

**Amlak Finance PJSC
and its Subsidiaries**

**INTERIM CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS**

31 MARCH 2016 (UNAUDITED)

REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE SHAREHOLDERS OF AMLAK FINANCE PJSC

Introduction

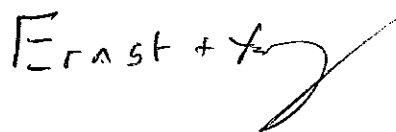
We have reviewed the accompanying interim condensed consolidated statement of financial position of Amlak Finance PJSC and its subsidiaries (the 'Group') as of 31 March 2016, and the related interim condensed consolidated statements of income, comprehensive income, changes in equity and cash flows for the three month period then ended, and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with IAS 34 Interim Financial Reporting (IAS 34). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of Review

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

Conclusion

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



Signed by
Anthony O'Sullivan
Partner
Registration No. 687

4 May 2016

Dubai, United Arab Emirates

Amlak Finance PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF INCOME

For the period ended 31 March 2016 (Unaudited)

	<i>Notes</i>	<i>Three months ended 31 March</i>	
		<i>2016 AED'000</i>	<i>2015 AED'000</i>
Income from Islamic financing and investing assets		56,722	79,916
Fee income		2,313	690
Income on deposits		1,441	730
Rental income		13,360	10,528
Sale of real estate	8	280,124	-
Other income		2,882	6,515
		<u>356,842</u>	<u>98,379</u>
Reversal of impairment / (impairment) on:			
- Islamic financing and investing assets		(6,609)	146
- Other assets		1,152	932
- Amortisation of initial fair value gain on investment deposits	9	(26,473)	(28,460)
Operating expenses		(45,239)	(34,563)
Cost of sale of real estate	8	(130,732)	-
Share of results of associates		6,365	6,060
PROFIT BEFORE DISTRIBUTIONS TO FINANCIERS / INVESTORS		155,306	42,494
Distributions to financiers / investors		(32,334)	(36,404)
PROFIT FOR THE PERIOD		122,972	6,090
Attributable to:			
Equity holders of the parent		122,060	3,721
Non-controlling interests		912	2,369
		<u>122,972</u>	<u>6,090</u>
Profit per share attributable to equity holders of the parent			
Basic profit per share (AED)	3	0.083	0.003
Diluted profit per share (AED)	3	0.039	0.001

The attached notes 1 to 13 form part of these interim condensed consolidated financial statements.

Amlak Finance PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the period ended 31 March 2016 (Unaudited)

	<i>Three months ended 31 March</i>	
	<i>2016 AED'000</i>	<i>2015 AED'000</i>
Profit for the period	122,972	6,090
Other comprehensive income		
<i>Other comprehensive income to be reclassified to profit or loss in subsequent periods:</i>		
Exchange differences on translation of foreign operations	(38,896)	(23,281)
Other comprehensive income for the period	(38,896)	(23,281)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	84,076	(17,191)
Attributable to:		
Equity holders of the parent	83,164	(19,560)
Non-controlling interests	912	2,369
	84,076	(17,191)

The attached notes 1 to 13 form part of these interim condensed consolidated financial statements.

Amlak Finance PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

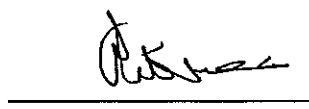
At 31 March 2016 (Unaudited)

	Notes	31 March 2016 AED'000 (Unaudited)	31 December 2015 AED'000 (Audited)
ASSETS			
Cash and balances with banks	4	666,555	606,440
Islamic financing and investing assets		3,298,913	3,459,713
Available-for-sale investments	5	8,588	25,529
Advances for investment properties	6	322,818	322,818
Investment properties	7	1,689,809	1,701,920
Properties under development	8	269,295	386,418
Investment in associate		288,461	282,096
Other assets		196,722	88,973
Furniture, fixtures and office equipment		16,036	14,168
TOTAL ASSETS		6,757,197	6,888,075
LIABILITIES AND EQUITY			
Liabilities			
Investment deposits and other Islamic financing	9	4,734,886	4,845,232
Term Islamic financing		72,450	69,799
Employees' end of service benefits		6,526	6,292
Other liabilities		155,091	235,442
Total liabilities		4,968,953	5,156,765
Equity			
Equity attributable to equity holders of the parent			
Share capital		1,500,000	1,500,000
Employee stock option plan shares		(93,048)	(93,048)
Statutory reserve		117,690	117,690
General reserve		117,690	117,690
Special reserve		99,265	99,265
Mudaraba Instrument		231,128	231,128
Mudaraba Instrument reserve		868,947	868,947
Cumulative changes in fair value		2,063	4,163
Foreign currency translation reserve		(176,621)	(137,725)
Accumulated losses		(999,311)	(1,121,371)
		1,667,803	1,586,739
Non-controlling interests		120,441	144,571
Total equity		1,788,244	1,731,310
TOTAL LIABILITIES AND EQUITY		6,757,197	6,888,075

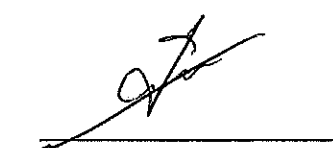
Approved by the Board of Directors on 4 May 2016 and signed on its behalf by:



Chairman



Director



Managing Director &
Chief Executive Officer

The attached notes 1 to 13 form part of these interim condensed consolidated financial statements.

