant influence over the associate, the Company measures and recognize the return on investment at fair value. Any differences between the book value of the investment and the fair value are recorded in the profit or loss statement.

Accounts receivable
Accounts receivables are stated at original invoice amount less provision expected credit losses. The Company applies the simplified approach in calculating the expected credit loss in accordance with the International Financial Reporting Standard number (9).

Inventories
Inventories are valued at cost (weighted average costing) or net realizable value whichever is lower.

Cash and cash equivalents
For the purpose of the statement of cash flows, cash and cash equivalents consist of cash on hand and at banks and short-term deposits with maturities of three months or less, net due banks.

Fair value
The Company measures financial instruments such as financial assets at fair value through other comprehensive income at fair value on the date of the financial statements as disclosed in (note 21).

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability In the principal market for the asset or liability.

In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

Loans
After initial recognition, interest bearing loans are subsequently measured at amortized cost using the effective interest rate method.

Provisions
Provisions are recognized when the Company has a present obligation (legal or constructive) arising from a past event and the cost to settle the obligation is both probable and able to be reliably measured.

Segment reporting
A business segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different from those of other business segments which are measured based on the reporting to management and the decision makers in the Company.

A geographical segment is engaged in providing products or services within a particular economic environment that are subject to risks and return that are different from those of segments operating in other economic environments.

The Company's activity consists of three economic sectors the revenues and expenses of the Marriott Amman Hotel, investments in financial assets through other comprehensive income and investments in associates.

Revenue and expenses recognition
Revenue is recognized based on the five-step model framework derived from the international financial reporting standard number (15) which includes the identification of the contract, price, allocating the contract price to the performance obligation in the contract and recognizing revenue when the company satisfies the performance obligation. Whereby revenue is recognized when selling goods to the customers and issuing the invoice to the customer at a point in time.

Interest revenue is recognised on accrual basis using effective interest rate.

Company's share of profits of associates is recognised by using the equity method when the associates declare their results.

Other income is recognised on accrual basis.

Expenses are recognised on accrual basis.

Foreign currency
Foreign currency transactions during the year are recorded using exchange rates that are in effect at the dates of the transactions. Assets and liabilities denominated in foreign currencies are translated to Jordanian Dinars using the prevailing exchange rates at year end. Foreign exchange gains or losses are reflected in the statement of profit or loss.

Income Taxes
Income tax is accounted for in accordance with the Income Tax Law No. (34) of 2014 and its amendments and International Accounting Standard No. (12) which states that deferred tax is provided for temporary differences, at each reporting date, between the tax basis of assets and liabilities and their carrying amounts for financial reporting purposes.

Current tax is calculated based on taxable profits, which may differ from accounting profits appearing in the statement of profit or loss. Accounting profits may include non-taxable profits or expenses which may not be tax deductible in the current but in subsequent applicable years.

Deferred Tax Assets
Deferred tax assets are recognized for all deductible temporary differences such as unused tax expenses and losses to the extent that it is probable that taxable profit will be available against which the loses can be utilized. Management judgment is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and the level of future taxable profits.

Offsetting
Offsetting between financial assets and financial liabilities and presenting the net amount on the consolidated statement of financial position is performed only when there are legally enforceable rights to offset, the settlement is on a net basis, or the realization of the assets and satisfaction of the liabilities is simultaneous.

Impairment of financial assets
The Company assesses at each reporting date whether there is any objective evidence to record allowance for expected credit loss on a financial asset or a group of financial assets.

Impairment is determined based on lifetime expected credit losses through establishing a provision matrix that is based on the Company's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

Impairment is recognized as an allowance for expected credit loss in the statement of comprehensive income. If in a subsequent period, the amount of the impairment loss decreases, the income is recognized in the statement of comprehensive income.

Impairment of non-financial assets
The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded subsidiaries or other available fair value indicators.

Current versus non-current classification
The Company presents assets and liabilities in the statement of financial position based on current/non-current classification.

An asset is classified as current when it is:
- expected to be realized or intended to sold or consumed in the normal operating cycle;
- held primarily for the purpose of trading;
- expected to be realized within twelve months after the reporting period; or
- cash or cash equivalent unless restricted from being exchanged or used to settle a Liability for at least twelve months after the reporting period.

The Company classifies all other assets as non-current.

A liability is current when:

- it is expected to be settled in the normal operating cycle;
- it is held primarily for the purpose of trading;
- it is due to be settled within twelve months after the reporting period; or
- that there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

