



**Jordan Mortgage
Refinance Company Ltd.**

2023

Annual Report

27



JORDAN MORTGAGE REFINANCE COMPANY

A Public Shareholding Company with Limited Liability, established in pursuance of the Temporary Companies Law No. (1) for the year 1989, registered in the Public Shareholding Companies Registry under No. (314) on 5/6/1996 and licensed to operate on 22/7/1996, The company's authorize and paid- up capital is (12.5) million Jordanian Dinar.

Head Office Amman, The Hashemite Kingdom of Jordan

Address 15 Al-mahdi Bin Baraka St. / Western Shmeisani
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*His Majesty
King Abdullah II Bin Al- Hussein*



His Royal Highness
Prince Hussein Bin Abdullah II
The Crown Prince



Our Mission

Helping the Jordanian citizen to own a suitable housing unit by providing medium and long-term financing to banks and financial institutions in the Kingdom to enable them to expand the granting of housing loans to citizens on appropriate terms, especially for those with middle and low incomes.

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Board of Directors
The Chairman

Dr. Adel Al Sharkas. Representative, Central Bank of Jordan.

Vice Chairman

Mr. Tawfiq Mukahall. Representative, Jordan Kuwait Bank.

Members:

Name	Representing
Eng. Jomana Attyat.	Housing & Urban Development Corporation.
Mr. Shafiq Al Rawashdeh.	Social Security Corporation. From 16/07/2023.
Mrs. Ghada Qtishat.	Social Security Corporation. Until 15/07/2023.
Mr. Ziyad Akrouk.	Arab Bank.
Mr. Ali Al Mimi.	Housing Bank for Trade and Finance.
Mr. Nebal Friehat.	Jordan Ahli Bank.
Mrs. Rana Al Sunna.	Cairo Amman Bank.
Mr. Abdallah Kishek .	Jordan Commercial Bank.
Mr. Jarir Al ajluni.	Invest Bank.
Mr. Basel Al Araj.	Arab Jordan Investment Bank.

General Manager Mr. Abed Al-Razzak Tubaishat.

Legal Consultant Advocate Mousa Al Aaraj.

Auditors Messrs / Arab Professionals.



Chairman's Letter

Dear Shareholders,

Peace be Upon You, so as Allah's Mercy and Blessings

It is my pleasure to present the 27th annual report of Jordan Mortgage Refinance Company (JMRC), which reflects its most important achievements during the year 2023 and shows its financial position as at the 31st of December 2023 through its balance sheet and closing accounts and highlights its future action plan.

The global economy continued to be exposed to many challenges that overshadowed the economic scene during 2023, as this year witnessed an escalation in geopolitical tensions, which posed another challenge to the recovery of supply chains after the disruption witnessed during the Corona pandemic and prompted an increase in shipping and insurance costs. This comes with the continuation of inflationary pressures, which although their intensity declined this year in many countries, the inflation rate is still above the levels targeted by many central banks in these countries, which prompted the continuation of tightening monetary policies for the second year in a row to contain inflation, amid expectations that the global inflation rate will record 6.9% in 2023 compared to 8.7% in 2022. In light of these challenges, the global economy is expected to slowdown in 2023 to grow by 3.0% compared to 3.5% growth in 2022.

At the local level, the economic file has witnessed many achievements, despite all the challenges and uncertainty that the world and the region are going through, as Jordan continued the process of economic reform, moving forward with the implementation of the outputs of the executive program of the vision of economic modernization (2023-2025), and was able to maintain a stable credit rating by many credit rating institutions despite the challenges witnessed by the world and the region, inflation rate decreased to 2.1% during 2023 compared to 4.2% In 2022, many economic indicators achieved positive performance, led by the tourism sector, with the economy expected to grow by 2.6% during 2023.

Dear Shareholders,

The establishment of the Jordan Mortgage Refinance Company came at the initiative of the government and with the support of the Central Bank of Jordan and expresses the truest expression of joint efforts between the public and private sectors to serve the housing sector, which is one of the most prominent sectors of the national economy, and moreover, JMRC constitutes a new and important link between the money market with the capital market.



Dr. Adel Al-Sharkas
Chairman of the Board of
Directors

The main objective of JMRC is to provide financing, medium and long-term, to banks and financial companies that grant real estate and housing loans, and the company provides the necessary funds for its lending activity from its various sources of funds, the most important of which is the proceeds of bonds issuances in the local capital market.

In confirmation, JMRC's efforts during the year 2023 resulted in granting refinance loans in the amount of (41.5) million dinars, bringing the total value of loans granted by JMRC since inception to (2.347) billion dinars and the outstanding balance of refinance loans on 31/12/2023 amounted to (500) million dinars.

During 2023, JMRC issued (41.500) million dinars of bonds in the local capital market, bringing the value of the bonds issued since inception to (2.434) billion dinars. The outstanding balance of JMRC's issuances on 31/12/2023 amounted to (480) million dinars.

Therefore, according to JMRC closing financial statements as at the end of 2023, the company was able to achieve unprecedented financial results, as the net profit before tax increased by (4.28%) to reach (6.409) million dinars, which is the highest since inception, and shareholders' equity increased by (10.55%) to reach (28.517) million dinars, and based on these strong financial results, JMRC's board of directors recommended to the General Assembly to distribute (12%) cash dividends of the capital for the year 2023.

Dear Shareholders,

In conclusion, I would like to extend my sincere thanks and appreciation to our dear shareholders and their representatives, fellow board members for their contribution to JMRC's achievements, and on behalf of myself and the members of the board of directors allow me to extend thanks and appreciation to JMRC's general manager and all its employees for the efforts they are making in order to achieve JMRC's results and goals, Here I should not forget to extend my sincere thanks and appreciation to the Central Bank of Jordan For the support and assistance JMRC receives to enable it to carry out its vital economic role, praying to God Almighty to help us all assume responsibility, serve the country, may God Almighty preserve this country under the leadership of Majesty King Abdullah II Ibn Al Hussein.

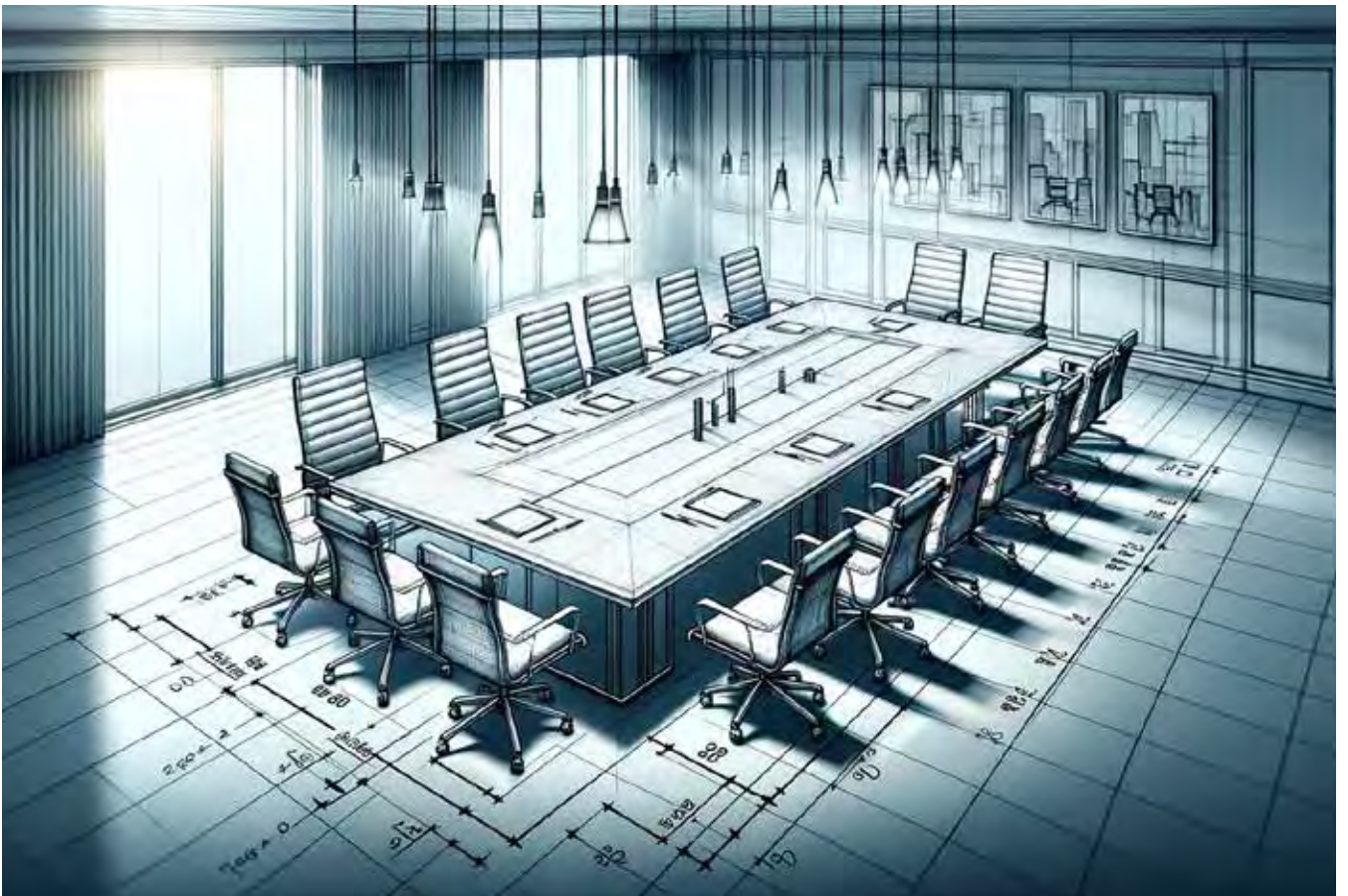
Peace be Upon You, so as Allah's Mercy and Blessings

Dr. Adel Al-Sharkas

Chairman of the Board of Directors



Report of the Borad of Directors



Report of the Board of Directors

Incorporation

JMRC is a public shareholding limited company. It was established in mid-1996 upon the government's approval on the housing sector reconstruction project that stated the necessity of founding a company to develop and improve the housing finance market in the kingdom and was done with the cooperation of the International Bank for Reconstruction and Development and the support of the Central Bank of Jordan.

Objectives:-

The following are the most important objectives JMRC seeks to achieve:-

- Develop and improve the housing finance market in the Kingdom through providing medium and long-term financing for Banks and Financial Institutions to increase their participation in granting housing loans and encourage competition among them to improve loans terms and make it easier for the citizens to help them own the suitable residence.
- Promote and develop the capital market in the Kingdom through issuing bonds in the local capitalmarket and thus contribute to increase investment instruments in the market.
- To open an Islamic window for providing medium and Long- term loans for Islamic banks and institutions willing to extend housing loans.

Sources of Funds:-

- Paid-up capital amounting (12.5) million JD.
- Proceeds of JMRC's bonds issued in the local capital market which have priority in repayment over the other company's obligations.
- Central bank of Jordan Loan with a total outstanding balance amounting (22,116,734) JD at the end of 2023.

Operation Mechanism

JMRC provides medium and long-term finance for banks and financial institutions operating in the Kingdom through refinancing housing loans granted by these institutions to citizens according to JMRC's policy which has specified the principles and criteria that ought to be available in the borrowing financial institution and in the housing refinance loan.

To guarantee the loan obtained by the bank from the company, the bank endorses its first preferred property mortgage deeds pertaining to the housing loans granted by it in favor of the company at the specialized registry department while the remaining values are not less than (120%) of the value of JMRC's loan granted to the bank, provided that the housing loans granted by the bank shall not be under any installments due and that the bank to transfer alternative mortgage deeds throughout the life of JMRC's loan to the bank.

In accordance with JMRC's credit policy the bank is also permitted to provide temporary collaterals until it can provide the company with necessary mortgages deeds. The most important of such temporary guarantees are The Jordanian Government bonds or bonds guaranteed by the Government, treasury bills and JMRC's bonds and also authorization to debit the bank's account in the central bank of Jordan in favor of JMRC.

JMRC's loans to banks shall be repaid in one installment on its maturity date and the interest shall be paid semiannually. In special cases, the principal loan and loan interests are paid periodically.

JMRC also adopted a mechanism to grant leasing companies owned by banks loans to refinance real estate loans, the value of loans granted to these companies during 2023 was (6.5) million JD.

Loans granted to banks enable these banks to increase its participation in the housing finance market and minimize the risks of mismatching between the sources and uses of its funds and encourage competition among these banks, which reflects positively in the interest of citizens.

The company provides the funds necessary for its lending activity from the proceeds of selling its bond issues in the local capital market with sizes and ranges corresponding to the refinancing loans and with the company's cash flows and at fixed or variable interest rates for each interest period during the period of the bond - and as the case may be - whether by bidding or specifying Prior to interest rate through private placement or public offering, and issues can be extinguished in one batch or in batches that coincide with the company's cash flows, after obtaining the necessary approval from the Securities Commission. The company plays the role of issuance manager to support the bonds issued by it or through specialized bodies in issuance management.

Benefits of Borrowing from JMRC

- Improve Bank's assets and liabilities management, through better matching of sources and uses of its funds (ALCO).
- Avoid interest rates risks (IRR) on mortgage loans.
- Allocate more funds to be granted for housing loans as the housing loans refinanced by JMRC are excluded from the percentage determined under the Bank's Law, which indicates that the loans granted for construction and purchase of real estates shall not exceed 20% from the total bank's deposits in Jordanian dinar.
- Improve the capital adequacy ratio as housing loans granted by the bank & refinanced by JMRC, are risk weighted at (20%), not exceeding refinance loans granted by JMRC to the bank.

Benefits of Investing in JMRC Bonds

- JMRC's bonds are risk-weighted at (20%) for the purpose of calculating the capital adequacy ratios of banks.
- JMRC's bonds are eligible to serve as liquidity reserve holding of banks for the purpose of calculating the legal liquidity ratios as required by the Central Bank of Jordan.
- JMRC's bonds are tradable through securities depository center.