Amlak Finance PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the period ended 31 March 2016 (Unaudited)

	<i>Note</i>	<i>Three months ended 31 March</i>	
		<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
OPERATING ACTIVITIES			
Profit for the period		122,972	6,090
Adjustments for:			
Depreciation		1,347	1,330
Share of results of associates		(6,365)	(6,060)
Reversal of impairment of other assets		(1,152)	(932)
Impairment / (reversal) on Islamic financing and investing assets		6,609	(146)
Amortisation of fair value adjustment on investment deposits		26,473	28,460
Distributions to financiers / investors		32,334	36,404
Income on deposits		(1,441)	(604)
Gain realised on sale of available for sale investments		(2,100)	-
Provision for employees' end of service benefits		292	390
		<u>178,969</u>	<u>64,932</u>
Working capital changes:			
Islamic financing and investing assets		134,386	169,113
Other assets		(106,597)	(779)
Other liabilities		(81,081)	5,677
		<u>125,677</u>	<u>238,943</u>
Cash from operations		(58)	(210)
Employees' end of service benefits paid			
		<u>125,619</u>	<u>238,733</u>
Net cash generated from operating activities			
INVESTING ACTIVITIES			
Placement of Wakala deposits		-	(340,000)
Proceeds from sale of available for sale investments		17,400	-
Purchase of available for sale investments		(515)	-
Decrease in properties under development		117,124	-
Movement in restricted cash		(48,322)	-
Purchase of furniture, fixtures and office equipment		(3,215)	(567)
Income on deposits		1,441	730
		<u>83,913</u>	<u>(339,837)</u>
Net cash generated from / (used in) investing activities			
FINANCING ACTIVITIES			
Receipt / (payment) of term Islamic financing		2,651	(428)
Payment to non-controlling interest		(25,042)	-
Investment deposits and other Islamic financing		(168,424)	(33,389)
Directors' fees paid		-	(220)
		<u>(190,815)</u>	<u>(34,037)</u>
Net cash used in financing activities			
INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		<u>18,717</u>	<u>(135,141)</u>
Foreign currency translation reserve		(6,924)	(11,442)
Cash and cash equivalents at the beginning of the period		503,112	292,095
		<u>514,905</u>	<u>145,512</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4		

The attached notes 1 to 13 form part of these interim condensed consolidated financial statements.

Amlak Finance PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the period ended 31 March 2016 (Unaudited)

	Attributable to the equity holders of the parent										
	Share capital AED '000	Employee stock option plan shares AED '000	Statutory reserve AED '000	General reserve AED '000	Special reserve AED '000	Mudaraba Instrument AED '000	Mudaraba Instrument reserve AED '000	Cumulative changes in fair value AED '000	Foreign currency translation reserve AED '000	Accumulated losses AED '000	Total equity AED '000
At 1 January 2016	1,500,000	(93,048)	117,690	117,690	99,265	231,128	868,947	4,163	(137,725)	(1,121,371)	1,731,310
Profit for the period	-	-	-	-	-	-	-	-	-	122,060	122,972
Other comprehensive income for the period	-	-	-	-	-	-	-	-	(38,896)	-	(38,896)
Total comprehensive income for the period	-	-	-	-	-	-	-	-	(38,896)	122,060	84,076
Other comprehensive income reclassified to profit or loss	-	-	-	-	-	-	-	(2,100)	-	-	(2,100)
Funds paid to project owner *	-	-	-	-	-	-	-	-	-	-	(25,042)
At 31 March 2016	1,500,000	(93,048)	117,690	117,690	99,265	231,128	868,947	2,063	(176,621)	(999,311)	1,788,244

* Funds paid to project owner represents capital redemption to towards their share in the Sky Gardens project.