(6) PROPERTY AND EQUIPMENT, NET

	Land****	Hotel's building renovations and improvements	Furniture and fixtures	Machinery and equipment	Vehicles	Fire extinguishing system	Solar System	Project in progress**	Total
2025 -	JD	JD	JD	JD	JD	JD	JD	JD	JD
Cost/ Valuation -									
Balance as at 1 January 2025	2,094,168	19,133,374	8,767,334	7,812,280	359,815	424,782	2,884,253	1,394,827	42,870,833
Additions	-	-	20,281	186,183	-	-	7,748	6,810,645	7,024,857
Revaluation of assets	21,892,596	-	-	-	-	-	-	-	21,892,596
Disposal	-	-	(798,871)	(8,020)	-	-	-	-	(806,891)
Balance as at 31 December 2025	23,986,764	19,133,374	7,988,744	7,990,443	359,815	424,782	2,892,001	8,205,472	70,981,395
Accumulated depreciation -									
Balance as at 1 January 2025	-	13,890,100	8,341,139	7,164,196	308,219	424,782	899,981	-	31,028,417
Depreciation for the year**	-	384,580	103,788	174,097	11,032	-	144,278	-	817,775
Disposal	-	-	(798,848)	(8,018)	-	-	-	-	(806,866)
Balance as at 31 December 2025	-	14,274,680	7,646,079	7,330,275	319,251	424,782	1,044,259	-	31,039,326
Net book value as at 31 December 2025	23,986,764	4,858,694	342,665	660,168	40,564	-	1,847,742	8,205,472	39,942,069
2024 -									
Cost -									
Balance as at 1 January 2024	2,094,168	19,095,586	8,992,891	8,075,628	359,815	424,782	2,879,504	79,288	42,001,662
Additions	-	-	40,202	81,249	-	-	4,749	1,376,885	1,503,085
Transfer from project under construction	-	37,788	23,558	-	-	-	-	(61,346)	-
Disposal	-	-	(289,317)	(344,597)	-	-	-	-	(633,914)
Balance as at 31 December 2024	2,094,168	19,133,374	8,767,334	7,812,280	359,815	424,782	2,884,253	1,394,827	42,870,833
Accumulated depreciation -									
Balance as at 1 January 2024	-	13,504,842	8,488,081	7,304,889	296,130	424,782	755,492	-	30,774,216
Depreciation for the year**	-	385,258	142,375	203,877	12,089	-	144,489	-	888,088
Disposal	-	-	(289,317)	(344,570)	-	-	-	-	(633,887)
Balance as at 31 December 2024	-	13,890,100	8,341,139	7,164,196	308,219	424,782	899,981	-	31,028,417
Net book value as at 31 December 2024	2,094,168	5,243,274	426,195	648,084	51,596	-	1,984,272	1,394,827	11,842,416

* The total cost of fully depreciated property and equipment as at 31 December 2025 amounted to JD 14,177,237 (31 December 2024: JD 14,326,165).

** The depreciation expense for the year ended 31 December 2025 is divided between depreciation of operating property and equipment amounting to JD 804,352 (JD 872,136 for the year ended 31 December 2024) and depreciation of administrative property and equipment amounting to JD 13,423 (JD 15,952 for the year ended 31 December 2024).

*** The projects under progress represent a project to upgrade elevators, bathrooms, and hotel rooms. The total estimated cost to complete the projects amounts to JD 8,476,142, and they are expected to be completed in 31 March 2026.

**** This item represents land owned by the Arab International Hotels Company in Amman and Muwaqar which is measured at fair value amounting to JD 23,986,764. The fair value of the land was determined by three independent professional valuers based on prevailing market prices for similar locations. The Company obtained its most recent valuation in 2026, and any changes in fair value are recognized as revaluation reserve in the statement of changes in equity.

(7) INVESTMENT IN ASSOCIATES

	Percentage of ownership		Value	
	2025	2024	2025	2024
	%	%	JD	JD
Business Tourism Company	36.217	36.217	23,440,279	16,656,622
Al Dawliyah for Hotels and Malls Company	26.91	26.91	13,220,673	12,682,519
Jordan Investor Center Company	49.99	49.99	14,733,532	11,404,768
Arab International Real Estate Company	42.35	42.35	642,300	642,969
Al Marasi Development and Management Company	21.43	21.43	90,877	102,430
Interior Design Studio Company	34	34	88,720	45,343
			52,216,381	41,534,651

The schedule below includes a summary of the associates main operations:

Company	Company's operation
Business Tourism Company – private shareholding	Owning Company of Jordan Valley Marriot and Petra Marriott Hotel
Al Dawliyah for Hotels and Malls Company - PLC	Owning Company of Sheraton Amman Hotel
Jordan Investor Center Company – private shareholding	Investments in stocks and companies
Arab International Real Estate Company – private shareholding	Investments in land and real estate
Al Marasi Development and Management Company	Managing energy projects for companies
Interior Design Studio Company LLC.	Hotels decorations and interior designs

Movement on investment in associates is as follows:

	2025	2024
	JD	JD
Balance at 1 January	41,534,651	43,586,243
Company's share of associates profits (losses), net	1,183,259	(639,387)
Investment impairment loss – Interior Design Studio Company	(5,000)	(8,766)
Company's share of fair value reserve from investment in associates	2,713,683	(1,653,937)
Company's share of the reserve for revaluation of assets from investments in associates	6,789,788	-
Increase in an associate's capital	-	250,498
Balance at 31 December	52,216,381	41,534,651

Movement on investment in associates is as follows:

	Business Tourism Company	Al Dawliyah for Hotels and Malls Company	Jordan Investor Center Company	Arab International Real Estate Company	Al Marasi Development and Management Company	Interior Design Studio Company	Total
2025 -	JD	JD	JD	JD	JD	JD	JD
Investment in associates							
Current assets	6,166,008	2,010,818	30,811,496	96,467	427,533	690,633	40,202,955
Non-current assets	77,927,623	58,556,591	6,200	1,362,399	878,279	7,064	138,738,156
Current liabilities	(10,886,263)	(6,236,912)	(21,778)	(2,757)	(710,558)	(436,634)	(18,294,902)
Non-current liabilities	(4,386,998)	(1,825,237)	(3,073,092)	-	(149,700)	(124)	(9,435,151)
Equity	68,820,370	52,505,260	27,722,826	1,456,109	445,554	260,939	151,211,058
Company's ownership %	36,217%	26.91%	49.99%	42.35%	21.43%	34%	
Investments amount	23,440,279	13,220,673	14,733,532	642,300	90,877	93,720	52,221,381
Impairment loss	-	-	-	-	-	(5,000)	(5,000)
Investment's net amount	23,440,279	13,220,673	14,733,532	642,300	90,877	88,720	52,216,381
Results of operations							
Operating Profit (loss)	331,418	2,233,565	2,790,066	2,325	(37,937)	251,793	5,571,230
Administrative expenses	(92,996)	(1,094,429)	(334,400)	(3,905)	(15,974)	(97,709)	(1,639,413)
Finance costs	(279,408)	(310,740)	(577,237)	-	-	(11,800)	(1,179,185)
Profit (loss) for the year	(40,986)	828,396	1,878,429	(1,580)	(53,911)	142,284	2,752,632
The Company's share of profit (loss) for the year	(14,844)	222,921	939,027	(669)	(11,553)	48,377	1,183,259

	Business Tourism Company	Al Dawliyah for Hotels and Malls Company	Jordan Investor Center Company	Arab International Real Estate Company	Al Marasi Development and Management Company	Interior Design Studio Company	Total
2024 -	JD	JD	JD	JD	JD	JD	JD
Investment in associates							
Current assets	4,556,500	2,180,498	7,254,314	97,175	381,215	497,645	14,967,347
Non-current assets	54,786,516	57,627,691	23,515,853	1,362,399	936,691	9,055	138,238,205
Current liabilities	(6,312,045)	(7,519,489)	(9,418,993)	(1,885)	(701,941)	(373,213)	(24,327,566)
Non-current liabilities	(3,000,554)	(1,783,276)	-	-	(216,500)	(124)	(5,000,454)
Equity	50,030,417	50,505,424	21,351,174	1,457,689	399,465	133,363	123,877,532
Company's ownership %	36.217%	26.91%	49.99%	42.35%	21.43%	34%	
Investments amount	16,406,124	12,682,519	11,404,768	642,969	102,430	54,109	41,292,919
Impairment loss	-	-	-	-	-	(8,766)	(8,766)
Capital increase in an associate	250,498	-	-	-	-	-	250,498
Investment's net amount	16,656,622	12,682,519	11,404,768	642,969	102,430	45,343	41,534,651
Results of operations							
Operating Profit (loss)	(530,126)	1,680,578	1,044,800	2,392	(32,584)	219,983	2,385,043
Administrative expenses	(881,453)	(968,031)	(533,875)	(2,361)	(33,381)	(83,945)	(2,503,046)
Finance costs	(172,986)	(340,817)	(885,834)	-	(24,210)	(14,887)	(1,438,734)
Profit (loss) for the year	(1,584,565)	371,730	(374,909)	31	(90,175)	121,151	(1,556,737)
The Company's share of profit (loss) for the year	(573,882)	100,033	(187,417)	13	(19,325)	41,191	(639,387)

(8) FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	2025	2024
	JD	JD
Investment in companies' shares – quoted in Amman Stock Exchange	6,785,342	5,953,437
Investment in companies' shares– unquoted in Amman Stock Exchange	43,524	58,631
	6,828,866	6,012,068

Movement on the financial assets at fair value is as follows:

	2025	2024
	JD	JD
Balance at 1 January	6,012,068	6,353,603
(Sale) purchase of investments during the year	(1,911,841)	76
Change in fair value	2,728,639	(341,611)
Balance at 31 December	6,828,866	6,012,068

Movement on fair value reserve is as follows:

	2025	2024
	JD	JD
Balance at 1 January	(3,820,263)	(3,478,652)
sale of financial assets at fair value through other comprehensive income	86,750	-
Net change in fair value for the year	2,728,639	(341,611)
Balance at 31 December	(1,004,874)	(3,820,263)

(9) CASH AND BALANCES AT BANKS

	2025	2024
	JD	JD
Cash on hands and balances at banks	490,473	1,072,692
	490,473	1,072,692

For the purpose of preparing the cash flow statement, the details of cash and cash equivalents are as follows:

	2025	2024
	JD	JD
Cash and balances at banks	490,473	1,072,692
Less: Due to banks*	(1,825,304)	(2,410,463)
	(1,334,831)	(1,337,771)

* Due to banks represents an overdraft account with Jordan Ahli Bank with a ceiling of JD 2,000,000, bearing an interest rate of 8.5% as of 31 December 2025.