JMRC Achievements During 2023

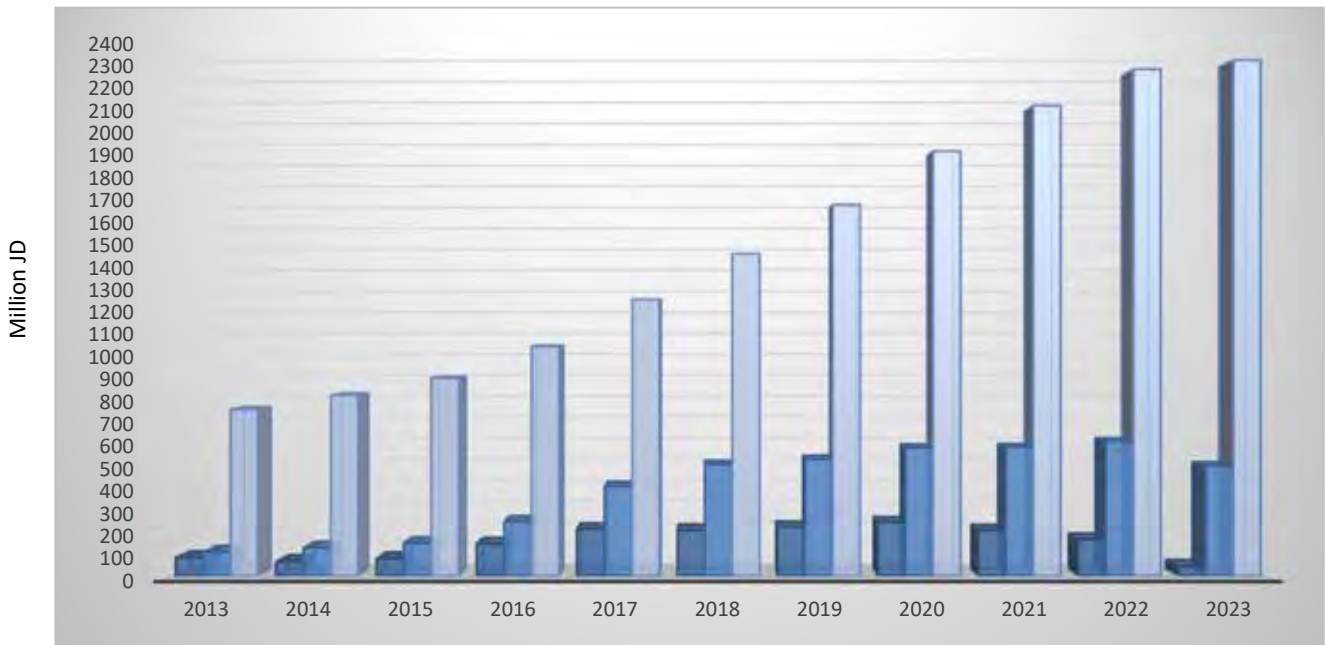


JMRC Achievements during 2023

In the area of refinancing of housing loans

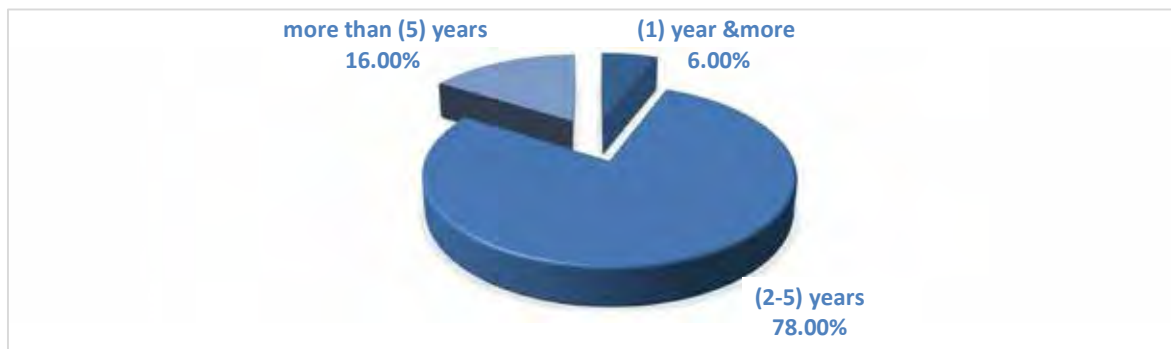
In 2023 JMRC continued its lending activity and signed (4) refinance loans agreements with (4) financial institutions for an amount of (41.5) million JD, therefore the refinance loans agreements signed since JMRC inception are (370) agreements with a total amount of (2.347) billion JD, the balance of refinance loans on 31/12/2023 was (500) million JD.

The following Chart shows the growth of Refinancing loans during the period 2013 to 2023:-



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Refinance loans granted annually	83	64	77.5	146	214	207.5	222	243.5	207	166	41.5
Refinance loans balance	108.288	127.534	148.780	248.025	407.711	506.517	531.263	582.509	585.254	612.500	500.000
Refinance loans granted since inception	758.146	822.146	899.646	1045.646	1259.646	1467.146	1689.146	1932.646	2139.646	2305.646	2347.146

The following diagram shows the distribution of outstanding refinance loans as at 31/12/2023 according to the term of the loan:-



In the Area of Issuing Bonds

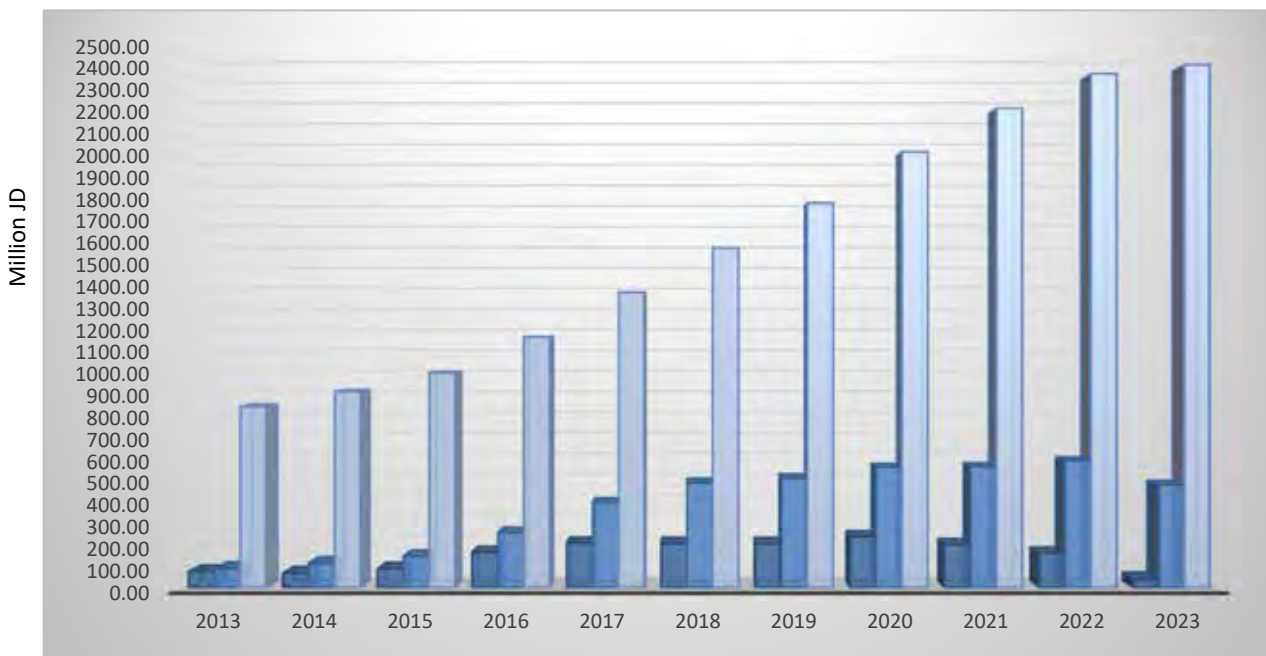
In 2023 JMRC has issued (4) bonds with a nominal value of (41.500) million JD. The total amount of JMRC bonds issued since inception till 31/12/2023 is (2.434) billion JD.

JMRC bonds outstanding balance is (480) million JD as at 31/12/2023.

JMRC has issued its bonds through private subscription.

JMRC bonds are collateralized By the Company’s assets, which include the refinance loan portfolio, which in turn is collateralized by mortgage deeds duly transferred to the order of JMRC which its value exceeds (120%) of the outstanding balance of the Company’s loans through the life of these loans.

The following Chart shows the growth of JMRC’s Bonds issued during the period 2013 to 2023:-



		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Bonds Issued every year	■	76.500	69.000	87.500	166.000	209.000	207.500	207.000	238.500	202.000	161.000	41.500
Bonds Balance	■	89.500	115.000	147.000	256.500	396.500	490.500	510.500	562.000	565.000	592.500	480.000
Bonds issued since inception	■	844.650	913.650	1001.150	1167.150	1376.150	1583.650	1790.650	2029.150	2231.150	2392.150	2433.650

The following table shows the outstanding JMRC bonds issued as at 31/12/2023:-

(1) year & more		
	Nominal Value	Percentage of the total %
Total	30,000,000	6.25

(2) years		
	Nominal Value	Percentage of the total %
Total	43,500,000	9.06

(3) years		
	Nominal Value	Percentage of the total %
Total	197,500,000	41.14

(5) years		
	Nominal Value	Percentage of the total %
Total	129,000,000	26.88

(7) years		
	Nominal Value	Percentage of the total %
Total	80,000,000	16.67

Grand Total	480,000,000	%100
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JMRC Financial Analysis for The Year 2023



Financial analysis for the year 2023

Comparing the company's financial performance as at the end of 2023 with the year 2022

1. The balance of RLs Net decreased by (112.5) million JD, as a percentage of (18.38 %) to reach (499.493) million JD compared with (611.993) million JD at the end of the previous year.

	2023	2022
Beginning Of the year	612,500,000	585,254,336
New RLs	41,500,000	166,000,000
Repayment	(154,000,000)	(138,754,336)
IFRS (9) ECL	(506,644)	(506,644)
End of the Year	499,493,356	611,993,356

2. The balance of Bond's decreased by (112.5) million JD, as a percentage of (18.99 %) to reach (480) million JD compared with (592.5) million JD at the end of the previous year.

	2023	2022
Beginning Of the year	592,500,000	565,000,000
Bonds Issued	41,500,000	161,000,000
Amortized Bonds	(154,000,000)	(133,500,000)
End of the Year	480,000,000	592,500,000

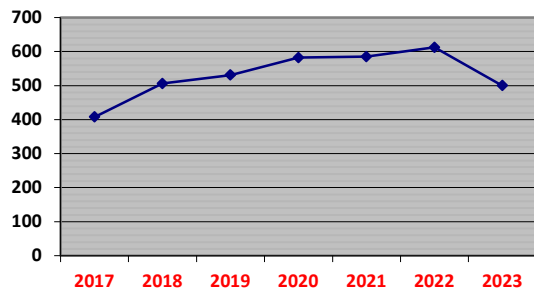
3. Total Assets decreased by (109.252) million JD, as a percentage of (16.87%) to reach (538.385) million JD compared with (647.637) million JD at the end of the previous year.
4. Equity increased by (2.721) million JD, as a percentage of (10.55%) to reach (28.517) million JD compared with (25.796) million JD at the end of the previous year.
5. Gross Operating income increased by (252) thousand JD, as a percentage of (3.41%) to reach (7.656) million JD compared with (7.404) million JD at the end of the previous year.
6. Net Profit before income tax increased by (263) thousand JD, as a percentage of (4.28%) to reach (6.409) million JD compared with JD (6.146) million JD at the end of the previous year.
7. Net Profit after income tax increased by (154) thousand JD, as a percentage of (3.47%) to reach (4.596) million JD compared with (4.442) million JD at the end of the previous year.

Development of the most important financial statements items

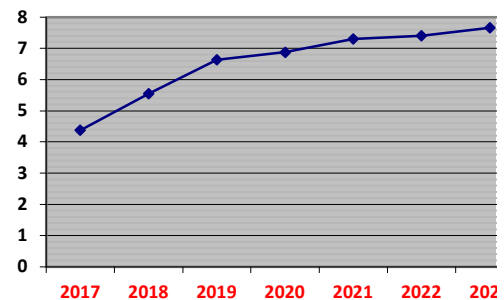
The following are the most important financial ratios for the year 2023 compared to 2022.

	2023	2022
ROE %	16.12%	17.221 %
Book Value Per Share (JD)	2.281	2.064
Earnings Per Share (JD)	0.368	0.355
Leverage Ratio %	94.703%	96.016 %
RLs to Total Assets %	92.776%	94.496 %
Debt to Equity Ratio (Time)	17.799	23.784

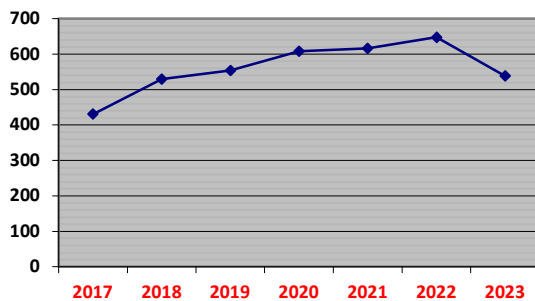
Balance of RL's 2017-2023 (Million JD)



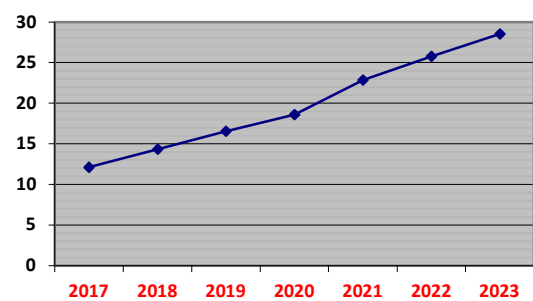
Gross Operating income 2017-2023 (Million JD)



Total Assets 2017-2023 (Million JD)



Total Equities 2017-2023 (Million JD)



Collaterals ratios related to JMRC's RLs granted to banks in 2023 compared to 2022.

Collaterals	2023	2022
Mortgage Deeds Value to RLs Balances	%184.60	%173.41
Estimated Value to RLs (LTV)	%241.85	%229.75
Gross Collaterals to RLs Balance	%137.10	%130.24

JMRC Projected Action Plan

To complement the company's achievements during the year 2023, here is the future plan JMRC aims to achieve during 2024 and the coming years:

1. Enhancing the company's role in the secondary mortgage market to align with the developments in the real estate financing market.
2. Encouraging banks to increase their participation in granting housing loans at fixed interest rates.
3. Increasing the company's issuances of bonds in order to provide funds for its operational activities, in addition to working to expand the investors base in the coming issues.