Amlak Finance PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

For the period ended 31 March 2016 (Unaudited)

Attributable to the equity holders of the parent

	Share capital AED '000	Employee stock option plan shares AED '000	Statutory reserve AED '000	General reserve AED '000	Special reserve AED '000	Mudaraba Instrument AED '000	Mudaraba Instrument reserve AED '000	Cumulative changes in fair value AED '000	Foreign currency translation reserve AED '000	Accumulated losses AED '000	Total AED '000	Non-controlling interests AED '000	Total equity AED '000
At 1 January 2015	1,500,000	(93,048)	117,158	117,158	99,265	273,133	1,026,867	2,533	(106,447)	(1,237,046)	1,699,573	140,323	1,839,896
Profit for the period	-	-	-	-	-	-	-	-	-	3,721	3,721	2,369	6,090
Other comprehensive income for the period	-	-	-	-	-	-	-	-	(23,281)	-	(23,281)	-	(23,281)
Total comprehensive income for the period	-	-	-	-	-	-	-	-	(23,281)	3,721	(19,560)	2,369	(17,191)
Directors' fee paid	-	-	-	-	-	-	-	-	-	(220)	(220)	-	(220)
At 31 March 2015	1,500,000	(93,048)	117,158	117,158	99,265	273,133	1,026,867	2,533	(129,728)	(1,233,545)	1,679,793	142,692	1,822,485

The attached notes 1 to 13 form part of these interim condensed consolidated financial statements.

1 ACTIVITIES

Amlak Finance PJSC (the 'Company') was incorporated in Dubai, United Arab Emirates, on 11 November 2000 as a private shareholding company in accordance with UAE Federal Law No (8) of 1984, as amended. At the constituent shareholders meeting held on 9 March 2004, a resolution was passed to convert the Company to a Public Joint Stock Company. The Federal Law No. 2 of 2015, concerning Commercial Companies has come into effect from 28 June 2015, replacing the existing Federal Law No. 8 of 1984. The Company is currently assessing the impact of the new law and expects to be fully compliant on or before the end of grace period on 28 June 2016.

The Company is licensed by the UAE Central Bank as a finance company and is primarily engaged in financing and investing activities based on structures such as Ijara, Murabaha, Mudaraba, Wakala and Musharaka. The activities of the Company are conducted in accordance with Islamic Sharia'a, which prohibits usury, and within the provisions of its Articles and Memorandum of Association.

The registered address of the Company is P.O. Box 2441, Dubai, United Arab Emirates.

2 ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial statements of the Amlak Finance PJSC and its subsidiaries (the "Group") are prepared in accordance with International Financial Reporting Standard IAS 34, Interim Financial Reporting. The accounting policies used in the preparation of the interim condensed consolidated financial statements are consistent with those used in the preparation of the financial statements for the year ended 31 December 2015 except for the adoption of the new and amended IFRS and IFRIC interpretations which became effective as of 1 January 2016. The adoption of these standards and interpretations did not have an impact on the financial position or performance of the Group during the current period.

The interim condensed consolidated financial statements do not include all the information or disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2015. In addition, results for the period ended 31 March 2016 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2016.

The consolidated financial statements have been presented in UAE Dirhams (AED) and all values are rounded to the nearest thousand (AED'000) except when otherwise indicated.

2.2 NEW STANDARDS, INTERPRETATION AND AMENDMENTS

IASB Standards and Interpretations issued but not yet effective

In the current period, the Group has not adopted the new accounting standards or interpretations that have been issued but are not yet effective except for IFRS 15 Revenue from contracts with customers which was early adopted in the year ended 31 December 2015. These standards and interpretations are not likely to have any significant impact on the financial statements of the Group in the period of their initial application.

3 BASIC AND DILUTED PROFIT PER SHARE

	<i>Three months ended 31 March</i>	
	<i>2016</i>	<i>2015</i>
Profit for the period attributable to equity holders of the parent (AED'000)	122,060	3,721
Weighted average number of shares for basic EPS (in thousands)	1,475,000	1,475,000
Effect of dilution: Mudaraba Instrument	1,647,225	1,956,000
Weighted average number of ordinary shares adjusted for the effect of dilution	3,122,225	3,431,000
Attributable to equity holders of the parent: Basic profit per share (AED)	0.083	0.003
Diluted profit per share (AED)	0.039	0.001

The basic and diluted weighted average numbers of shares were reduced by the purchase of own shares for the proposed employee stock option plan during the year 2008.

4 CASH AND BALANCES WITH BANKS

	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 December 2015 AED'000 (Audited)</i>
Cash on hand	101	101
Balances with banks	512,768	495,137
Deposits with banks	153,686	111,202
Cash and balances with banks	666,555	606,440
Less: Deposits maturing after 1 year	(35,000)	(35,000)
Restricted cash	(116,650)	(68,328)
Cash and cash equivalents	514,905	503,112

Deposits maturing after one year represent AED 35 million (31 December 2015: AED 35 million) deposited with a local bank under lien to the Central Bank of UAE in accordance with Central Bank regulations for licensing.

At period end, the Group reported AED 117 million (31 December 2015: AED 68 million) of restricted cash. This represents the Group's share of the cash held and controlled by a joint venture.