(10) Loans

Loans are categorized according to their maturity date as follows:

	2025		2024	
	Current portion of long-term loans	Long-term loans	Current portion of long-term loans	Long-term loans
	JD	JD	JD	JD
Jordan Ahli Bank – USD (1)	385,696	387,590	385,696	773,286
Jordan Ahli Bank – JD (2)	375,000	1,125,000	375,000	1,500,000
Jordan Ahli Bank – JD (3)	195,000	1,322,869	-	403,412
Jordan Ahli Bank – JD (4)	1,000,000	4,037,804	289,113	-
Jordan Ahli Bank – JD (5)	666,000	1,334,000	-	-
Jordan Ahli Bank – USD (6)	2,124,214	-	1,508,399	-
Jordan Ahli Bank – USD (7)	-	-	957,150	-
Arab Bank – JD (8)	500,000	500,000	500,000	1,000,000
	5,245,910	8,707,263	4,015,358	3,676,698

Jordan Ahli Bank – USD (1)
This balance represents a reducing loan obtained from Jordan Ahli Bank with a ceiling of USD 4,200,000 (JD 2,977,800). The Company signed the loan agreement with Jordan Ahli Bank on 15 April 2015. The loan was granted against the Company's guarantee at an average interest rate of 6.895%. The loan is to be repaid in 18 equal semi-annual instalments. The outstanding utilized loan balance amounted to JD 773,286 as at 31 December 2025 (31 December 2024: JD 1,158,982).

Jordan Ahli Bank – JD (2)
On 15 June 2020, the Company signed a loan agreement with Jordan Ahli Bank, under which it was granted a loan to finance operating expenses and salaries with a ceiling of JD 3,000,000 at an annual interest rate of 3% based on the daily utilized balance. The loan is to be repaid in 16 semi-annual instalments, with the first instalment due on 30 June 2022 and the last instalment due on 31 December 2029. The utilized loan balance amounted to JD 1,500,000 as at 31 December 2025 (31 December 2024: JD 1,875,000).

Jordan Ahli Bank – JD (3)
On 15 February 2024, the Company signed a reducing loan agreement with Jordan Ahli Bank, under which it was granted a loan to finance operating expenses with a ceiling of JD 1,560,000 at an annual interest rate of 3% based on the daily utilized balance. A portion of the loan balance was utilized for the first time on 22 February 2024. The loan is to be repaid in two semi-annual instalments. The utilized loan balance amounted to JD 1,517,869 as at 31 December 2025 (31 December 2024: JD 403,412).

Jordan Ahli Bank – JD (4)
On 23 September 2024, the Company signed a reducing loan agreement with Jordan Ahli Bank, under which it was granted a loan with a ceiling of JD 7,000,000 at an annual interest rate of 8.5% based on the daily utilized balance. The loan is to be repaid in 10 semi-annual instalments, with the first instalment was due on 31 December 2025 and the last instalment due on 31 December 2031. The utilized loan balance amounted to JD 5,037,804 as at 31 December 2025 (31 December 2024: JD 289,113).

Jordan Ahli Bank – JD (5)
On 22 December 2025, the Company signed a reducing loan agreement with Jordan Ahli Bank, under which it was granted a loan to finance operating expenses with a ceiling of JD 2,000,000 at an interest rate of 8.5% based on the daily utilized balance. The loan is to be repaid in six semi-annual instalments, with the final instalment due on 30 September 2027. The utilized loan balance amounted to JD 2,000,000 as at 31 December 2025.

Jordan Ahli Bank – USD (6)
On 22 December 2024, the Company signed a revolving loan agreement with Jordan Ahli Bank, under which it was granted a loan to finance operating expenses with a ceiling of USD 3,000,000 (JD 2,127,000) at an interest rate of 5.17% based on the daily utilized balance. The loan is to be repaid in four quarterly instalments, the first instalment was due on 22 March 2024 and the last instalment due on 30 December 2026. The utilized loan balance amounted to JD 2,124,214 as at 31 December 2025 (31 December 2024: JD 1,508,399).

Jordan Ahli Bank – USD (7)
This balance represents a loan obtained from Jordan Ahli Bank amounting to USD 6,000,000 (JD 4,254,000). The Company signed the loan agreement with Jordan Ahli Bank on 26 March 2019, under which the loan was granted against the Company's guarantee at an annual interest rate of 5.82%. The loan is to be repaid in 10 equal semi-annual instalments. The first instalment was due on 28 February 2021, while interest is payable on a monthly basis. During 2021, the Company rescheduled the loan, whereby the instalments that were due in that year were deferred until the end of the loan term. The loan was fully settled during the year ended 31 December 2025.