During 2024 the JMRC expects to extend refinance housing loans in the amount of (196.5) million JD. The required funds for such transaction shall be provided by issuing bonds in the local capital market and from JMRC other Resources .

Summary of JMRC's business development during the years 2016-2023

Item	2016	2017	2018	2019	2020	2021	2022	2023
Refinance Loans Balance (Million)	248.025	407.771	506.517	531.263	582.509	585.254	612.500	500.000
Number of borrowers	14	16	17	18	20	19	18	16
Outstanding bonds Balance (Million)	256.5	396.5	490.5	510.5	562	565	592.500	480.000
Outstanding bonds Balance since inception (Million)	1.167	1.376	1.584	1.791	2.029	2.231	2.392	2.434
Total Assets (Million)	286.318	430.563	529.148	553.728	608.112	615.955	647.637	538.385
Equity (Million)	10.491	12.137	14.352	16.574	18.601	22.875	25.796	28.517
Return on Equity (ROE)	9.83%	21.57%	23.72%	24.02%	17.86%	18.95%	17.22%	16.12%
Operating Profit (Million)	2.407	4.376	5.546	6.635	6.881	7.296	7.404	7.656
Cost Income Ratio (CIR)	43.35%	22.14%	17.52%	16.16%	16.81%	16.40%	16.25%	15.57%
Net Profit Before Tax (Million)	1.375	3.407	4.518	5.561	4.735	6.044	6.146	6.409
Net Profit After Tax (Million)	1.031	2.618	3.404	3.98	3.321	4.318	4.442	4.596



JMRC Data and Disclosure Information





Data and Disclosure Information

The following are the disclosure data required under Article 4 of the Corporate Disclosure Instructions, accounting standards and auditing standards issued by the Securities Commission.

Article:

4/A Chairman's Letter, Included in the report.

4B/1 Description of company's main activities: -

The main activity of the company is to refinance the housing loans granted by Banks and financial institutions and to issue bonds in the local capital market through its sole headquarters in Amman. JMRC has no other branches, and the number of its employees is (26).

The volume of the capital investment of the company at the end of 2023 was (41.500) Million JD, which represents RLs granted during the year 2023.

The company's address is as follows:-

Head Office Amman, The Hashemite Kingdom of Jordan

Address 15 Al-Mahdi Bin Baraka St. / Western Shmeisani

P.O.Box : 940743 Amman 11194 Jordan

Tel : (962 6) 5601417

Fax : (962 6) 5601542

Website www.jmrc.com.jo

E-mail jmrc@jmrc.com.jo

4B/2 The Company has no branches or subsidiaries.

W4B/3A Names of The Board of Directors members and a brief bio of each.

Dr. Adel Al Sharkas

Chairman

The entity representing	- Central Bank of Jordan (non-independent member) as of 25/3/2012.
Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in Applied Statistics/ Yarmouk University, Jordan, 1988. - Master's degree in Financial Economics/ Yarmouk University, Jordan, 1990. - PhD in Financial Economics/ University of New Orleans, USA, 2002.
Current position	<ul style="list-style-type: none"> - Governor & Chairman - The Central Bank of Jordan, as of 10/1/2022. - Chairman of the Board of Directors of the Jordan Loan Guarantee Co. - Chairman of the Board of Directors of the Deposit Insurance Co. - Chairman of the Board of Directors of the JOPACC - Head of the Financial Services Sector Team and member of the Coordinating Committee for Jordan 2025 Vision. - Chairman of the National Anti-Money Laundering Committee. - Chairman of the National Financial Inclusion Committee. - Member of the Jordanian National Payments Council.
Professional experiences	<ul style="list-style-type: none"> - Deputy Governor - The Central Bank of Jordan, from 1/4/2023 Up to 9/1/2022 - In February 1991, he started his career as an economic researcher in the Research Department at the Central Bank of Jordan. - He worked as an Assistant Professor in the Department of Finance at Alfred University in New York State, then he was promoted to Associate Professor at the same university later in 2006. - In 2006, he held the position of Head of the Monetary Affairs Division in the Research Department at the Central Bank of Jordan. In 2009, he was promoted to Deputy Director of the Research Department then promoted to Executive Director of the Research Department in late 2011. - He had published many scientific papers in prestigious academic journals, including: "Journal of Business, Finance & Accounting", "Banking and Finance Review", "Journal of Economics and Finance", "International Journal of Applied Business and Economics", "International Journal of Economic Research". - He taught many economics and finance subjects for PhD, master's and Bachelor's students in Jordanian universities. - Vice Chairman of the Board of Directors of the Jordan Phosphate Mines Company (2016-2021). - Chairman of the Credit Committee, Vice Chairman of the Investment Committee, Vice Chairman of the Human Resources Committee, and a member of the Information Technology Steering Committee at the Central Bank of Jordan.
Date of birth	- 1966.

Mr. Tawfiq Mukahall

Vice Chairman

The entity representing	<ul style="list-style-type: none"> - Jordan Kuwait Bank (independent member), as of 08/03/2000. - Vice Chairman of the Board:- - For the period 12/03/2008 until 20/04/2011. - For the period 07/06/2011 until 24/03/2012. - For the period 31/10/2018 until now.
Academic qualifications	<ul style="list-style-type: none"> - High School certificate 1968-1969. - Joined University of Jordan / Economics College 1970-1971. - Joined School Of (Citi Bank) Greece 1980-1981.
Current position	<ul style="list-style-type: none"> - Deputy General Manager of Banking Group - Jordan Kuwait Bank Up to 4/5/2021. - Chairman of the Board Arab insurance Company. Up on 1/12/2021.
Professional experiences	<ul style="list-style-type: none"> - Jordan Kuwait Bank - Deputy General Manager of Banking Group 1991-2021. - National Bank of Kuwait - Department of Domestic Credit and Marketing 1974 - 1990. - Member of the Board of Directors of the Gulf Insurance Group. - Member of the Board of Directors of the Kingdom for Energy Company. - Chairman of the JMRC'S Nomination and Remuneration Committee. - Chairman of the JMRC'S Risk Management Committee.
Date of birth	<ul style="list-style-type: none"> - 1951.

Eng. Jomana Attyat

The entity representing	- Housing and Urban Development Corporation (non-independent member) as of 01/01/2020.
Academic qualifications	- Bachelor's degree in Civil Engineering, University of Jordan ,1992.
Current position	- Director General Manager - Housing and Urban Development Corporation (10/9/2019-until now).
Professional experiences	<ul style="list-style-type: none"> - Vice chairman of Housing & Urban Development Corporation. - Board member of Supreme Planning Council. - Board member of Jordan Cooperative Corporation . - Board member of National Building Council . - General Manager of Arab Forum for Smart Cities / Arab Towns Organization (2018-2019). - Director Department of Social Centers (2014-2018). - Director of Bader district/ Greater Amman Municipality (2013). - Director of Tariq district (2012). - Director of Tla al- Ali district (2011). - Head of engineering department (2005-2011) in Sweileh / Aljbyha / Tla Al- Ali / Bader / Department of Buildings. - Building engineer in between (1994-2005) / management representative in the application of quality system areas. - Training year in Amman Municipality (1994). - Private sector (1993-1994). - Restoration Roman amphitheater / Ministry of Tourism and Antiquities (1993). - The Ministry of Works and Housing in the field of road design (1992-1993). - Vice-Chairman of The BIM Committee of the Jordanian Engineers Association. - Rapporteur of the Jordanian Engineers Association Committee / Jordanian Council of Engineers. - Member of the JMRC's Risk Management Committee.
Date of birth	- 1970 .

Mrs. Ghada Qtishat.

The entity representing	- Social Security Corporation (non-independent member) until 15/07/2023.
Academic qualifications	- Bachelor's degree in psychology / University of Jordan.
Current position	- Director of Planning and Evaluation Department - Social Security Co.
Professional experiences	<ul style="list-style-type: none"> - Mrs. Ghada joined the Social Security Corporation in 1990, where she moved between departments of a purely insurance nature, and departments of an administrative nature to graduate in various job positions. - Assistant to the Director of one of SSC branches. - Director of the one of SSC branches (Sharq Amman). - Director of Planning and Evaluation Department. - Director of the Office of the evaluation directorate. - Member of the Incentives and rewards Committee. - Member of the SSC procedures Committee. - Member of the Higher Steering Committee to reduce work injuries. - Member of the Settlement of appellate rights Committee. - Member of the JMRC's Governance Committee.
Date of birth	- 1968 .

Mr. Shafiq Al Rawashdeh

The entity representing	- Social Security Corporation (non-independent member) from 16/07/2023.
Academic qualifications	- Bachelor's degree in accounting / Beirut Arabic University.
Current position	- Director of the Department- Social Security Corporation.
Professional experiences	<ul style="list-style-type: none"> - A social insurance expert, more than 25 years of experience in administration and - public administration, and a certified evaluator in Institutional excellence.
Date of birth	- 1965 .

Mr. Ziyad Akrouk

The entity representing	- Arab Bank (non-independent member) as of 11/10/2018.
Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in Science with Honors, Civil Engineering / University of Leeds, United Kingdom, 1981. - Master's degree in Business Administration, Finance / Syracuse University, New York, USA, 1988.
Current position	- Head of Risk Management Department - Arab Bank Group.
Professional experiences	<ul style="list-style-type: none"> - Executive Director and Executive Member of the Board of Directors of Europe Arab Bank / United Kingdom (2011-2018). - Executive Director - Citibank / Kuwait. (2010-2011). - Executive Director - Citibank / Jordan (2005-2010). - Regional Risk Manager, Senior Credit Officer - Citibank Egypt, Jordan, Lebanon and Libya (2003-2005). - Risk Manager for Handlowy Bank (Member of Citigroup) / Poland (2000-2003). - Head of the Corporate Banking, Corporate and Project Finance Unit, Vice President - Citibank (1995 - 2000). - Banking Relationship Manager - Citibank / Bahrain (1989-1994). - Technical Support and Marketing Engineer / Saudi Arabia (1984-1986). - Project Management Engineer / Kuwait (1981-1984). - Chairman of the Board of Directors of Al-Nisr Al-Arabi Insurance Company- Jordan as of 9/2018. - Member of the Board of Directors of the Arab National Bank - Saudi Arabia as of 9/2018. - Member of the Board of Directors of Europe Arab Bank - United Kingdom 2011- 2018. - Member of the JMRC's Risk Management Committee. - Chairman of the JMRC's Main Procurement Committee.
Date of birth	- 1958.

Mr. Ali Al mimi

The entity representing	- Housing Bank for Trade and Finance (non-independent member) as of 29/05/2019.
Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in Accounting, 2000. - Certified Internal Auditor (CIA), The Institute of Internal Auditors (IIA) 2013. - Certification in Risk Management Assurance (CRMA), The Institute of Internal Auditors (IIA) 2013. - Certification in Control Self-Assessment (CCSA), The Institute of Internal Auditors (IIA) 2011.
Current position	- EVP – Head of Risk Management / Housing Bank for Trade and Finance.
Professional experiences	<ul style="list-style-type: none"> - Mr. Ali Al Mimi has been working at the Housing Bank for Trade & Finance for more than 23 years. He spent (20) years at the internal audit department (all ranks). During his role at the internal audit department he acquired all required knowledge & professional experience to manage the internal audit department activities as his latest post was the General Auditor, for five years. - During 2021 he was appointed as EVP – Head of Risk Management. - He has several memberships in professional institutes and associations, mainly in: <ul style="list-style-type: none"> • The Institute of Internal Auditors (IIA). • The Association of Certified Fraud Examiners (ACFE). - Member of the JMRC's Risk Management Committee. - Member of the JMRC's Main Procurement Committee.
Date of birth	- 1979 .

Mr. Nebal Frieihat

The entity representing	- Jordan Ahli Bank (independent member) as of 01/01/2014.
Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in financial and Banking Sciences / Yarmouk University, Jordan, 1998. - Master's degree in finance / Arab Banking Academy, Jordan, 2003. - PhD in Islamic Economics and Banking, 2015.
Current position	- General Manager - Al-Ahly Leasing Company.
Professional experiences	<ul style="list-style-type: none"> - He worked in Jordan Ahli Bank since 2004, where he held different distinct positions. - Worked at the Industrial Development Bank 2003-2004. - Worked at Jordan Gulf Bank 2000-2003. - Member of the Board of Directors of Al-Ahly Leasing Company. - Member of the JMRC's Audit committee - Member of the JMRC's Nomination and Remuneration Committee.
Date of birth	- 1976.

Mrs. Rana Al Sunna.

The entity representing	- Cairo Amman Bank (independent member) as of 10/09/2008.
Academic qualifications	- Bachelor's degree in Accounting / Business Administration / University of Jordan, 1988. - Master's degree in Finance / University of Jordan, 1990.
Current position	- Chief Credit Services Group Officer - Cairo Amman Bank.
Professional experiences	- Central Bank of Jordan / Banking Supervision Department 1988-1995. - Vice Chairman of the Board of Directors of Tamalak Leasing Company. - Chairman of the JMRC's Audit committee.
Date of birth	- 1966.

Mr. Abdallah Kishek

The entity representing	- Jordan Commercial Bank (non-independent member) as of 10/06/2019.
Academic qualifications	- Bachelor's degree in Accounting from Walsh College / United States of America, 1990. - Certified Public Accountant (CPA), 1991.
Current position	- Assistant General Manager / Finance - Jordan Commercial Bank since 2015.
Professional experiences	- Assistant General Manager / Finance at Bank Al Etihad (Jordan) 2009-2015. - Assistant General Manager / Finance at Bank Aljazira (Kingdom of Saudi Arabia) 2003-2009. - Senior Manager, Financial Consultancies at Arthur Andersen (Kingdom of Saudi Arabia) 1993- 2003. - Accountant at Shredder Porter Engineering Company (USA) 1992. - Member of several committees at Jordan Commercial Bank. - Member of JMRC's Nomination and Remuneration Committee.
Date of birth	- 1967.