With effect from the date of restructuring, the Parent and certain of its subsidiaries registered in UAE have pledged their bank accounts in favour of the security agent.

Amlak Finance PJSC and its Subsidiaries

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2016 (Unaudited)

5 AVAILABLE FOR SALE INVESTMENTS

	<i>UAE</i>		<i>International</i>		<i>Total</i>	
	<i>31 March 2016</i>	<i>31 December 2015</i>	<i>31 March 2016</i>	<i>31 December 2015</i>	<i>31 March 2016</i>	<i>31 December 2015</i>
	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
	<i>(Unaudited)</i>	<i>(Audited)</i>	<i>(Unaudited)</i>	<i>(Audited)</i>	<i>(Unaudited)</i>	<i>(Audited)</i>
Equities and Funds	-	17,400	8,588	8,129	8,588	25,529

31 March 2016 (Unaudited)

	<i>Investments carried at fair value</i>			
	<i>Total</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>
	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
Equities	8,588	-	-	8,588
Funds	-	-	-	-
	8,588	-	-	8,588

31 December 2015 (Audited)

	<i>Investments carried at fair value</i>			
	<i>Total</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>
	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
Equities	8,129	-	-	8,129
Funds	17,400	-	17,400	-
	25,529	-	17,400	8,129

There were no transfers of securities between the Level 1 and Level 2 categories of the fair value hierarchy in the current and prior periods.

The following shows reconciliation from the opening balances to the closing balances for level 3 fair values:

	<i>31 March 2016</i>	<i>31 December 2015</i>
	<i>AED'000</i>	<i>AED'000</i>
	<i>(Unaudited)</i>	<i>(Audited)</i>
Balance at 1 January	8,129	8,945
Net change in fair values	-	(770)
Addition during the period / year	515	-
Exchange difference	(56)	(46)
	8,588	8,129

The level 3 fair value above is determined based on the net asset value of the underlying entity and consequently no sensitivity analysis to variation in assumptions is provided.

6 ADVANCES FOR INVESTMENT PROPERTIES

	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 December 2015 AED'000 (Audited)</i>
At 1 January	322,818	312,036
Fair value gain on advances for investment properties	-	10,782
	<u>322,818</u>	<u>322,818</u>

This represents the advances paid by the Group towards the acquisition of certain units in under-development real estate projects in Dubai. The Group is in discussions with certain developers to renegotiate contracts, the outcome of which management believes will have no impact on the carrying value of advances for investment properties at period end. The Group has not yet obtained title to the properties and is committed to pay an additional AED 23 million (31 December 2015: AED 23 million) in accordance with the agreement with the seller of real estate projects.

These advances are carried at fair value. The fair values of the advances for investment properties are based on valuations performed at year end by independent professionally qualified valuers who hold a recognised relevant professional qualification and have relevant experience in the locations and segments of the properties valued. The valuation model used is in accordance with that recommended by the Royal Institute of Chartered Surveyors.

Advances for investment properties are categorised in Level 2 for fair value measurement as they have been derived using the comparable price approach based on comparable transactions for similar property. Sales prices of comparable properties in close proximity are adjusted for differences in the key attributes such as property size and location. The most significant input into this valuation approach is the estimated price per square foot for each given location. There were no transfers into or out of the level 2 category during the period.

Significant increases / (decreases) in comparable market value in isolation would result in a significantly higher / (lower) fair value of the properties.

Advances for investment properties include AED 30 million under Istisna with a financial institution carried at cost as there is significant uncertainty over whether the project will be completed by the developer. The associated liability of AED 39 million is also recorded in the financial statements. Under the terms of the Istisna, the Group has no obligation to repay the Istisna finance of the asset until construction is completed.

7 INVESTMENT PROPERTIES

	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 December 2015 AED'000 (Audited)</i>
At 1 January	1,701,920	1,489,968
Addition during the period / year	19,805	183,007
Fair value gain on investment properties	-	55,805
Foreign exchange fluctuation	(31,916)	(26,860)
	<u>1,689,809</u>	<u>1,701,920</u>

Investment properties consist of land, villas and units in buildings held for lease or sale. In accordance with its accounting policy, the Group carries investment properties at fair value.

The fair values of the properties are based on valuations performed at year end by independent professionally qualified valuers who hold a recognised relevant professional qualification and have relevant experience in the locations and segments of the investment properties valued. The valuation model used is in accordance with that recommended by the Royal Institute of Chartered Surveyors.

7 INVESTMENT PROPERTIES (continued)

Investment properties as at 31 March 2016 include a plot of land and two residential units in Egypt owned by one of the Group's subsidiaries amounting to AED 243 million (31 December 2015: AED 275 million). All other investment properties are located within the UAE.