Arab Bank – JD (8)
On 21 March 2024, the Company signed a reducing loan agreement with Arab Bank, under which it was granted a loan with a ceiling of JD 2,000,000 at an annual interest rate of 8.25% based on the daily utilized balance. The loan is to be repaid in 8 semi-annual instalments, the first instalment was due on 21 June 2024 and the final instalment due on 21 December 2027. The outstanding loan balance amounted to JD 1,000,000 as at 31 December 2025 (31 December 2024: JD 1,500,000).

Movement on the loans during the year is as follows:

	2025	2024
	JD	JD
Balance at 1 January	7,692,056	7,379,989
Proceeds from loans	11,666,291	5,200,613
Loans repayments	(5,405,174)	(4,888,546)
Balance at 31 December	13,953,173	7,692,056

* The amount of annual payments and maturities of long term loans are as follow:

Year	JD
2027	3,123,590
2028	2,238,000
2029	1,570,000
2030	1,195,000
2031	232,804
2032	195,000
2033	152,869
	8,707,263

(11) BONDS PAYABLE

On 6 February 2022, Arab International Hotels Company Public Shareholding Company issued 7,000 bonds through Jordan Ahli Bank with a par value of JD 1,000 per bond and a total value of JD 7,000,000 for five years at a fixed interest rate of 5.5%. paid semi-annually. The subscribed bond balance reached to JD 4,680,000 at 31 December 2025 and 2024.

(12) RECEIVABLES AND OTHER DEBIT BALANCES

	2025	2024
	JD	JD
Trade receivables	399,555	294,278
Provision for expected credit losses*	(28,301)	(31,953)
	371,254	262,325
Due from related parties (Note 19)	23,299	23,299
Provision for expected credit losses – related parties** (Note 16)	(23,299)	-
	-	23,299
Advance payment received for capital increase in associate company (Note 19)	50,000	-
Other debit Balances	168,798	187,484
	590,052	473,108

* Movement on expected credit losses provision is as follows:

	2025	2024
	JD	JD
Balance as at 1 January	31,953	33,695
Reversal of provision for expected credit losses	(3,652)	(1,742)
Balance as at 31 December	28,301	31,953

As at 31 December, the ageing of unimpaired receivables net of expected credit losses provision is as follows:

	1 – 30 days	31 – 60 days	61 – 90 days	More than 91 days	Total
	JD	JD	JD	JD	JD
2025	315,208	46,132	4,064	5,850	371,254
2024	161,872	61,158	29,245	10,050	262,325

**Movement on expected credit losses related to amounts due from related parties:

	2025	2024
	JD	JD
Balance as at 1 January	-	-
Provision for the year	23,299	-
Balance as at 31 December	23,299	-

Based on management's assessment, these receivables are not considered doubtful of collection and are expected to be fully recoverable. The Company does not obtain guarantees against these receivables; accordingly, they are considered unsecured.

(13) EQUITY

Paid-in capital
The Company authorized and paid-in capital amounted to JD 32,728,881 divided to 32,728,881 shares with par value of JD 1 per share as at 31 December 2025 and 2024.

Share premium
The amount accumulated in this account represents the difference between the proceeds of share issuances and the par value of the issued shares.

Statutory reserve
The balance of this account represents amounts transferred from the annual net profit before income tax at a rate of 10% during the year. This reserve is not available for distribution to shareholders. The Company may suspend the annual transfer once the statutory reserve reaches an amount equal 25% of the Company's paid-up share capital.

Voluntary reserve
The accumulated amounts in this account represent cumulative appropriations of 20% of the profit before income tax as a minimum, based on the company board director decision. The statutory reserve is available for distribution to the shareholders.

Revaluation reserve of assets
The revaluation reserve is used to record increases in the fair value of land, and decreases thereon, to the extent of any previously recognized increases recorded in shareholders' equity for the same assets.

(14) Dividends distribution

No dividends were distributed for the year ended 31 December 2025 from the results of operations for the year 2024.

In its meeting held on 17 March 2024, the General Assembly approved the distribution of an amount of JD 1,309,148 from the retained earnings to shareholders as cash dividends, representing 4% of the paid-up capital, in respect of the results of operations for the year 2023.

(15) OTHER CREDIT BALANCES

	2025	2024
	JD	JD
Due to shareholders and dividends payable	302,207	310,906
Accrued expenses and interests	743,337	644,511
Due to related parties (note 19)	41,561	-
	1,087,105	955,417

(16) ADMINISTRATIVE EXPENSES

	2025	2024
	JD	JD
Salaries, wages and other benefits	427,402	458,177
Solar System	104,880	88,351
Board of Directors travel and transportation expenses	88,408	89,657
Insurance expenses	51,536	50,049
Property tax expenses	45,754	45,831
Professional fees	36,891	21,705
Bank charges	31,503	32,558
Governmental fees	27,950	26,861
Donations	27,500	15,758
Provision for expected credit loss	23,299	-
Rent	19,350	19,350
Vehicles expenses	15,477	16,359
Maintenance Expenses	13,926	3,499
Social security	13,176	13,913
Chairman office expenses	11,473	7,755
Hospitality expenses	3,697	5,352
Advertisement expenses	2,342	2,599
Stationery and publications	665	2,071
Others	3,666	3,631
	948,895	903,476

(17) INCOME TAX

No income tax for the year ended 31 December 2025 has been calculated due to the excess of deductible expenses over taxable income in accordance with income tax law no. (34) of 2014 and its amendments.