Mr. Jarir Al Ajluni

The entity representing	- Invest Bank (independent member) as of 15/02/2018.
Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in Economics / University of Applied Sciences, Jordan, 2002. - Master's degree in Financial Economics / University of Leicester, United Kingdom.
Current position	- Executive Director of Treasury Department - Invest Bank.
Professional experiences	<ul style="list-style-type: none"> - Executive Director of Treasury Department - Invest Bank 2013. - Executive Director, Management of Assets and Liabilities - Treasury and Invest Group Invest Bank 2012-2013. - Director of Liquidity, Management of Assets and Liabilities - Department of Global Markets - Standard Chartered Bank 2007-2012. - Research Analyst, Standard Chartered Bank, Jordan, 2006-2007. - Member of the Board of Directors - Al Mawared Financial Brokerage Company. - Member of the JMRC's Governance Committee. - Member of the JMRC's Main Procurement Committee.
Date of birth	- 1980 .

Mr. Basel Al Araj

The entity representing	- Arab Jordan Investment Bank (independent member) since of 27/2/2017.
Academic qualifications	<ul style="list-style-type: none"> - Master's in Public Administration/Harvard University,USA. - Master's in Business Administration/Lancaster University, UK. - Master's in Laws/London School of Economics, UK. - Master's in Banking and Financial Sciences/the Arab Academy for Banking and Financial Sciences, Jordan. - Certified in International Trade and Finance (CITF) & Certified Documentary Credits Specialist (CDCSAdv.)/London Institute of Banking & Finance, UK. - Certified Expert in Risk Management (CERM)/Frankfurt School of Finance & Management, Germany. - Certificate in Commercial Credit (CICC)/Moody's Analytics.
Current position	- Assistant General Manager - Arab Jordan Investment Bank since 2012.
Professional experiences	<ul style="list-style-type: none"> - Executive Manager- Group Operations at the Housing Bank for Trade and Finance. - Executive Manager - Operations, then Executive Manager of Transaction Banking & Business Transformation at Bank Al Etihad. - Vice President - Global Transaction Services at Citibank. - Vice Chairman of the Board of Directors - South Electronics Company. - Chairman of the JMRC's Governance Committee. - Member of JMRC's Audit Committee.
Date of birth	- 1970.

4/B-3B Names, positions, and a brief bio of each of the upper management executives :-

Mr. Abed Al-Razzak Tubaishat / General Manager since 1/1/2020.

Academic qualifications	- Bachelor's degree in Economics / Yarmouk University, Jordan 1999.
Professional experiences	<ul style="list-style-type: none"> - He Joined JMRC since 2000, where he held Different distinct positions: - <ul style="list-style-type: none"> • Deputy General Manager until December 31, 2019. • Manager of the Refinance Department. • Head of Credit Division. - Member of the JMRC's Risk Management Committee. - Secretary of the JMRC's Audit committee. - Secretary of the JMRC's Nomination and Remuneration Committee. - Chairman of the JMRC's Assets and Liabilities Management Committee.
Date of birth	- 1976.

Mr. Sayel Al- Aqarbeh /Manager of Finance and administration Department.

Academic qualifications	- Bachelor's degree in Accounting / Philadelphia University, Jordan, 2000.
Professional experiences	<ul style="list-style-type: none"> - He Joined JMRC since 1999, where he held Different distinct positions: <ul style="list-style-type: none"> • Head of the Financial Affairs Division. • Senior internal auditor and compliance officer. - Senior Accountant - Jordan Dead Sea Industries Co. 1995 - 1999. - Secretary of the JMRC's Governance Committee. - Secretary of the JMRC's Risk Management Committee. - Member of the JMRC's Assets and Liabilities Management Committee.
Date of birth	- 1974 .

Mr. Marwan Al-Omar / Manager of Legal Department.

Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in Laws / Beirut Arab University, Alexandria Branch,1991. - Higher Diploma in Law / Amman Arab University for Postgraduate Studies, Jordan, 2004. - Master's degree in Law / Amman Arab University for Postgraduate Studies in 2005.
Professional experiences	<ul style="list-style-type: none"> - He Joined JMRC since 1997, where he previously held the head of the legal affairs Division. - Secretary of the Board of Directors in the company. - Secretary of the JMRC's Main Procurement Committee. - Lawyer license on 08/05/1994.
Date of birth	- 1968.

4B/4A Names of major shareholders and the number of shares owned by each compared with the previous year:-

Shareholders list	2023		2022	
	Number of shares	Percentage %	Number of shares	Percentage %
Central Bank of Jordan.	2,250,000	18	2,250,000	18
Social Security Corporation.	1,250,000	10	1,250,000	10
Housing and Urban Development Corporation.	1,250,000	10	1,250,000	10
Housing Bank for Trade and Finance.	1,250,000	10	1,250,000	10
Arab Bank.	1,250,000	10	1,250,000	10
Jordan Loan Guarantee Corporation.	750,000	6	750,000	6
Jordan Commercial Bank.	625,000	5	625,000	5
Jordan Ahli Bank.	612,500	4.9	612,500	4.9
Cairo Amman Bank.	612,500	4.9	612,500	4.9

4B/5 There are no competing companies for the company within its sector of activity and main markets.

4B/6 There is no dependence on specific key suppliers or clients who constitute 10% or more of gross purchases and/ or sales.

4B/7 There is no government protection or privileges enjoyed by the Company or any of its products by virtue of any laws, regulations, or any other means. And the Company has no patents or exclusive rights except that debt transfer transactions are exempted by the government from fees.

4B/8 There are no decisions by the government or international organizations or others that have a material effect on the work of the Company or its products or its competitive ability. And the international quality standards do not apply to the company.

4B/9A Personnel data, training and organizational structure:-

The number of employees in the company at the end of 2023 reached (26) employees, noting that the employees are appointed based on the company's need, and the employees' ranks, and salaries are determined according to their scientific and practical qualifications and according to the approved grades, jobs and salaries system of the company's employee system implemented.

The following list shows academic qualifications of the staff members:-

Academic Qualifications	Number
Master's Degree	3
Bachelor's Degree	16
General Secondary Certificate	3
Secondary Education and below	4
Total	26

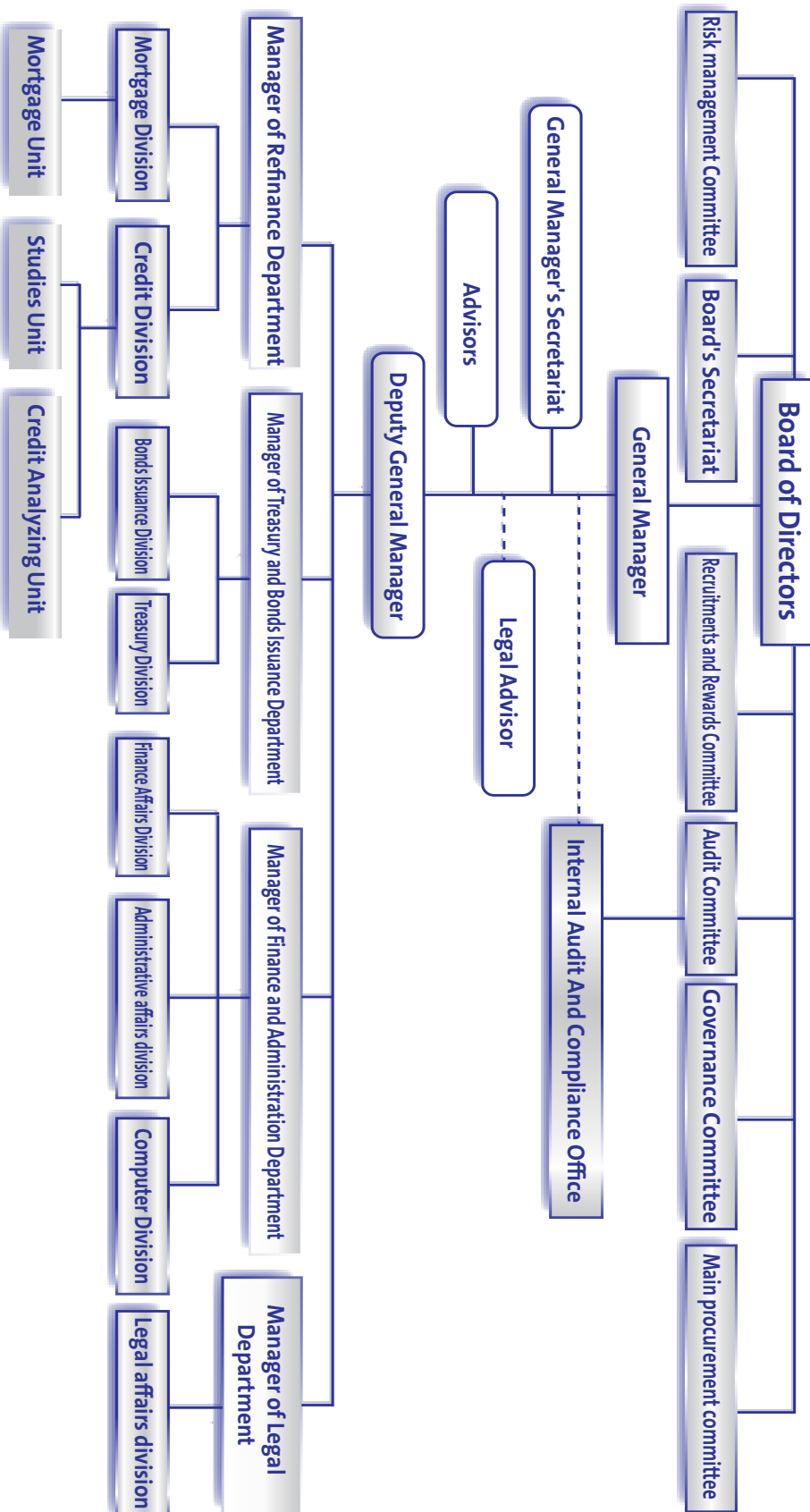
Employees training programs:-

The company seeks to increase the competencies of its employees by providing them with the necessary training through enrollment in specialized training courses.

The following list shows the training courses attended by staff members during 2023: -

The number of participants	Institute	Number of sessions	Course Name
3	Amman Chamber of Commerce Academy	1	Training workshop "Electronic Services Provided by the Income Tax Department"
1	Institute Of Banking Studies	1	Training Workshop "Introduction to Financial Technology"

Organization Chart



4/B10 Description of the Company's risk exposure:-
Risks of currency fluctuations.

All the assets and liabilities of the company are in JD, JMRC does not bear any risk of currency fluctuations.

Interest rate fluctuations risk.

Financial instruments are subject to risks of interest rate fluctuations and mismatches in terms of assets and liabilities. JMRC's Asset and Liability Management Committee manages such risks by working on matching the maturities of assets and liabilities and undertaking a continuous review of interest rates on assets and liabilities.

Credit risk.

JMRC grants refinance loans to financial institutions according to the conditions and standards, within the credit limits specified in the approved lending policy, and with acceptable and sufficient guarantees. JMRC also maintains deposit balances with high net worth banking institutions.

4/B11 Company's Achievement during 2023, Included in the report.

4/B12 There is no financial impact of operations of a non-recurring nature that occurred during the financial year and do not fall within the main activity of the company, as there are no significant events that occurred to the company during the year 2023.

4/B13 Time series of realized profits or losses made and distributed dividends and net equity:-

Years	Equity	Net income before tax	Dividend		Share price JD
			Cash (JD)	share	
2013	9,452,354	1,411,625	700,000	-	1.01
2014	9,728,800	1,308,256	600,000	-	1.31
2015	10,260,362	1,432,750	750,000	-	1.31
2016	10,491,322	1,375,375	650,000	-	1.31
2017	12,136,642	3,407,181	950,000	-	3.00
2018	14,351,866	4,517,695	1,750,000	-	3.00
2019	16,573,952	5,560,908	1,750,000	-	3.00
2020	18,600,621	4,734,704	-	5,000,000	3.00
2021	22,874,781	6,044,443	1,500,000	2,500,000	1.50
2022	25,795,986	6,145,691	1,875,000	-	1.20
2023	28,517,200	6,409,000	1,500,000	-	1.20

4/B14 Analysis of the financial position of the company, Included in the report.

4/B15 Projected action plan, Included in the report.

4/B16 Auditors' fees: The fees of the Arab professional auditors, in exchange for auditing the company's accounts for the year 2023, amounted to (11,600) JD, including sales tax.

4/B17 Number of securities owned by members of the board of directors :-

- Number of Shares owned by members of the board of directors:-

Board Members	Position	Nationality	2023	2022
Central Bank of Jordan. Represented by Dr. Adel Al Sharkas.	Chairman	Jordanian	2,250,000	2,250,000
Jordan Kuwait Bank. Represented by Mr. Tawfiq Mukahall.	Vice Chairman	Jordanian	525,000	525,000
Housing & Urban Development Corporation. Represented by Eng. Jomana Attyat.	Member	Jordanian	1,250,000	1,250,000
Social Security Corporation. Represented Represented by Mr. Shafiq Al Rawashdeh.	Member	Jordanian	1,250,000	1,250,000
Arab Bank. Represented by Mr. Ziyad Akrouk.	Member	Jordanian	1,250,000	1,250,000
Housing Bank for Trade and Finance. Represented by Mr. Ali Al Mimi.	Member	Jordanian	1,250,000	1,250,000
Jordan Ahli Bank. Represented by Mr. Nebal Friehat.	Member	Jordanian	612,500	612,500
Cairo Amman Bank. Represented by Mrs. Rana Al Sunna.	Member	Jordanian	612,500	612,500
Jordan Commercial Bank. Represented by Mr. Abdallah Kishek .	Member	Jordanian	625,000	625,000
Invest Bank. Represented by Mr. Jarir Al Ajluni.	Member	Jordanian	375,000	375,000
Arab Jordan Investment Bank. Represented by Mr. Basel Al Araj.	Member	Jordanian	372,500	372,500
Total			10,372,500	10,372,500

- Bonds issues and owned by members of the board of directors:-

Board Members	The Position	Nationality	2023	2022
Central Bank of Jordan. Represented by Dr. Adel Al Sharkas.	Chairman	Jordanian	-	-
Jordan Kuwait Bank. Represented by Mr. Tawfiq Mukahall.	Vice Chairman	Jordanian	5,000,000	5,000,000
Housing & Urban Development Corporation. Represented by Eng. Jomana Attyat.	Member	Jordanian	-	-
Social Security Corporation. Represented by Mr. Shafiq Al Rawashdeh.	Member	Jordanian	105,000,000	125,000,000
Arab Bank. Represented by Mr. Ziyad Akrouk.	Member	Jordanian	5,000,000	5,000,000
Housing Bank for Trade and Finance. Represented by Mr. Ali Al Mimi.	Member	Jordanian	100,000,000	140,000,000
Jordan Ahli Bank. Represented by Mr. Nebal Friehat.	Member	Jordanian	73,000,000	93,500,000
Cairo Amman Bank. Represented by Mrs. Rana Al Sunna.	Member	Jordanian	54,000,000	61,000,000
Jordan Commercial Bank. Represented by Mr. Abdallah Kishek .	Member	Jordanian	-	-
Invest Bank. Represented by Mr. Jarir Al Ajluni.	Member	Jordanian	27,500,000	37,500,000
Arab Jordan Investment Bank. Represented by Mr. Basel Al Araj.	Member	Jordanian	-	-
Total			369,500,000	467,000,000

The representatives of the legal board members in the company's board of directors and the higher management persons with executive authority and their relatives do not own securities issued by the company in their personal capacity since its establishment. In addition, there are no securities issued by the company and owned by companies controlled by any of the legal members of the board of directors, their representatives, senior management persons with authority and their relative.