Investment properties are categorised in Level 2 for fair value measurement as they have been derived using the comparable price approach based on comparable transactions for similar properties. Sales prices of comparable properties in close proximity are adjusted for differences in the key attributes such as property size and location. The most significant input into this valuation approach is the estimated price per square foot for each given location. There were no transfers into or out of the level 2 category during the period.

Significant increases / (decreases) in comparable market value in isolation would result in a significantly higher / (lower) fair value of the properties.

As at 31 March 2016, investment properties having fair value of AED 850 million (31 December 2015: AED 850 million) are mortgaged / assigned in favour of the security agent as part of the restructuring.

	31 March 2016 AED'000 (Unaudited)	31 March 2015 AED'000 (Unaudited)
Rental income derived from investment properties	13,360	10,528
Direct operating expenses (including repairs and maintenance) generating rental income	(5,057)	(4,102)
Profit arising from investment properties carried at fair value	<u>8,303</u>	<u>6,426</u>

8 PROPERTIES UNDER DEVELOPMENT

	31 March 2016 AED'000 (Unaudited)	31 December 2015 AED'000 (Audited)
At 1 January	386,418	363,281
Cost of sale of real estate	(130,732)	(33,447)
Additions for construction costs incurred	13,609	56,584
	<u>269,295</u>	<u>386,418</u>

On 1 October 2014, the Group entered into a joint venture agreement with another party to develop a jointly owned plot of land in Nad Al Hammar. Amlak Finance PJSC acquired a 50% interest in Al Warqa Gardens LLC, a jointly controlled entity to develop a jointly owned plot of land in Nad Al Hammar. The Group has a 50% share in the assets, liabilities, revenue and expenses of the joint venture and accordingly under IFRS 11 it is deemed to be a jointly controlled operation. As the land is under development with a view to disposal in the market, it has been treated as property under development with an initial cost equal to its fair value at the time of transfer from investment property portfolio of AED 330 million. Subsequent expenditure to develop the land for resale is included in the cost of property. The cash held by the joint venture is restricted, given that it is contractually committed to the development of the land under the joint venture agreement. The group's share of this restricted cash balance at 31 March 2016 is AED 116.7 million (2015: AED 68.3 million).

The joint venture has entered into agreements to sell a number of sub-divided plots of the Nad Al Hammar land. Applying the requirements of IFRS 15, the joint venture has identified two performance obligations within these agreements being to transfer control of land and to provide infrastructure to the plots. The revenue assigned to the sale of land is recorded at the time of transfer of the control of the land and the revenue relating to the building of infrastructure is recorded over the period of construction of the infrastructure on the basis that the joint venture has an enforceable right to payment for performance completed to date. The contracted revenue has been allocated between the two obligations on the basis of their respective fair values.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2016 (Unaudited)

8 PROPERTIES UNDER DEVELOPMENT (continued)

As at 31 March 2016, properties under development are assigned as security in favour of the security agent as part of the restructuring.

The following items represent the Group's interest in the assets, liabilities, revenue and expenses of the joint operation after elimination of intercompany transactions:

	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 December 2015 AED'000 (Audited)</i>
Properties under development	269,295	386,418
Cash and balances with banks	116,650	68,328
Other assets - receivables	119,767	65
Deferred income and other liabilities	(8,253)	(92,010)
Net Assets	497,459	362,801
	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 March 2015 AED'000 (Unaudited)</i>
Revenue	280,124	-
Cost of sale of real estate	(130,732)	-
Operating expenses	(15,171)	(126)
Income on deposits	437	-
Profit / (loss) for the period	134,658	(126)

Revenue for the period comprises AED 244 million following satisfaction of transfer of control of land performance obligations and AED 36 million against ongoing satisfaction against infrastructure development performance obligations. Receivable amounts due under the respective sale agreements on which land transfer revenue has been recognised are due for settlement to the joint venture within 12 months of the reporting date.

9 INVESTMENT DEPOSITS AND OTHER ISLAMIC FINANCING

		<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 December 2015 AED'000 (Audited)</i>
Murabaha	2%	233,710	238,124
Wakala	4%	213,958	228,222
Others	4%	490,417	523,111
Purchase price payable	2%	4,524,462	4,609,909
		5,462,547	5,599,366
Amortised fair value adjustment (note 9.1)		(727,661)	(754,134)
		4,734,886	4,845,232

The payment obligations are secured under the restructuring assignments and pledges as detailed in notes 4, 7 and 8.