The Company obtained a final clearance from the Income Tax Department up to the year 2020. The tax return for the year 2023 was accepted under the sampling system.

The Company submitted its tax declarations to the Income and Sales Tax Department for the years 2021, 2022 and 2024. The submitted tax declarations have not been audited up to the date of these financial statements.

Movement on income tax provision is as follows:

	2025	2024
	JD	JD
Balance as at 1 January	1,990	26,896
Income tax for the year	-	-
Income tax for the prior years	-	60,505
Income tax paid	-	(85,411)
Balance as at 31 December	1,990	1,990

The reconciliation between the accounting profit and taxable income is as follows:

	2025	2024
	JD	JD
Accounting profit before tax	(1,291,606)	(1,288,979)
Less: Non-taxable income	(1,567,976)	(372,910)
Add: Non-deductible expenses	102,429	741,380
	(2,757,153)	(920,509)
Income tax expense for the year	-	-
Statutory income tax rate	20%	20%
National contribution tax	1%	1%
Effective income tax rate	-	-

(18) BASIC AND DILUTED LOSS PER SHARE

	2025	2024
Loss for the year attributable to the shareholders of the Company (JD)	(1,291,606)	(1,349,484)
Weighted average number of shares at end of year (share)	32,728,881	32,728,881
	Fils / JD	Fils / JD
Basic and diluted loss per share*	(0/039)	(0/041)

* The diluted loss per share for the year is equal to the basic earnings per share of loss for the year.

(19) RELATED PARTIES

Related parties represent Shareholders, sister companies, directors and key management personnel of the Company, companies in which they have major shareholders, and affiliate companies. Pricing policies and terms of these transactions are approved by the Company's management.

Related parties' balances included in the statement of financial position is as follows:

	2025	2024
	JD	JD
Assets:		
Current accounts at Jordan Ahli Bank (shareholder)	456,881	1,047,964
Liabilities:		
Loans granted by Jordan Ahli Bank (shareholder) – (note 10)	12,953,173	6,192,056
Bonds portion owned from related parties (sister companies)	4,650,000	4,650,000
Due to banks for Ahli bank (note 9)	1,825,304	2,410,463

	2025	2024
	JD	JD
Financial assets at fair value through other comprehensive income:		
The Jordan Worsted Mills Company – Public Shareholding Company	3,314,973	2,333,187
El-Zay for Ready Wear Manufacturing Company	415,055	357,140
Jordan Ahli Bank	3,055,314	2,050,277

Receivables and other debit balances include a due from related parties as follows:

	2025	2024
	JD	JD
Due from Interior Studio Design Company for Internal Designs (note 12)	23,299	23,299
Provision for expected credit loss (note 16)	(23,299)	-
	-	23,299
Advance payment to increase the paid-up capital of associate Company (Al-Marasi for Development and Management Company).	50,000	-

Other credit balances includes amounts payable to related parties, the details of which are presented below:

	2025	2024
	JD	JD
Studio Design Company for Internal Designs (note 15)	41,561	-

Transactions with related parties included in the statement of profit or loss are as follows:

	2025	2024
	JD	JD
Key management salaries and benefits and Board of Directors remuneration	416,722	427,850
Interest income on deposits - Jordan Ahli Bank	-	6,769
Finance costs – Jordan Ahli Bank	494,600	417,123
Bonds finance costs – related parties	255,750	256,455
Dividends income	322,506	322,506
Rent expenses- Al-Izdihar Center for Trade and Investment	19,350	19,350

(20) RISK MANAGEMENT

Interest rate risk

The Company is exposed to interest rate risk on its interest-bearing assets and liabilities such as bank deposit and term loans. There is no interest rate risk associated with interest rate on bonds as it bears fixed interest rates.

The sensitivity of the statement of profit or loss is the effect of the assumed changes in interest rates on the Company's profit for one year, based on the floating rate financial assets and financial liabilities held at 31 December.

The following table demonstrates the sensitivity of the statement of profit or loss to reasonably possible changes in interest rates as 31 December, with all other variables held constant:

Currency	Increase in interest rate	Effect on loss for the year
2025-	Basis point	JD
JD	100	(110,557)
USD	100	(28,975)
2024-		
JD	100	(40,675)
USD	100	(36,245)

2025-	Decrease in interest rate	Effect on profit for the year
Currency	Basis point	JD
JD	100	110,557
USD	100	28,975
2024-		
JD	100	40,675
USD	100	48,975

Change in stock price risk

The following table demonstrates the sensitivity of the fair value reserve to reasonably possible changes in stock prices, with all other variables held constant:

2025-	Change in index	Effect on equity
Index	%	JD
Amman Stock Exchange	5	339,267
	(5)	(339,267)

2024 -	Change in index	Effect on equity
Index	%	JD
Amman Stock Exchange	5	297,672
	(5)	(297,672)

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss.