4B/18A Privileges and remunerations received by the chairman and members of the board of directors.

- Current Board members:-

Name	Position	Remunerations*	Annual Transportation	Annual Travel	Total
Central Bank of Jordan. Represented by Dr. Adel Al Sharkas	Chairman	5,000	11,400	-	16,400
Jordan Kuwait Bank. Represented by Mr. Tawfiq Mukahall.	Vice Chairman	5,000	11,400	-	16,400
Housing & Urban Development Corporation. Represented by Eng. Jomana Attyat.	Member	5,000	11,400	-	16,400
Social Security Corporation. Represented by Mr. Shafiq AlRawashdeh**	Member	5,000	11,400	-	16,400
Arab Bank. Represented by Mr. Ziyad Akrouk.	Member	5,000	11,400	-	16,400
Housing Bank for Trade and Finance. Represented by Mr. Ali Al Mimi.	Member	5,000	11,400	-	16,400
Jordan Ahli Bank. Represented by Mr. Nebal Frieहत.	Member	5,000	11,400	-	16,400
Cairo Amman Bank. Represented by Mrs. Rana Al Sunna.	Member	5,000	11,400	-	16,400
Jordan Commercial Bank. Represented by Mr. Abdallah Kishek .	Member	5,000	11,400	-	16,400
Invest Bank. Represented by Mr. Jarir Al Ajluni.	Member	5,000	11,400	-	16,400
Arab Jordan Investment Bank. Represented by Mr. Basel Al Araj.	Member	5,000	11,400	-	16,400
Total		55,000	125,400		180,400

* The remuneration of the members of the Board of Directors shown above represents the value of remuneration for the year 2022 and disbursed in 2023.

** Social Security Corporation has appointed Mr. Shafiq Al Rawashdeh to represent the Corporation in JMRC Board of Directors instead of Mrs. Ghada Qtishat as of 16/7/2023.

4B/18B Privileges and rewards received by members of the upper management:-

Name	Position	Salaries	Rewards	Other	Annual Travel	Total
Abed Al-Razzak Tubaishat.	General Manager.	131,760	30,350	1,800	-	163,910
Sayel Al Aqarbeh.	Manager of Finance and administration Department.	66,780	12,871	1,800	-	81,451
Marwan Al-Omar.	Manager of Legal Department.	59,498	11,506	3,600	-	74,604
Total		258,038	54,727	7,200	-	319,965

4B/19 Donations and grants paid by the company during the financial year.



Donated to the King Hussein Cancer Foundation (KHCF)

During the year 2023, the Company donated (10,000) JD to the King Hussein Cancer Foundation (KHCF).

4B/20 The company's contribution to the protection of the environment and the service of local community.

- During the year 2023 The company contributed an amount of (13,233) JD to the expense of the Institute of Banking Studies.
- JMRC's contribution in serving the local community is done by granting medium and long-term refinancing loans to banks that grant housing loans in order to expand the housing finance base and improve access to housing loans by citizen and meet their needs especially for those with middle and low incomes.
- The company contributes to the service and protection of the environment by recycling damaged paper in coordination with a company specialized in recycling.

4B/21 Contracts, projects and engagements made by the company.

There are no contracts, projects, or engagements that the company has concluded with the subsidiary, sister or allied company, the chairman of the board of directors, the members of the board, the general manager, or any employee of the company or their relatives.

4C Financial statement :- Included in the report.

4D Auditor's Report :- Included in the report.



4E Required Declaration:

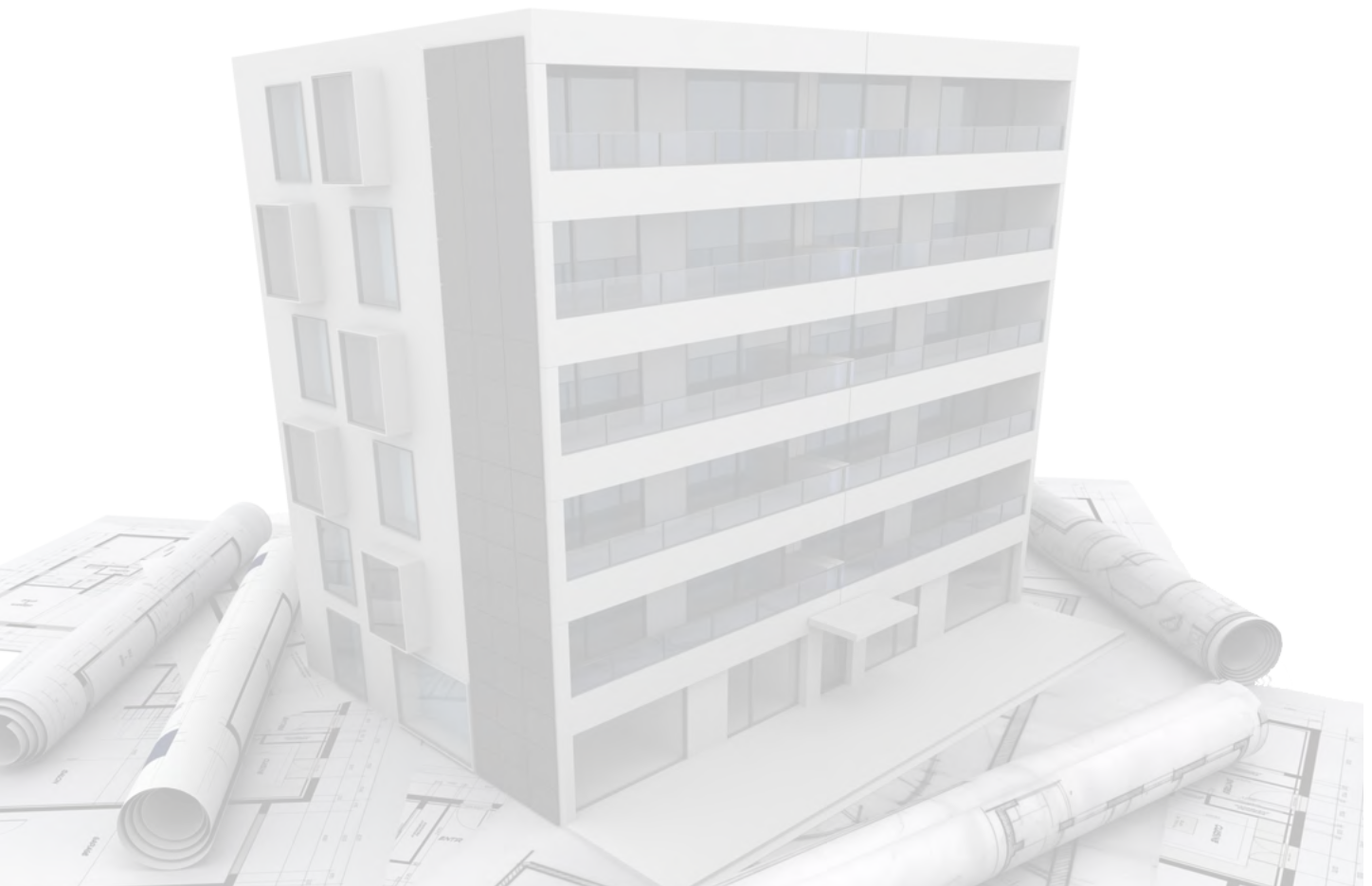
4E/1 The Board of Directors declares that there are no substantial matters that might affect the Company's continuity during the next fiscal year 2024.

4E/2 The Board of Directors affirms its responsibility for the preparation of the financial statements and confirms having an effective supervision system within the Company.

Included in the report.

4E/3 We, the undersigned hereby affirm the correctness, accuracy and completeness of the information and data stated in the company's annual report for the year 2023.

Included in the report.





JMRC Governance Report for the Year 2023



Jordan Mortgage Refinance Company Corporate Governance Report for the year 2023

1. Information and details related to the application of the provisions and instructions of the governance of listed shareholding companies and the rules of corporate governance in the company:

Jordan Mortgage Refinance Company has a regular set of relationships with the Board of Directors, shareholders and all other related parties, and these relationships address the general framework of the company's strategy and the means necessary to implement its objectives. The general framework for corporate governance ensures fair treatment based on equality among all shareholders. The rights of shareholders defined by the law, and it confirms that they are provided with all important information about the company's activity, and that the members of the Board of Directors adhere to their responsibilities towards the company and the shareholders.

In this regard, JMRC has done the following: -

1. Preparing the JMRC's corporate governance guide. The Governance Committee emanating from the Board of Directors annually reviews the company's corporate governance manual and work procedures to assess the extent of compliance with the application of the rules of good governance in the company and recommend to the Board in particular.
2. Providing disclosure information to shareholders and investors in an accurate, clear, and not misleading manner, in specified times, in accordance with the requirements of the regulatory authorities and the legislation in force, enabling them to take their decisions.
3. Using its website on the Internet to enhance disclosure, transparency, and provision of information.

In addition, the Board of Directors has approved a special internal system that is reviewed annually, according to which the duties, powers and responsibilities of the Board are determined in detail, and the company has also approved an evaluation form that addresses questions that indicate the extent of the company's commitment to implementing the instructions of governance.

2. Formation of the Board of Directors

The Board of Directors of JMRC consists of (11) members, the government of the Hashemite Kingdom of Jordan / Central Bank appoints (1) member to the board of directors of the company, and the official public institutions appoint (2) of them to the Board of Directors in proportion to their contribution to the company's capital, and the remaining members are elected By the General Assembly of Shareholders.

On June 22, 2020 the JMRC's general assembly elected a new board of directors.

The following are the names of the corporate board members and their current representatives on the company's board of directors: -

Name	Position	Description	
Central Bank of Jordan. Represented by Dr. Adel Al Sharkas	Chairman	non-executive	non-independent
Jordan Kuwait Bank. Represented by Mr. Tawfiq Mukahall.	Vice Chairman	non-executive	independent
Housing & Urban Development Corporation. Represented by Eng. Jomana Attyat.	Member	non-executive	non-independent
Social Security Corporation. Represented by Mr. Shafiq Al Rawashdeh.	Member	non-executive	non-independent
Arab Bank. Represented by Mr. Ziyad Akrouk.	Member	non-executive	non-independent
Housing Bank for Trade and Finance. Represented by Mr. Ali Al Mimi.	Member	non-executive	non-independent
Jordan Ahli Bank. Represented by Mr. Nebal Friehat.	Member	non-executive	independent
Cairo Amman Bank. Represented by Mrs. Rana Al Sunna.	Member	non-executive	independent
Jordan Commercial Bank. Represented by Mr. Abdallah Kishek .	Member	non-executive	non-independent
Invest Bank. Represented by Mr. Jarir Al Ajluni.	Member	non-executive	independent
Arab Jordan Investment Bank. Represented by Mr. Basel Al Araj.	Member	non-executive	independent

- None of the board Members had resigned during the year 2023.
- Social Security Corporation has appointed Mr. Shafiq Al Rawashdeh to represent the Corporation in JMRC Board of Directors instead of Mrs. Ghada Qtishat as of 16/7/2023.

3. Executive positions in the company and the names of the persons who occupy them:-

Name	Position
Abed Al-Razzak Tubaishat.	General Manager.
Sayel Al Aqarbeh.	Manager of Finance and administration Department.
Marwan Al-Omar.	Manager of Legal Department.

4. All the memberships of the boards of directors held by a member of the board of directors in public shareholding companies, if any:-

Name	Public shareholding companies.	Position
Dr. Adel Al Sharkas	Jordan Loan Guarantee Co.	Chairman
Mr. Tawfiq Mukahall.	Gulf Insurance group. (GIG)	Member
Mr. Ziyad Akrouk.	AL-Nisr AL-Arabi Insurance Co. (AAIN)	Chairman
Mr. Basel Al Araj.	South Electronics Company	Vice Chairman

Other members of the Board of Directors do not have memberships in any other boards of directors of any other public shareholding companies.

5. Name of Governance Liaison Officer:-

JMRC has appointed Mr. Sayel Al Aqarbeh, Manager of the Finance and administration Department / Secretary of the Governance Committee, as a liaison officer.

6. Board's Permanent Committees:-

With the aim of organizing the work of the board and increasing its efficiency and effectiveness, the Board of Directors formed the permanent committees emanating from the Board of Directors in accordance with the provisions of Paragraph (a) of Article (6) of the Corporate Governance Instructions for the year 2017.

The Board also approved written work procedures for the permanent committees that organize their work and define their obligations based on the provisions of Paragraph (c) of Article (6) of the Corporate Governance Instructions for the year 2017.

- Governance Committee :-

The committee oversees the company's corporate governance practices, and ensures that the company adheres to the legislation related to governance. Reviewing the company's corporate governance manual on an annual basis, assessing the extent of compliance with its application, studying the Authority's observations regarding the implementation of corporate governance in the company, following up on what has been done in its regard, and preparing the annual governance report and submitting it to the Board of Directors.