9 INVESTMENT DEPOSITS AND OTHER ISLAMIC FINANCING (continued)**9.1 Amortised fair value adjustment**

	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 December 2015 AED'000 (Audited)</i>
Opening balance	754,134	886,318
Amortisation charged for the period / year	(26,473)	(132,184)
	<u>727,661</u>	<u>754,134</u>

The nature of the Company's deposits was significantly changed due to the restructuring undertaken in 2014, resulting in a fixed obligation to be paid to the Commercial Financiers and Liquidity Support Providers. The face value of the restructured fixed obligations at period end is AED 5,463 million (31 December 2015: 5,599 million). In accordance with IFRS, due to the substantial changes in the terms of the investment deposits through the restructuring, a fair valuation assessment of the restructured obligations was performed based on the net present value of the contracted cash flows. As at 25 November 2014, the restructured obligations were initially recognised at fair value in the statement of financial position giving rise to AED 911 million of fair value gain which was recorded in the consolidated statement of income.

The fair value adjustment was calculated using a discount rate of 5% based on management's market yield expectation adjusted for risks specific to the Group.

The obligations are subsequently to be measured at amortised cost using the effective finance rate method. Consequently, the gain on initial recognition recorded will fully reverse out over the repayment period of 12 years, with a resulting charge to the consolidated statement of income each year. The cumulative value of fair value gain amortised as at 31 March 2016 was AED 183 million giving a residual fair value gain to be amortised of AED 728 million as at 31 March 2016.

Under the terms of the Common Terms Agreement, the Group is required to distribute any cash surplus with the definition of surplus being defined in the terms of the agreement, based on an assessment of the cash position of the Group every 6 months. The first such assessment was performed in December 2014 and gave rise to a repayment of obligation to financiers of AED 944 million representing an advance payment of 22 future monthly scheduled instalments. Under the cash sweep mechanism the second assessment was performed based on the cash position as at 30 June 2015 and consequently an advance payment of AED 558 million representing 13 future scheduled monthly instalments till October 2017 was paid on 16 July 2015. The third assessment was performed based on the cash position as at 31 December 2015 and consequently an advance payment of AED 137 million representing 2 future scheduled monthly instalments till December 2017 was paid on 25 January 2016.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2016 (Unaudited)

10 SEGMENTAL INFORMATION

For management purposes, the Group is organised into three business segments, real estate finance (comprising of financing and investing activities), real estate investment (comprising of property transactions), corporate investment and others (comprising of corporate finance investment, treasury and other central functions).

Management monitors the operating results of its business units for the purpose of making decisions about resource allocation and assessment of performance.

Operating segments:

The Group's revenues and expenses for each segment the three months period ended 31 March are as follows:

31 March 2016 (unaudited):

	<i>Real Estate Finance AED'000</i>	<i>Real Estate Investment AED'000</i>	<i>Corporate Investment & Others AED'000</i>	<i>Total AED'000</i>
Operating income	63,881	288,005	4,956	356,842
Distribution to financiers/investors	(22,371)	(8,595)	(1,368)	(32,334)
Amortisation of initial fair value gain	(26,473)	-	-	(26,473)
Reversal / (allowances) for impairment	(3,381)	(2,151)	75	(5,457)
Cost of sale of real estate	-	(130,732)	-	(130,732)
Expenses (including allocated expenses)	(24,926)	(17,996)	(2,317)	(45,239)
Share of results of associates	-	-	6,365	6,365
Segment results	<u>(13,270)</u>	<u>128,531</u>	<u>7,711</u>	<u>122,972</u>
Non-controlling interests				<u>(912)</u>
				<u>122,060</u>

31 March 2015 (Unaudited):

	<i>Real Estate Finance AED'000</i>	<i>Real Estate Investment AED'000</i>	<i>Corporate Investment & Others AED'000</i>	<i>Total AED'000</i>
Operating income	85,277	6,810	6,292	98,379
Distribution to financiers/investors	(25,414)	(10,021)	(969)	(36,404)
Amortisation of initial fair value gain	(28,460)	-	-	(28,460)
Reversal / (allowances) for impairment	(740)	2,229	(411)	1,078
Expenses (including allocated expenses)	(28,569)	(4,111)	(1,883)	(34,563)
Share of results of associates	-	-	6,060	6,060
Segment results	<u>2,094</u>	<u>(5,093)</u>	<u>9,089</u>	<u>6,090</u>
Non controlling interests				<u>(2,369)</u>
				<u>3,721</u>

Amlak Finance PJSC and its Subsidiaries

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2016 (Unaudited)

10 SEGMENTAL INFORMATION (continued)

Segment assets and liabilities:

The following table presents segment assets and liabilities of the Group as at 31 March 2016 and 31 December 2015:

31 March 2016 (Unaudited):

	<i>Real estate finance AED'000</i>	<i>Real estate investment AED'000</i>	<i>Corporate investment & others AED'000</i>	<i>Total AED'000</i>
Segment assets	4,344,763	1,729,500	682,934	6,757,197
Segment liabilities	2,907,476	1,403,905	657,572	4,968,953

31 December 2015 (Audited):

	<i>Real estate finance AED'000</i>	<i>Real estate investment AED'000</i>	<i>Corporate investment & others AED'000</i>	<i>Total AED'000</i>
Segment assets	4,460,152	1,697,743	730,180	6,888,075
Segment liabilities	2,981,908	1,474,197	700,660	5,156,765

Corporate Investment and others includes investment properties in Egypt held by "Amlak Finance and Real Estate Investment Company S.A.E" with a carrying value AED 243 million (31 December 2015: AED 275 million).