The Company seeks to limit its credit risk with respect to customers by setting credit limits for individual customers and monitoring outstanding receivables. The Company seeks to limit its credit risk with respect to banks by only dealing with reputable banks.

Liquidity risk
The Company limits its liquidity risk by ensuring bank facilities are available.

The table below summarises the maturities of the Company's (undiscounted) financial liabilities at 31 December, based on contractual payment dates and current market interest rates.

	Less than 3 months	From 3 to 12 months	From 1 to 5 years	Total
	JD	JD	JD	JD
As at 31 December 2025				
Bonds payable	128,700	128,700	4,711,029	4,968,429
Accounts payable and other credit balances	2,097,381	-	-	2,097,381
Loans	484,205	5,551,180	9,861,631	15,897,016
Due to banks	1,838,233	-	-	1,838,233
Total	4,548,519	5,679,880	14,572,660	24,801,059
As at 31 December 2024				
Bonds payable	64,350	193,050	4,937,400	5,194,800
Accounts payable and other credit balances	1,517,379	-	-	1,517,379
Loans	1,105,597	2,909,760	4,320,106	8,335,463
Due to banks	2,427,537	-	-	2,427,537
Total	5,114,863	3,102,810	9,257,506	17,475,179

Currency risk
Most of the Company's transactions are in Jordanian Dinars and US Dollar. The Jordanian Dinar is fixed against US Dollar (1/41 USD / 1JD).

(21) FAIR VALUE FINANCIAL INSTRUMENTS

Financial instruments comprise of financial assets and liabilities.

Financial assets consist of cash on hand and balances at banks, , account receivable, financial assets at fair value through other comprehensive income and some other debit balances. Financial liabilities consist of accounts payable, bonds payable, due to banks, loans, and some other credit balances.

There is no material differences between the fair value of the financial assets and their book value.

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: Quoted prices in active markets for identical assets or liabilities.
Level 2: Other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly.
Level 3: Techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

The following table shows the analysis of financial instruments at fair value, according to the above-mentioned hierarchy:

	Level 1	Level 2	Level 3	Total
2025 -	JD	JD	JD	JD
Financial assets at fair value through other comprehensive income	6,785,342	-	43,524	6,828,866
Lands	-	-	23,986,764	23,986,764
2024 -				
Financial assets at fair value through other comprehensive income	5,953,437	-	58,631	6,012,068

(22) CAPITAL MANAGEMENT

The primary objective of the Company's capital management is to ensure that it maintains appropriates capital ratios in order to support its business and maximize shareholder value.

The Company manages its capital structure and makes adjustments to it in light of changes in business conditions. No changes were made in the objectives, policies, or processes for the current year and previous year.

The items included within the capital structure represent paid-up share capital, share premium, statutory reserve, Voluntary reserve, fair value reserve, the Company's share of the fair value reserve from investments in associates, the Company's share of the revaluation of assets reserve from investments in associates, and retained earnings.

The aggregate balance amounted to JD 78,157,550 as of 31 December 2025 (equivalent to JD 45,324,450 as of 31 December 2024). The Company's current liabilities exceeded the Company's assets by JD 7,860,912 as of 31 December 2025 (JD 6,126,396 as of 31 December 2024).

(23) CONTINGENT LIABILITIES

The Company is a defendant in a number of lawsuits amounting JD 19,811 as of 31 December 2025 representing legal claims related to its activities (31 December 2024: JD 23,474). The management and legal consultant believe that the provision booked is sufficient to meet the obligations that may result from these cases and claims. The Company filed a number of lawsuits against others amounting JD 29,460 representing legal claims related to its activities as of the date of financial statements (2024: JD 29,460).

(24) SEGMENT INFORMATION

A business segment is the Company's assets and operations engaged in providing products and services together or are subject to risks and returns services differ from those of other business segments.

Geographical segment is associated in providing products or services in a particular economic environment subject to risks and rewards that are different from those in other segments operating in other economic environments. Segment results are as follows:

The following table represents Marriott Amman operating revenues:

	2025	2024
	JD	JD
Rooms Revenues	1,085,689	4,573,554
Food and Beverage Revenues	2,520,340	3,422,542
Other Revenues	176,966	254,620
	3,782,995	8,250,716

The following table summarizes the segment results:

	Hotel sector	Investment in financial assets	Total
	JD	JD	JD
2025 -			
Revenues	3,782,995	1,613,523	5,396,518
Segment results -			
(Loss) Profit before income tax	(2,905,129)	1,613,523	(1,291,606)
Income tax	-	-	-
(Loss) Profit for the year	(2,905,129)	1,613,523	(1,291,606)
Other Segment Information			
Capital expenditures	7,024,857	-	7,024,857
Depreciation	817,775	-	817,775
2024 -			
Revenues (losses)	8,250,716	(264,412)	7,986,304
Segment results -			
Loss before income tax	(1,024,567)	(264,412)	(1,288,979)
Income tax	-	(60,505)	(60,505)
Loss for the year	(1,024,567)	(324,917)	(1,349,484)
Other Segment Information			
Capital expenditures	1,503,085	-	1,503,085
Depreciation	888,088	-	888,088
2025 -			
Sector assets	78,331,103	22,384,295	100,715,398
Sector liabilities	22,557,848	-	22,557,848
2024 -			
Sector assets	43,418,760	18,207,578	61,626,338
Sector liabilities	16,301,888	-	16,301,888

The Company's share of profits from subsidiary companies amounted to JD 1,183,259 for the year ended 31 December 2025, as compared to the Company's share of losses from subsidiary companies, which amounted to JD 639,387 for the year ended 31 December 2024.