- Current members of the Governance Committee:-

Name	Representing	Position	Description
Mr. Basel Al Araj.	Arab Jordan Investment Bank.	Chairman	independent
Mr. Jarir Al Ajluni.	Invest Bank.	Member	independent
Mr. Shafiq Al Rawashdeh	Social Security Corporation.	Member	non-independent

- Governance Committee had (2) meetings through the year, which were as follows:-

Name	First Meeting	Second Meeting
	19-1-2023	6-11-2023
Mr. Basel Al Araj.	√	√
Mr. Jarir Al Ajluni.	√	√
Mrs. Ghada Qtishat.	√	
Mr. Shafiq Al Rawashdeh		√

- The Social Security Corporation has nominated Mr. Shafiq Khaled Shafiq Al-Rawashdeh, as of 16/7/2023, as its representative on the company's board of directors instead of Mrs. Ghada Kamal Abdul Razzaq Qtishat, and on 26/7/2023, the Board of Directors decided to nominate him as a member of the Governance Committee instead of Ms. Qtishat.

- Nomination and Remuneration Committee:-

- The committee is mainly responsible for ensuring the independence of independent members on an ongoing basis and informing the authority if any member of the board of directors does not have the independence status. And review the systems and principles for granting bonuses, benefits, incentives and salaries in the company on an ongoing basis, determine the company's needs for competencies at the level of executive management and employees and the basis for their selection, and conduct an annual evaluation of the performance of the Board of Directors and the committees emanating from it.

- Current members of the Nomination and Remuneration Committee:-

Name	Representing	Position	Description
Mr. Tawfiq Mukahall.	Jordan Kuwait Bank.	Chairman	independent
Mr. Nebal Friehat.	Jordan Ahli Bank.	Member	independent
Mr. Abdallah Kishek.	Jordan Commercial Bank.	Member	non-independent

Nomination and Remuneration Committee had (2) meetings through the year, which were as follows:-

Name	First Meeting	Second Meeting
	15-2-2023	23-11-2023
Mr. Tawfiq Mukahall.	√	√
Mr. Nebal Friehat.	√	√
Mr. Abdallah Kishek.	√	√

- Audit Committee: -

The committee mainly undertakes the review and approval of the internal audit plan that includes the scope of the audit, the review of the internal audit reports, the reports and the observations of the external auditor, and the assurance that the company's executive management has taken corrective measures. The committee also reviews the annual and interim financial statements of the company before submitting it to the Board of Directors and Discuss matters related to the nomination of the external auditor.

- Current members of the Audit Committee and there qualifications and experiences:-

Mrs. Rana Al Sunna

Chairman of the JMRC's Audit committee

The entity representing	- Cairo Amman Bank (independent member) as of 10/09/2008.
Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in Accounting / Business Administration / University of Jordan, 1988. - Master's degree in Finance / University of Jordan, 1990.
Current position	- Chief Credit Services Group Officer - Cairo Amman Bank.
Professional experiences	<ul style="list-style-type: none"> - Central Bank of Jordan / Banking Supervision Department. 1988-1995. - Vice Chairman of the Board of Directors of Tamalak Leasing Company.
Date of birth	- 1966.

Mr. Nebal Frieihat

The entity representing	- Jordan Ahli Bank (independent member) as of 01/01/2014.
Academic qualifications	<ul style="list-style-type: none"> - Bachelor's degree in Financial and Banking Sciences / Yarmouk University, Jordan, 1998. - Master's degree in Finance / Arab Banking Academy, Jordan, 2003. - PhD in Islamic Economics and Banking, 2015.
Current position	- General Manager - Al-Ahly Leasing Company.
Professional experiences	<ul style="list-style-type: none"> - He worked in Jordan Ahli Bank since 2004, where he held different distinct positions. - Worked at the Industrial Development Bank 2003-2004. - Worked at Jordan Gulf Bank 2000-2003. - Member of the Board of Directors of Al-Ahly Leasing Company. - Member of the JMRC's Nomination and Remuneration Committee.
Date of birth	- 1976.

Mr .Basel Al Araj

The entity representing	<ul style="list-style-type: none"> - Arab Jordan Investment Bank (independent member) since 27/2/2017.
Academic qualifications	<ul style="list-style-type: none"> - Master's in Public Administration/Harvard University, USA. - Master's in Business Administration/Lancaster University, UK. - Master's in Laws/London School of Economics, UK. - Master's in Banking and Financial Sciences/the Arab Academy for Banking and Financial Sciences, Jordan. - Certified in International Trade and Finance (CITF) & Certified Documentary Credits Specialist (CDCSAdv.)/London Institute of Banking & Finance, UK. - Certified Expert in Risk Management (CERM)/Frankfurt School of Finance & Management, Germany. - Certificate in Commercial Credit (CICC)/Moody's Analytics.
Current position	<ul style="list-style-type: none"> - Assistant General Manager - Arab Jordan Investment Bank since 2012.
Professional experiences	<ul style="list-style-type: none"> - Executive Manager- Group Operations at the Housing Bank for Trade and Finance. - Executive Manager - Operations, then Executive Manager of Transaction Banking & Business Transformation at Bank Al Etihad. - Vice President - Global Transaction Services at Citibank. - Vice Chairman of the Board of Directors - South Electronics Company. - Chairman of the JMRC's Governance Committee.
Date of birth	<ul style="list-style-type: none"> - 1970.

- Committee meetings:-

Audit Committee had (4) meetings during the year, which were as follows:-

Name	First Meeting	Second Meeting	Third Meeting	Forth Meeting
	24-1-2023	11-4-2023	18-7-2023	12-10-2023
Mrs. Rana Al Sunna.	√	√	√	√
Mr. Nebal Friehat.	√	√	√	√
Mr. Basel Al Araj.	√	√	√	√

The committee met with the company's external auditor once during the year 2023 without the presence of any of the JMRC's executive management persons - to review and discuss everything related to his comments and suggestions about the company's business and its financial results and the extent of the company's management response to any observations or suggestions if any.

The committee also met with the internal auditor and compliance officer in the company without the presence of any of the executive management persons of the company to discuss everything related to his comments and suggestions about the audit work and the extent of the company's management response to them. And reviewing the internal auditor's work plan, and his evaluation of the control and internal audit procedures in the company, as the internal auditor confirmed that the company is in compliance with the laws, regulations, instructions, and decisions of the Board of Directors, and there are no notes in particular. And he stressed that there were no other observations not mentioned in his reports on auditing work, and there was nothing that would affect his independence in performing his work.

- Risk Management Committee:-

The committee develops a risk management policy for the company, reviews it on an annual basis, and follows up and evaluates the various types of risks that the company may be exposed to. The committee also studies any proposed systems or any amendments to the company's existing systems and recommends to the Board about it and studies any suggested policies or any amendments to the asset and liabilities management policy.

- Current members of the Risk Management Committee:-

Name	Representing	Position	Description
Mr. Tawfiq Mukahall.	Jordan Kuwait Bank.	Chairman	independent
Mr. Ziyad Akrouk.	Arab Bank.	Member	non-independent
Mr. Ali Al Mimi.	Housing Bank for Trade and Finance.	Member	non-independent
Eng. Jomana Attyat.	Housing & Urban Development Cor.	Member	non-independent

The committee includes in its membership, Mr. Abed Al-Razzak Tubaishat the General Manager from the executive management of the company as member.

- Committee meetings:-

Risk Management Committee had (2) meetings through the year, which were as follows:-

Name	First Meeting	Second Meeting
	18-6-2023	23-11-2023
Mr. Tawfiq Mukahall.	√	√
Mr. Ziyad Akrouk.	√	√
Mr. Ali Al Mimi.	√	√
Eng. Jomana Attyat.	√	√
Mr. Abed Al-Razzak Tubaishat.	√	√

7. Board of directors meetings:-

Board of directors had (6) meetings through the year, which were as follows:-

Name	First Meeting	Second Meeting	Third Meeting	Forth Meeting	Fifth Meeting	Sixth Meeting
	8-2-2023	19-4-2023	26-7-2023	24-10-2023	12-11-2023	11-12-2023
Dr. Adel Al Sharkas.	√	√	√	√	√	√
Mr. Tawfiq Mukahall.	√		√	√	√	√
Eng. Jomana Attyat.	√			√	√	√
Mrs. Ghada Qtishat.	√	√				
Mr. Shafiq Al Rawashdeh			√	√	√	√
Mr. Ziyad Akrouk.	√	√		√	√	√
Mr. Ali Al Mimi.	√	√	√	√	√	√
Mr. Nebal Friehat.	√	√	√	√	√	√
Mrs. Rana Al Sunna.	√		√	√	√	√
Mr. Abdallah Kishek.	√	√	√	√	√	√
Mr .Jarir Al Ajluni.	√	√	√	√	√	√
Mr .Basel Al Araj.	√	√	√	√	√	√

Chairman of the Board of Directors

Dr. Adel Al Sharkas

Board of Directors' Recommendations for The General Committee

1. Distribute the net profit of (6,464,000) JD as follows:-

	Amount (JD)
Statuary Reserve	646,400
Voluntary Reserve	-
Special Reserve	423,000
Income Tax Provision	1,812,786
Board Of Directors' Remuneration	55,000

2. Distributing cash dividends equal to (12%) of the company paid in capital.



Jordan Mortgage Refinance Company

Public Shareholding Company

Financial Statements

31 December 2023



**Jordan Mortgage Refinance Company
Public Shareholding Company**

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INDEPENDENT AUDITOR'S REPORT

To The Shareholders of
Jordan Mortgage Refinance Company
Public Shareholding Company
Amman - Jordan

Opinion

We have audited the financial statements of **Jordan Mortgage Refinance Company PLC**, which comprise the statement of financial position as at 31 December 2023, statement of profit or loss, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2023, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

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' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in the Hashemite Kingdom of 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 of the current year. 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. We have determined the matters described below to be the key audit matters to be communicated in our report.

(1) Provision for Expected Credit Loss

Included in the accompanying financial statements at the end of the year 2023 financial assets totaling JOD (510,961,502), as the provision for the expected credit loss of these financial assets are dependent on the management's estimates of different variables, the adequacy of the provision is considered a key audit matter. The audit procedures performed by us to address this key audit matter included inquiring from management about the methodology used in calculating the provision and assessing the reasonableness of estimates and assumptions used by the management in calculating the provision amount. We have also inquired about the management's collection procedures and the amounts collected post year end.

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 financial statements and our auditor's report thereon.

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 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. 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 for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs, 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.

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

Report on Other Legal and Regulatory Requirements

The Jordan Mortgage Refinance Company Public Shareholding Company as at 31 December 2023 maintains proper accounting records and the accompanying financial statements are in agreement therewith and with the financial data presented in the Board of Directors' report, and we recommend the General Assembly to approve it.

6 February 2024
Amman - Jordan



Arab Professionals
Ibrahim Hammoudeh
License No. (606)

Jordan Mortgage Refinance Company
Public Shareholding Company
Statement of Financial Position
As at 31 December 2023

(In Jordanian Dinar)

	Notes	2023	2022
Assets			
Cash and cash equivalents	3	9,326,972	5,102,480
Refinance loans	4	499,493,356	611,993,356
Employees' housing loans	5	624,539	677,910
Interest receivable		6,716,650	7,631,230
Financial assets at amortized cost	6	20,963,042	20,959,386
Financial assets at fair value through other comprehensive income	7	827,750	827,750
Other assets	8	20,924	22,604
Property and equipment	9	412,102	422,579
Total Assets		538,385,335	647,637,295
Liabilities and Equity			
Liabilities			
Bonds	10	480,000,000	592,500,000
Central Bank of Jordan loan	11	22,116,734	21,039,129
Accrued interest		5,467,131	6,151,352
Other liabilities	12	2,284,270	2,150,828
Total Liabilities		509,868,135	621,841,309
Equity			
	13		
Paid - in capital		12,500,000	12,500,000
Statutory reserve		5,573,198	4,926,798
Voluntary reserve		1,949,774	1,949,774
Special reserve		2,960,728	2,537,728
Fair value adjustments		58,858	58,858
Retained earnings		5,474,642	3,822,828
Total Equity		28,517,200	25,795,986
Total Liabilities and Equity		538,385,335	647,637,295

"The attached notes from (1) to (26) form an integral part of these financial statements"

Jordan Mortgage Refinance Company
Public Shareholding Company
Statement of Profit or Loss
For the Year Ended 31 December 2023

(In Jordanian Dinar)

	Notes	2023	2022
Interest income	14	33,289,356	31,542,728
Interest expense	15	(25,633,354)	(24,139,038)
Gross operating income		7,656,002	7,403,690
Administrative expenses	16	(1,171,631)	(1,176,749)
Depreciation	9	(20,371)	(26,250)
Fees and other expenses	17	(55,000)	(55,000)
Profit before income tax		6,409,000	6,145,691
Income and National contribution tax expense	21	(1,812,786)	(1,703,457)
Profit for the year		4,596,214	4,442,234
Basic and diluted earnings per share	18	0.368	0.355

“The attached notes from (1) to (26) form an integral part of these financial statements”

Jordan Mortgage Refinance Company
Public Shareholding Company
Statement of Comprehensive Income
For the Year Ended 31 December 2023

(In Jordanian Dinar)

	<u>2023</u>	<u>2022</u>
Profit for the year	4,596,214	4,442,234
Other comprehensive income item:		
Changes in fair value of financial assets	<u>-</u>	<u>-</u>
Total comprehensive income for the year	<u>4,596,214</u>	<u>4,442,234</u>

“The attached notes from (1) to (26) form an integral part of these financial statements”

Jordan Mortgage Refinance Company
Public Shareholding Company
Statement of Changes in Equity
For the Year Ended 31 December 2023

(In Jordanian Dinar)

	Paid-in capital	Reserves			Fair value adjustments	Retained* earnings	Total
		Statutory	Voluntary	Special			
Balance at 1 January 2023	12,500,000	4,926,798	1,949,774	2,537,728	58,858	3,822,828	25,795,986
Dividends paid (Note 13)	-	-	-	-	-	(1,875,000)	(1,875,000)
Total comprehensive income	-	-	-	-	-	4,596,214	4,596,214
Reserves	-	646,400	-	423,000	-	(1,069,400)	-
Balance at 31 December 2023	12,500,000	5,573,198	1,949,774	2,960,728	58,858	5,474,642	28,517,200
Balance at 1 January 2022	10,000,000	4,306,729	1,949,774	2,254,627	58,858	4,304,793	22,874,781
Dividends paid	2,500,000	-	-	-	-	(4,000,000)	(1,500,000)
Cost of increase in capital	-	-	-	-	-	(21,029)	(21,029)
Total comprehensive income	-	-	-	-	-	4,442,234	4,442,234
Reserves	-	620,069	-	283,101	-	(903,170)	-
Balance at 31 December 2022	12,500,000	4,926,798	1,949,774	2,537,728	58,858	3,822,828	25,795,986

* According to instructions issued by SEC, negative (debit) balance in the change in fair value account of equity instruments valued at fair value through comprehensive income is excluded from profits distributable to shareholders.