11 RELATED PARTY TRANSACTIONS

Related parties represent associated companies, major shareholders, directors and key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by such parties. The pricing policies and terms of these transactions are approved by the Group's management.

Balances with related parties included in the interim condensed consolidated statement of financial position are as follows:

31 March 2016 (Unaudited):

	<i>Associated companies AED'000</i>	<i>Major shareholders AED'000</i>	<i>Directors and senior management AED'000</i>	<i>Other related parties AED'000</i>	<i>Total AED'000</i>
Cash and bank balances	-	-	-	33,701	33,701
Islamic financing and investing assets	-	-	18,699	15,021	33,720
Available for sale investments	-	-	-	7,649	7,649
Investment deposits	-	132,728	-	1,062,144	1,194,872
Other assets	-	-	-	703	703
Other liabilities	-	52	-	2,326	2,378

31 December 2015 (Audited):

	<i>Associated companies AED'000</i>	<i>Major shareholders AED'000</i>	<i>Directors and senior management AED'000</i>	<i>Other related parties AED'000</i>	<i>Total AED'000</i>
Cash and bank balances	-	-	-	10,103	10,103
Islamic financing and investing assets	-	-	19,078	15,626	34,704
Available for sale investments	-	-	-	7,649	7,649
Investment deposits	-	135,234	-	1,082,203	1,217,437
Other assets	-	-	-	703	703
Other liabilities	-	53	-	2,343	2,396

Transactions with related parties included in the statement of income are as follows:

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2016 (Unaudited)

11 RELATED PARTY TRANSACTIONS (continued)*31 March 2016 (Unaudited)*

	<i>Associated companies AED'000</i>	<i>Major shareholders AED'000</i>	<i>Directors and senior management AED'000</i>	<i>Other related parties AED'000</i>	<i>Total AED'000</i>
Income from Islamic financing and investing assets	-	-	138	192	330
Distribution to depositors	-	674	-	5,396	6,070

31 March 2015 (Unaudited):

	<i>Associated companies AED'000</i>	<i>Major shareholders AED'000</i>	<i>Directors and senior management AED'000</i>	<i>Other related parties AED'000</i>	<i>Total AED'000</i>
Income from Islamic financing and investing assets	-	-	194	217	411
Distribution to financiers	-	711	-	5,937	6,648

Compensation of key management personnel

The compensation paid to key management personnel of the Group is as follows:

	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 March 2015 AED'000 (Unaudited)</i>
Salaries and other benefits	5,184	5,870
Employee terminal benefits	-	100
	<u>5,184</u>	<u>5,970</u>

12 COMMITMENTS AND CONTINGENCIES**Commitments**

	<i>Notes</i>	<i>31 March 2016 AED'000 (Unaudited)</i>	<i>31 December 2015 AED'000 (Audited)</i>
Irrevocable commitments to advance financing	12.1	249,988	256,762
Commitments for investment properties	12.2	23,251	23,251
Commitments against capital expenditure	12.3	3,502	5,567
Commitments against properties under development	12.4	33,189	33,672
		<u>309,930</u>	<u>319,252</u>

12.1 Credit-related commitments include commitments to extend facilities designed to meet the requirements of the Group's customers. Commitments generally have fixed expiration dates, or other termination clauses, and normally require the payment of a fee. Since commitments may expire without being drawn upon, the total contract amounts do not necessarily represent future cash requirements.

12.2 This represents commitments to property developers or sellers in respect of property purchases.

12.3 This represents commitment towards implementation of a new IT project.

12.4 Estimated capital expenditure pertaining to development of real estate, contracted but not provided for.

12 COMMITMENTS AND CONTINGENCIES (continued)

Contingencies

- a) The Group is engaged in certain litigation proceedings in the United Arab Emirates, involving claims by and against it, mainly in respect of certain sale and financing transactions. The Group is defending these cases and based on legal counsel advice received believes it is less than probable that such actions taken by counter parties would succeed, except for cases against which a provision of AED 11 million has been made in the prior year.
- b) As at 31 March 2016 the Group had a contingent liability for proposed Directors' remuneration of AED 2.25 million (31 December 2015: AED 7.86 million). Directors' remuneration, which is governed by UAE Federal Law No (2) of 2015, was approved at Annual General Meeting on 26 April 2016.