(25) STANDARDS ISSUED BUT NOT YET EFFECTIVE

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

Amendments to the Classification and Measurement of Financial Instruments— Amendments to IFRS 9 and IFRS 7

In May 2024, the IASB issued Amendments to IFRS 9 and IFRS 7, Amendments to the Classification and Measurement of Financial Instruments (the Amendments). The amendments include:

- A clarification that a financial liability is derecognised on the 'settlement date' and introduce an accounting policy choice (if specific conditions are met) to derecognise financial liabilities settled using an electronic payment system before the settlement date
- Additional guidance on how the contractual cash flows for financial assets with environmental, social, and corporate governance (ESG) and similar features should be assessed
- Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments
- The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through other comprehensive income (OCI)

The amendments are effective for annual periods starting on or after 1 January 2026. Early adoption is permitted, with an option to early adopt the amendments for classification of financial assets and related disclosures only.

The amendments are not expected to have a material impact on the Company's financial statements.

Contracts Referencing Nature-dependent Electricity — Amendments to IFRS 9 and IFRS 7

In December 2024, the IASB issued Amendments to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity. The amendments apply only to contracts that reference nature-dependent electricity, the amendments include:

- Clarify the application of the 'own-use' requirements for in-scope contracts
- Amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts
- Add new disclosure requirements to enable investors to understand the effect of these contracts on a Company's financial performance and cash flows

The amendments will take effect for annual reporting periods starting on or after 1 January 2026. Early adoption is allowed, but it must be disclosed. The amendments concerning the own-use exception are to be applied retrospectively, while the hedge accounting amendments should be applied prospectively to new hedging relationships designated from the initial application date. Additionally, the IFRS 7 disclosure amendments must be implemented alongside the IFRS 9 amendments. If an entity does not restate comparative information, it cannot present comparative disclosures.

The amendments are not expected to have a material impact on the Company's financial statements.

IFRS 18 Presentation and Disclosure in Financial Statements

In April 2024, the IASB issued IFRS 18, which replaces IAS 1 Presentation of Financial Statements. IFRS 18 introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the statement of profit or loss into one of five categories: operating, investing, financing, income taxes, and discontinued operations, whereof the first three are new. It also requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements (PFS) and the notes.

In addition, narrow-scope amendments have been made to IAS 7 Statement of Cash Flows, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. In addition, there are consequential amendments to several other standards.

IFRS 18, and the amendments to the other standards, is effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. IFRS 18 will apply retrospectively.

This standard will result in new presentation of the income statement with some new required totals, in addition to the disclosure of management-defined performance measures.

The Company is currently working to identify all impacts the amendments will have on the primary financial statements and notes to the financial statements.

IFRS 19 Subsidiaries without Public Accountability: Disclosures
In May 2024, the IASB issued IFRS 19, which allows eligible entities to elect to apply its reduced disclosure requirements while still applying the recognition, measurement, and presentation requirements in other IFRS accounting standards. To be eligible, at the end of the reporting period, an entity must be a subsidiary as defined in IFRS 10, cannot have public accountability and must have a parent (ultimate or intermediate) that prepares consolidated financial statements, available for public use, which comply with IFRS accounting standards.

IFRS 19 will become effective for reporting periods beginning on or after 1 January 2027, with early application permitted.

The standard is not expected to have a material impact on the Company's financial statements.

Translation to a Hyperinflationary Presentation Currency – Amendments to IAS 21

In November 2025, the Board issued Translation to a Hyperinflationary Presentation Currency – Amendments to IAS 21. The amendments require translation from a non-hyperinflationary functional currency into a hyperinflationary presentation currency at the closing rate.

If an entity's functional currency is the currency of a non-hyperinflationary economy, but its presentation currency is the currency of a hyperinflationary economy, its results and financial position are translated into the presentation currency by translating all amounts (i.e., assets, liabilities, equity items, income and expenses) and all comparatives at the closing rate at the date of the most recent statement of financial position.

An entity whose functional currency and presentation currency are the currency of a hyperinflationary economy, restates the comparative amounts of a foreign operation, whose functional currency is that of a non-hyperinflationary economy, by applying the general price index, in accordance with paragraph 34 of IAS 29, to the foreign operation's comparative figures.

The amendments also introduce certain additional disclosure requirements.

The amendments apply for annual reporting periods beginning on or after 1 January 2027 and earlier application is permitted.