"The attached notes from (1) to (26) form an integral part of these financial statements"

Jordan Mortgage Refinance Company
Public Shareholding Company
Statement of Cash Flows
For the Year Ended 31 December 2023

(In Jordanian Dinar)

	<u>2023</u>	<u>2022</u>
Operating Activities		
Profit for the year before income tax	6,409,000	6,145,691
Depreciation	20,371	26,250
Central Bank of Jordan loan	1,109,059	1,055,021
Discount of financial assets at amortized cost	(3,656)	-
Board of Director's remunerations	55,000	55,000
Provision for end of services indemnity and vacations	60,342	75,563
Provision for employees medication	42,000	42,000
Changes in working capital		
Deposits at banks	-	2,500,000
Interest receivable	914,580	(592,965)
Refinance loans	112,500,000	(27,245,664)
Employees' housing loans	53,371	(198,267)
Other assets	1,680	34,433
Accrued interest	(715,675)	317,476
Bonds	(112,500,000)	27,500,000
Other liabilities	(91,439)	(266,162)
Income tax paid	(1,745,247)	(1,721,471)
Net cash flows from operating activities	<u>6,109,386</u>	<u>7,726,905</u>
Investing Activities		
Property and equipment	(9,894)	(45,893)
Financial assets at amortized cost	-	(14,963,446)
Net cash flows used in investing activities	<u>(9,894)</u>	<u>(15,009,339)</u>
Financing Activities		
Cost of increase in capital	-	(21,029)
Dividends paid	(1,875,000)	(1,500,000)
Net cash flows used in financing activity	<u>(1,875,000)</u>	<u>(1,521,029)</u>
Changes in cash and cash equivalents	4,224,492	(8,803,463)
Cash and cash equivalents, beginning of year (before provision for expected credit losses)	<u>5,105,163</u>	<u>13,908,626</u>
Cash and cash equivalents, end of year (before provision for expected credit losses)	<u><u>9,329,655</u></u>	<u><u>5,105,163</u></u>

"The attached notes from (1) to (26) form an integral part of these financial statements"

Jordan Mortgage Refinance Company
Public Shareholding Company
Notes to the Financial Statements
31 December 2023
(In Jordanian Dinar)

1 . General

Jordan Mortgage Refinance Company was established on 5 June 1996 in accordance with Jordanian Companies Law No. (22) Of 1997 and registered under No. (314) as a public shareholding company and was granted the operating license on 22 July 1996. The Company's head office is in the Hashemite Kingdom of Jordan and its main objectives are:

- Development and improvement of the housing finance market in Jordan by enabling licensed banks and other financial institutions to increase their participation in granting housing loans.
- Enhancement and development of the capital market in Jordan by issuing medium and long-term bonds.

The Company stocks are listed in Amman Stock Exchange – Jordan.

The financial statements were authorized for issue by the Company's Board of Directors in their meeting held on 4 February 2024.

2 . Summary of accounting policies

Basis of preparation

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards.

The financial statements have been prepared on a historical cost basis except for investment securities, which have been measured at fair value.

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

The accounting policies are consistent with those used in the previous year, except for the adoption of new and amended standards effective as at the beginning of the year.

Adoption of new and revised IFRS standards

Several standards have been published that are mandatory for accounting periods after 31 December 2023. Management anticipates that the adoption of new and revised Standards will have no material impact on the financial statements of the Company.

Use of estimates

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amount of financial assets and liabilities and disclosure of contingent liabilities. These estimates and assumptions also affect the revenues, expenses and the provisions. 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.

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

- Management reviews periodically the tangible assets in order to assess the depreciation for the year based on the useful life and future economic benefits. Any impairment is taken to the statement of profit or loss.
- The measurement of impairment losses under IFRS 9 requires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances. Elements of the expected credit loss model that are considered accounting judgments and estimates include Probability of default (PD), Loss given default (LGD) and Exposure at default (EAD).

Jordan Mortgage Refinance Company PLC
Notes to the Financial Statements (Continued)
31 December 2023

Cash and cash equivalents

Cash and cash equivalents are carried in the statement of financial position at cost. For the purposes of the Cash flow statement, cash and cash equivalents comprise of cash on hand, deposits held at call with banks, other short - term highly liquid investments.

Financial assets at fair value through other comprehensive income

These financial assets represent investments in equity instruments held for the purpose of generating gain on a long term and not for trading purpose.

Financial assets at fair value through other comprehensive income initially stated at fair value plus transaction costs at purchase date.

Subsequently, they are measured at fair value with gains or losses arising from changes in fair value recognized in the statement of other comprehensive income and within owner's equity, including the changes in fair value resulting from translation of non-monetary assets stated at foreign currency. Gain or Loss from the sale of these investments should be recognized in the statement of comprehensive income and within owner's equity, and the balance of the revaluation reserve for these assets should be transferred directly to the retained earnings and not to the statement of profit or loss.

These assets are not subject to impairment testing.

Dividends are recorded in the statement of profit or loss on a separate line item.

Financial assets at amortized cost

They are the financial assets which the Company's management intends according to its business model to hold for the purpose of collecting contractual cash flows which comprise the contractual cash flows that are solely payments of principal and interest on the outstanding principal.

Those financial assets are stated at cost upon purchase plus acquisition expenses. Moreover, the issue premium / discount are amortized using the effective interest rate method, and recorded to the interest account. Provisions associated with the decline in value of these investments leading to the inability to recover the investment or part therefore are deducted, and any impairment loss in its value is recorded in the statement of profit or loss.

The amount of the impairment loss recognized is the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate.

It is not allowed to reclassify any financial assets from / to this category except for certain cases specified in the International Financial Reporting Standards (in the case of selling any of these assets before its maturity date, the result should be recorded in a separate line item in the statement of profit or loss, disclosures should be made in accordance to the requirements of International Financial Reporting Standards).

Fair value

For fair value of investments, which are traded in organized financial markets, is determined by reference to the quoted market bid price at the close of the business on the statement of financial position date. For investments which are listed in inactive stock markets, traded in small quantities or have no current prices, the fair value is measured using the current value of cash flows or any other method adopted. If there is no reliable method for the measurement of these investments, then they are stated at cost less any impairment in their value.

Trading and settlement date accounting

Purchases and sales of financial assets are recognized on the trade date, i.e. the date on which the Company commits its self to purchase or sell the asset.

Loans and bonds

Interest on long-term loans and bonds are recorded using the accrual basis of accounting and recognized in the statement of profit or loss.

Jordan Mortgage Refinance Company PLC
Notes to the Financial Statements (Continued)
31 December 2023

Property and equipment

Property and equipment are stated at cost less accumulated depreciation and accumulated impairment loss. When assets are sold or retired, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is included in the statements of profit or loss.

The initial cost of property and equipment comprises its purchase price, including import duties and non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditures incurred after the fixed assets have been put into operation, such as repairs and maintenance and overhaul costs, are normally charged to income in the period the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment.

Depreciation is computed on a straight-line basis using the following annual depreciation rates:

Buildings	2-20%
Furniture & fixtures	15-25%
Vehicles	20%
Computers	30%

The useful life and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from items of property and equipment.

Accrual accounts

Accrued payments are recognized upon receiving goods or performance of services.

Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made.

Provision for end of service indemnity

The provision for end of service indemnity is calculated based on the contractual provisions of the employment.

Offsetting

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

Revenues

Revenues from sale of goods are recognized when control transferred to the buyer, while revenues from rendering services are recognized over time and according to percentage of completion. In all cases, it is necessary that the amount of revenue can be measured reliably.

Interest is recognized on a time proportion basis that reflects the effective yield on the assets.

Dividends are recognized when the Company's right to receive payment is established.

Other revenues are recorded according to the accrual basis.

Income tax

Income tax expenses are accounted for on the basis of taxable income. Taxable income differs from income declared in the financial statements because the latter includes non-taxable revenues or disallowed taxable expenses in the current year but deductible in subsequent years, accumulated losses acceptable by the tax law, and items not accepted for tax purposes or subject to tax.

Taxes are calculated on the basis of the tax rates according to the prevailing laws, regulations, and instructions of the countries where the Company operates.

Jordan Mortgage Refinance Company PLC
Notes to the Financial Statements (Continued)
31 December 2023

3 . Cash and cash equivalents

	2023	2022
Cash at banks	1,292,652	2,335,400
Deposits held for 1 month	8,037,003	2,769,763
	<u>9,329,655</u>	<u>5,105,163</u>
Provision for expected credit losses	(2,683)	(2,683)
	<u>9,326,972</u>	<u>5,102,480</u>

The movement on the provision for expected credit losses was as follow:

	2023	2022
Opening balance	2,683	2,683
	<u>2,683</u>	<u>2,683</u>

Annual interest rate for bank deposits is (4.25% - 6.30%).

4 . Refinance loans

This item represents loans granted to local and foreign banks and finance lease companies for the purpose of financing housing loans.

	2023	2022
Balance at 1 January	612,500,000	585,254,336
Granted loans	41,500,000	166,000,000
Repaid loans	(154,000,000)	(138,754,336)
	<u>500,000,000</u>	<u>612,500,000</u>
Provision for expected credit losses	(506,644)	(506,644)
	<u>499,493,356</u>	<u>611,993,356</u>

The movement on the provision for expected credit losses was as follow:

	2023	2022
Opening balance	506,644	503,954
Transfer from provision for expected credit losses of deposits	-	2,690
	<u>506,644</u>	<u>506,644</u>

The aggregate amounts of annual principal maturities of refinance loans are as follows:

Year	JOD
2024	260,500,000
2025	120,500,000
2026	24,000,000
2027	15,000,000
After 2027	80,000,000
	<u>500,000,000</u>

These loans earn annual interest ranges between (3.75%) and (8.65%).

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31 December 2023

5 . Employees' housing loans

	2023	2022
Balance at 1 January	685,218	486,951
Granted loans	-	327,400
Repaid loans	(53,371)	(129,133)
	631,847	685,218
Provision for expected credit losses	(7,308)	(7,308)
	624,539	677,910

The movement on the provision for expected credit losses was as follow:

	2023	2022
Opening balance	7,308	5,207
Transfer from provision for expected credit losses of deposits	-	2,101
	7,308	7,308

6 . Financial assets at amortized costs

	Interest rate	2023	2022
Al-Ahli Bank bonds, maturity date 13/11/2029	10.25%	1,000,000	1,000,000
Water Authority bonds, issue number (69) maturity date 10/11/2026	6.484%	5,000,000	5,000,000
Jordanian Treasury Bonds (24-2022) maturity date 7/8/2032 at discount of JOD (32,763)	6.904%	9,970,514	9,967,237
Jordanian Treasury Bonds (37-2022) maturity date 13/11/2032 at discount of JOD (3,791)	7.669%	4,996,588	4,996,209
		20,967,102	20,963,446
Provision for expected credit losses		(4,060)	(4,060)
		20,963,042	20,959,386

The movement on the provision for expected credit losses was as follow:

	2023	2022
Opening balance	4,060	4,060
	4,060	4,060

7 . Financial assets at fair value through other comprehensive income

This represents the fair value investment of (2.846%) of Jordan Loan Guarantee Corp. capital, a public shareholding company listed in Amman Stock Exchange.

Jordan Mortgage Refinance Company PLC
Notes to the Financial Statements (Continued)
31 December 2023
8 . Other assets

	2023	2022
Prepaid expenses	17,776	19,456
Refundable deposits	3,148	3,148
	<u>20,924</u>	<u>22,604</u>

9 . Property and equipment

	Land	Buildings	Furniture & fixtures	Vehicles	Computers	Total
Cost						
Balance at 1/1/2023	176,400	447,894	123,278	77,700	126,147	951,419
Additions	-	7,760	828	-	1,306	9,894
Disposals	-	-	(1,179)	-	-	(1,179)
Balance at 31/12/2023	<u>176,400</u>	<u>455,654</u>	<u>122,927</u>	<u>77,700</u>	<u>127,453</u>	<u>960,134</u>
Accumulated depreciation						
Balance at 1/1/2023	-	224,158	114,299	74,098	116,285	528,840
Depreciation	-	8,547	2,877	3,599	5,348	20,371
Disposals	-	-	(1,179)	-	-	(1,179)
Balance at 31/12/2023	<u>-</u>	<u>232,705</u>	<u>115,997</u>	<u>77,697</u>	<u>121,633</u>	<u>548,032</u>
Net book value at 31/12/2023	<u>176,400</u>	<u>222,949</u>	<u>6,930</u>	<u>3</u>	<u>5,820</u>	<u>412,102</u>
Cost						
Balance at 1/1/2022	176,400	410,608	121,863	77,700	125,050	911,621
Additions	-	37,286	2,030	-	6,577	45,893
Disposals	-	-	(615)	-	(5,480)	(6,095)
Balance at 31/12/2022	<u>176,400</u>	<u>447,894</u>	<u>123,278</u>	<u>77,700</u>	<u>126,147</u>	<u>951,419</u>
Accumulated depreciation						
Balance at 1/1/2022	-	215,840	112,207	70,498	110,140	508,685
Depreciation	-	8,318	2,707	3,600	11,625	26,250
Disposals	-	-	(615)	-	(5,480)	(6,095)
Balance at 31/12/2022	<u>-</u>	<u>224,158</u>	<u>114,299</u>	<u>74,098</u>	<u>116,285</u>	<u>528,840</u>
Net book value at 31/12/2022	<u>176,400</u>	<u>223,736</u>	<u>8,979</u>	<u>3,602</u>	<u>9,862</u>	<u>422,579</u>

10 . Bonds

This item represents bonds issued by the company and carry an annual interest rate between (2.75%) and (7.65%).