Amlak Finance PJSC and its Subsidiaries

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2016 (Unaudited)

13 MATURITY ANALYSIS OF ASSETS AND LIABILITIES

The maturity analysis of assets, liabilities and off balance sheet items analysed according to when they are expected to be recovered, settled or sold. The values presented in this table include the impact of fair value adjustment as per the statement of financial position and excludes profit not yet due at period end. The table also excludes the potential impact of any cash distribution requirements triggered by the cash sweep mechanism under the terms of the Common Terms Agreement.

At 31 March 2016 (Unaudited)

	Up to 1 year			Total				
	Less than 3 months AED'000	3 months to 6 months AED'000	6 months to 1 year AED'000	up to 1 year AED'000	1 year to 5 years AED'000	Over 5 years AED'000	Items with no maturity AED'000	Total AED'000
Assets								
Cash and balances with banks	514,905	-	-	514,905	116,650	-	35,000	666,555
Islamic financing and investing assets	217,000	48,409	99,621	365,030	1,031,492	1,902,391	-	3,298,913
Available-for-sale investments	-	-	-	-	-	-	8,588	8,588
Advance for Investment Properties	-	-	-	-	30,036	-	292,782	322,818
Investment Properties	-	-	-	-	243,191	1,446,618	-	1,689,809
Properties under Development	-	-	-	-	269,295	-	-	269,295
Investments in associate	-	-	-	-	-	-	288,461	288,461
Other assets	51,608	990	24,422	77,020	119,702	-	-	196,722
Furniture, fixture and office equipment	-	-	-	-	-	-	16,036	16,036
Total assets	783,513	49,399	124,043	956,955	1,810,366	3,349,009	640,867	6,757,197
Liabilities								
Investment deposits and other Islamic financing	-	-	-	-	1,925,380	2,809,506	-	4,734,886
Term Islamic financing	1,242	1,242	2,484	4,968	24,836	42,646	-	72,450
Employees' end of service benefits	-	-	-	-	-	-	6,526	6,526
Other liabilities	133,530	6,896	6,412	146,838	8,253	-	-	155,091
Total liabilities	134,772	8,138	8,896	151,806	1,958,469	2,852,152	6,526	4,968,953
Commitments	238,121	834	2,169	241,124	68,806	-	-	309,930
Net liquidity gap	410,620	40,427	112,978	564,025	(216,909)	496,857	634,341	1,478,314
Cumulative net liquidity gap	410,620	451,047	564,025	564,025	347,116	843,973	1,478,314	1,478,314

Amlak Finance PJSC and its Subsidiaries

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2016 (Unaudited)

13 MATURITY ANALYSIS OF ASSETS AND LIABILITIES (continued)

At 31 December 2015

	Up to 1 year				Total up to 1 year AED '000	1 year to 5 years AED '000	Over 5 years AED '000	Items with no maturity AED '000	Total AED '000
	Less than 3 months AED '000	3 months to 6 months AED '000	6 months to 1 year AED '000						
Assets									
Cash and balances with banks	503,112	-	-	-	503,112	68,328	-	35,000	606,440
Islamic financing and investing assets	239,452	51,693	105,853	-	396,998	1,031,245	2,031,470	-	3,459,713
Available-for-sale investments	-	-	-	-	-	-	-	25,529	25,529
Advance for Investment Properties	-	-	-	-	-	30,036	-	292,782	322,818
Investment Properties	-	-	-	-	-	275,108	1,426,812	-	1,701,920
Properties under Development	-	-	-	-	-	386,418	-	-	386,418
Investments in associate	-	-	-	-	-	-	-	282,096	282,096
Other assets	61,484	2,851	24,638	-	88,973	-	-	-	88,973
Furniture, fixture and office equipment	-	-	-	-	-	-	-	14,168	14,168
Total assets	804,048	54,544	130,491		989,083	1,791,135	3,458,282	649,575	6,888,075
Liabilities									
Investment deposits and other Islamic financing	-	-	-	-	-	1,945,866	2,899,366	-	4,845,232
Term Islamic financing	1,191	1,191	2,381	-	4,763	62,373	2,663	-	69,799
Employees' end of service benefits	-	-	-	-	-	-	-	6,292	6,292
Other liabilities	133,806	2,053	7,573	-	143,432	92,010	-	-	235,442
Total liabilities	134,997	3,244	9,954		148,195	2,100,249	2,902,029	6,292	5,156,765
Commitments	235,247	1,637	6,566		243,450	75,802	-	-	319,252
Net liquidity gap	433,804	49,663	113,971		597,438	(384,916)	556,253	643,283	1,412,058
Cumulative net liquidity gap	433,804	483,467	597,438		597,438	212,522	768,775	1,412,058	1,412,058