	2023	2022
Balance at 1 January	592,500,000	565,000,000
Issued bonds	41,500,000	161,000,000
Repaid bonds	<u>(154,000,000)</u>	<u>(133,500,000)</u>
	<u>480,000,000</u>	<u>592,500,000</u>

The bonds outstanding balance is payable as follows:

Year	JOD
2024	250,500,000
2025	120,500,000
2026	19,000,000
2027	10,000,000
After 2027	<u>80,000,000</u>
	<u>480,000,000</u>

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Notes to the Financial Statements (Continued)
31 December 2023

11 . Central Bank of Jordan loan

This item represents the present value of the debt instrument of JOD (40,275,412) issued to the favor of Central Bank of Jordan. The instrument matures at 7/6/2035 and carries fixed interest rate of (5.122%) per annum payable on the instrument's maturity date.

12 . Other liabilities

	2023	2022
Provision for income tax (Note 21)	1,398,972	1,331,433
Provision for end of services indemnity	684,081	623,739
Employees medication	135,050	130,159
Board of Directors' remunerations	55,000	55,000
Accrued expenses	6,711	6,635
Provision for employees' vacations	2,412	2,412
Others	2,044	1,450
	<u>2,284,270</u>	<u>2,150,828</u>

13 . Equity

Paid in capital

The Company's authorized and paid-in capital is JOD (12.5) Million divided equally into (12.5) Million shares with par value of JOD (1) each as at 31 December 2023 and 2022..

Statutory reserve

The accumulated amounts in this account represent 10% of the Company's net income before income tax according to the Companies Law. The statutory reserve is not available for distribution to shareholders.

Voluntary reserve

The accumulated amounts in this account represent cumulative appropriations not exceeding 20% of net income. The voluntary reserve is available for distribution to shareholders.

Special reserve

The accumulated amounts in this account represent the provision taken by the Company against its exposure to interest rate risk.

Dividends

The General Assembly approved in its meeting held in 2023 to distribute JOD (1,875,000) as cash dividends.

The Board of Directors will propose to the General Assembly in its meeting which will be held in 2024 to distribute (12%) as cash dividends to shareholders.

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Notes to the Financial Statements (Continued)
31 December 2023
14 . Interest income

	2023	2022
Interest on refinance loans	31,429,026	30,406,902
Treasury bonds interest	1,401,705	653,728
Interest on time deposits	345,225	386,174
Al-Ahli Bank bonds interest	91,295	54,116
Refinance loans commission	5,950	25,800
Interest on employee's housing loans	15,888	16,008
Others	267	-
	33,289,356	31,542,728

15 . Interest expense

	2023	2022
Interest on bonds	24,467,442	23,025,167
Interest on Central Bank of Jordan loan	1,109,059	1,055,021
Others	56,853	58,850
	25,633,354	24,139,038

16 . Administrative expenses

	2023	2022
Salaries and benefits	602,424	592,323
Social security	73,428	73,838
Board of Directors' transportation	125,400	125,400
Employees bonus	115,493	108,172
End of service indemnity and vacations	60,342	75,563
Health, life and accidents insurance	45,565	45,450
Employees' provident fund	41,522	40,626
Professional fees	18,170	19,040
Institute of Banking Studies fees	13,233	13,233
Building expenses	14,908	14,083
Maintenance	12,664	12,696
Donations	10,000	10,000
Fees and subscriptions	7,954	8,094
Utilities	7,907	9,822
Vehicles expenses	7,082	7,405
Stationery and publications	4,839	4,963
Hospitality	4,259	3,817
Advertisement	2,066	2,370
Post and telephone	1,880	2,287
Companies Controller fees	600	1,200
Employees' training	300	736
Travel and accommodation	-	1,440
Miscellaneous	1,595	4,191
	1,171,631	1,176,749

17 . Fees and other expenses

	2023	2022
Board of Director's remunerations	55,000	55,000

Jordan Mortgage Refinance Company PLC
Notes to the Financial Statements (Continued)
31 December 2023

18 . Basic and diluted earnings per share

	2023	2022
Profit for the year	4,596,214	4,442,234
Weighted average number of shares	12,500,000	12,500,000
	0.368	0.355

19 . Executive management remuneration

The remuneration of executive management during the years 2023 and 2022 amounted to JOD (319,965) and JOD (335,612) respectively.

20 . Segment reporting

The Company is engaged mainly in one activity which is mortgages refinancing within the territory of the Hashemite Kingdom of Jordan.

21 . Income tax

The movement on provision for the income tax during the year is as follows:

	2023	2022
Balance at beginning of the year	1,331,433	1,349,447
Income and national contribution tax expense for the year	1,812,786	1,703,457
Income tax paid	(1,745,247)	(1,721,471)
Balance at end of the year (Note 13)	1,398,972	1,331,433

Income tax expense for the year in the statement of profit or loss consists of the following:

	2023	2022
Income tax expense for the year	1,553,817	1,460,106
National contribution tax for the year	258,969	243,351
	1,812,786	1,703,457

The following is the reconciliation between declared income and taxable income:

	2023	2022
Declared income	6,409,000	6,145,691
Tax exempted income	(37,109)	(179,478)
Tax unacceptable expenses	102,342	117,563
Taxable income	6,474,233	6,083,776
Income tax rate (Include the National contribution tax)	28%	28%
Effective tax rate (Include the National contribution tax)	28.3%	28.6%

- The Company has settled its tax liabilities with the Income Tax Department up to the year ended 2020.
- The Income tax returns for the years 2021 and 2022 has been filed with the Income Tax Department, but the Department has not reviewed the Company's records till the date of this report.
- The Income tax and National contribution tax provision for the year 2023 were calculated in accordance with the Income Tax Law.

Jordan Mortgage Refinance Company PLC
Notes to the Financial Statements (Continued)
31 December 2023

22 . Analysis of the maturities of assets and liabilities

The following table illustrates the analysis of assets and liabilities according to the expected period of their recoverability or settlement.

2023	Up to one year	From one to two years	More than two years	Not tied to maturities	Total
Assets					
Cash and cash equivalents	9,326,958	-	-	14	9,326,972
Refinance loans	259,993,356	120,500,000	119,000,000	-	499,493,356
Employees' housing loans	50,016	114,649	459,874	-	624,539
Interest receivable	6,716,650	-	-	-	6,716,650
Financial assets at amortized cost	-	7,310	20,955,732	-	20,963,042
Financial assets at fair value	-	-	-	827,750	827,750
Other assets	17,776	-	-	3,148	20,924
Property and equipment	-	-	-	412,102	412,102
Total Assets	276,104,756	120,621,959	140,415,606	1,243,014	538,385,335
Liabilities					
Bonds	250,500,000	120,500,000	109,000,000	-	480,000,000
Central Bank of Jordan loan	-	-	22,116,734	-	22,116,734
Accrued interest	5,467,131	-	-	-	5,467,131
Other liabilities	1,462,728	-	-	821,542	2,284,270
Total Liabilities	257,429,859	120,500,000	131,116,734	821,542	509,868,135
2022	Up to one year	From one to two years	More than two years	Not tied to maturities	Total
Assets					
Cash and cash equivalents	5,102,472	-	-	8	5,102,480
Refinance loans	153,493,356	255,500,000	203,000,000	-	611,993,356
Employees' housing loans	50,016	114,649	513,245	-	677,910
Interest receivable	7,631,230	-	-	-	7,631,230
Financial assets at amortized cost	-	7,310	20,952,076	-	20,959,386
Financial assets at fair value	-	-	-	827,750	827,750
Other assets	19,456	-	-	3,148	22,604
Property and equipment	-	-	-	422,579	422,579
Total Assets	166,296,530	255,621,959	224,465,321	1,253,485	647,637,295
Liabilities					
Bonds	154,000,000	245,500,000	193,000,000	-	592,500,000
Central Bank of Jordan loan	-	-	21,039,129	-	21,039,129
Accrued interest	6,151,352	-	-	-	6,151,352
Other liabilities	1,394,518	-	-	756,310	2,150,828
Total Liabilities	161,545,870	245,500,000	214,039,129	756,310	621,841,309

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Notes to the Financial Statements (Continued)
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23 . Interest rate re-pricing gap

The Company adopts the assets - liabilities compatibility principle and the suitability of maturities to narrow gaps through categorizing assets and liabilities into various maturities or price review maturities, whichever are nearer, to lower risks in interest rates, studying gaps in the related interest rates.

2023	Up to one year	From one to two years	More than two years	Not tied to interest	Total
Assets					
Cash and cash equivalents	9,326,958	-	-	14	9,326,972
Refinance loans	259,993,356	120,500,000	119,000,000	-	499,493,356
Employees' housing loans	50,016	114,649	459,874	-	624,539
Interest receivable	-	-	-	6,716,650	6,716,650
Financial assets at amortized cost	-	-	20,955,732	7,310	20,963,042
Financial assets at fair value	-	-	-	827,750	827,750
Other assets	-	-	-	20,924	20,924
Property and equipment	-	-	-	412,102	412,102
Total Assets	269,370,330	120,614,649	140,415,606	7,984,750	538,385,335
Liabilities					
Bonds	250,500,000	120,500,000	109,000,000	-	480,000,000
Central Bank of Jordan loan	-	-	22,116,734	-	22,116,734
Accrued interest	-	-	-	5,467,131	5,467,131
Other liabilities	-	-	-	2,284,270	2,284,270
Total Liabilities	250,500,000	120,500,000	131,116,734	7,751,401	509,868,135
Net	18,870,330	114,649	9,298,872	233,349	28,517,200

2022	Up to one year	From one to two years	More than two years	Not tied to interest	Total
Assets					
Cash and cash equivalents	5,102,472	-	-	8	5,102,480
Refinance loans	153,493,356	255,500,000	203,000,000	-	611,993,356
Employees' housing loans	50,016	114,649	513,245	-	677,910
Interest receivable	-	-	-	7,631,230	7,631,230
Financial assets at amortized cost	-	-	20,952,076	7,310	20,959,386
Financial assets at fair value	-	-	-	827,750	827,750
Other assets	-	-	-	22,604	22,604
Property and equipment	-	-	-	422,579	422,579
Total Assets	158,645,844	255,614,649	224,465,321	8,911,481	647,637,295
Liabilities					
Bonds	154,000,000	245,500,000	193,000,000	-	592,500,000
Central Bank of Jordan loan	-	-	21,039,129	-	21,039,129
Accrued interest	-	-	-	6,151,352	6,151,352
Other liabilities	-	-	-	2,150,828	2,150,828
Total Liabilities	154,000,000	245,500,000	214,039,129	8,302,180	621,841,309
Net	4,645,844	10,114,649	10,426,192	609,301	25,795,986

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Notes to the Financial Statements (Continued)
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24 . Fair value of financial instruments

Financial instruments comprise of financial assets and financial liabilities. Financial assets of the Company include cash and cash equivalents, securities and refinance loans. Financial liabilities of the Company include bonds, Government's loans and accrued interest.

The fair values of the financial assets and liabilities are not materially different from their carrying values as most of these items are either short-term in nature or re-priced frequently.

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

<u>2023</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Financial assets through other comprehensive income	827,750	-	-	827,750

<u>2022</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Financial assets through other comprehensive income	827,750	-	-	827,750

25 . Financial risk management

Credit risk

Credit risk arises principally from banks' deposits and loans granted to the financial institutions to refinance housing loans. The Company limits its credit risk by adopting conservative lending standards and setting limits to its customers, noting that the Company does not bear any loss arising from any default in the refinanced loans, as it is carried out in full by the financial institutions. The maximum exposure to credit risk is represented by the carrying value of each financial asset.

The balance of the largest client amounted to JOD (110) Million for the year ended 2023 against JOD (120) Million for the year ended 2022.

Interest rate risk

Interest rate risk is the risk that changes in interest rates will affect the Company's income or the value of its holdings of financial instruments. As most of the Company's financial instruments have fixed interest rate and carried at amortized cost, the sensitivity of the Company's results or equity to movements in interest rates is not considered significant.

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Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its net financial obligation. In this respect, the Company's management diversified its funding sources, and managed assets and liabilities taking into consideration liquidity and keeping adequate balances of cash, and cash equivalents and quoted securities.

The table below analysis the Company's financial liabilities into relevant maturity groupings based on the remaining period at the financial position to the contractual maturity date:

2023	Up to one year	From one to two years	More than two years	Not tied to maturity	Total
Bonds	250,500,000	120,500,000	109,000,000	-	480,000,000
Central Bank of Jordan loan	-	-	22,116,734	-	22,116,734
Accrued interest	5,467,131	-	-	-	5,467,131
Other liabilities	1,462,728	-	-	821,542	2,284,270
Total liabilities	257,429,859	120,500,000	131,116,734	821,542	509,868,135
Total Assets	276,104,756	120,621,959	140,415,606	1,243,014	538,385,335

2022	Up to one year	From one to two years	More than two years	Not tied to maturity	Total
Bonds	154,000,000	245,500,000	193,000,000	-	592,500,000
Central Bank of Jordan loan	-	-	21,039,129	-	21,039,129
Accrued interest	6,151,352	-	-	-	6,151,352
Other liabilities	1,394,518	-	-	756,310	2,150,828
Total liabilities	161,545,870	245,500,000	214,039,129	756,310	621,841,309
Total Assets	166,296,530	255,621,959	224,465,321	1,253,485	647,637,295

Equity price risk

Equity price risk results from the change in fair value of the equity securities. The Company manages these risks by investing in capital protected portfolios not exceeding 20% of its equity with reputable financial institutions in accordance with the investment policy set by the Board of Directors. If the quoted market price of listed equity securities had increased or decreased by 10%, the net result for the year would have been reduced / increased by JOD (82,775) for 2023, 2022 JOD (82,775).

26 . Capital management

The Company's management manages its capital structure with the objective of safeguarding the entity's ability to continue as a going concern and providing an adequate return to shareholders by investing the Company's assets commensurately with the level of risk.

