Amlak Finance PJSC
and its Subsidiaries

REPORTS AND CONSOLIDATED FINANCIAL STATEMENTS

31 DECEMBER 2024

Amlak Finance PJSC and its Subsidiaries

Contents

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BOARD OF DIRECTORS' REPORT

The Directors present their report and consolidated financial statements for the year ended 31 December 2024.

PRINCIPAL ACTIVITIES

Amlak Finance PJSC is primarily engaged in Islamic financing and investing activities based on structures such as Ijara, Murabaha, Mudaraba, Wakala and Musharaka. These activities are conducted in accordance with Islamic Sharia'a which prohibits usury, and within the provisions of its Articles and Memorandum of Association.

RESULTS

The results of the Group for the year ended 31 December 2024 are set out in the attached consolidated financial statements.

To the best of our knowledge, the financial information included in the report fairly presents in all material respects the financial condition, results of operation and cash flows of the Group as of, and for, the years presented in the report.

Signed on behalf of the Board of Directors

10 March 2025
Dubai, United Arab Emirates

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INDEPENDENT AUDITOR'S REPORT

The Shareholders
Amlak Finance PJSC
Dubai
United Arab Emirates

Report on the audit of the consolidated financial statements

Opinion

We have audited the consolidated financial statements of **Amlak Finance PJSC** (the "Company") **and its subsidiaries** (together "the Group"), which comprise the consolidated statement of financial position as at 31 December 2024, and the consolidated statement of profit or loss, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing ("ISA"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants ("IESBA Code") together with the other ethical requirements that are relevant to our audit of the Group's consolidated financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material uncertainty related to going concern

We draw attention to note 2.1 in the consolidated financial statements, which indicates that the Group has a risk of default on settling amounts owing under the Common Term Agreement which can only be addressed through the sale of certain assets. As stated in note 2.1, these events or conditions, along with other matters as set forth in note 2.1, indicate that a material uncertainty exists that may cast a significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matter described in the Material Uncertainty Related to Going Concern section, we have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matters (continued)

<table>
<tr><th>Key audit matter</th><th>How our audit addressed the key audit matter</th></tr>
<tr><td colspan="2">Impairment of Islamic financing and investing assets</td></tr>
<tr><td>
As at 31 December 2024, the Group's gross Islamic financing and investing assets amounted to AED 1.0 billion and the related expected credit loss (ECL) allowance amounted to AED 187 million, comprising AED 47 million against Stage 1 and 2 exposures and AED 140 million against exposures classified under Stage 3.
The audit of the impairment of Islamic financing and investing assets is a key area of focus because of its size (representing 41% of total assets) and due to the significance of the estimates and judgments used in classifying Islamic financing and investing assets into various stages, determining related allowance requirements, and the complexity of the judgements, assumptions and estimates used in the Expected Credit Loss models. Refer to note 3 to the consolidated financial statements for the accounting policy, note 2.4 for significant management estimates and judgements used by management and note 29 for the credit risk disclosure.
The Group recognizes allowances for expected credit losses (ECLs) at an amount equal to 12-month ECL (Stage 1) or full lifetime ECL (Stage 2). A loss allowance for full lifetime ECL is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition.
ECLs are a probability-weighted estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flows due to the Group under the contract and the cash flows that the Group expects to receive arising from the weighting of multiple future economic scenarios, discounted at the asset's effective profit rate. The Group employs statistical models for ECL calculations and the key variables used in these calculations are probability of default (PD), loss given default (LGD); and exposure at default (EAD), which are defined in note 3 to the consolidated financial statements.
</td><td>
We obtained a detailed understanding of the Group's Islamic financing and investing assets business processes and the accounting policies of IFRS 9 Financial Instruments including the critical accounting estimates and judgments used. We have involved our subject matter experts to assist us in auditing the IFRS 9 ECL models as at 31 December 2024.
We tested the design, implementation and operating effectiveness of the relevant controls which included testing:

System-based and manual controls over the timely recognition of impaired Islamic financing and investing assets and advances;
Controls over the ECL calculation models;
Controls over collateral valuation estimates; and
Controls over governance and approval process related to impairment provisions and ECL Models including continuous reassessment by the management.

We understood and evaluated the theoretical soundness of the ECL model by involving our internal experts to ensure its compliance with the minimum requirements of the standard. We tested the mathematical integrity of the ECL model by performing recalculations. We assessed the consistency of various inputs and assumptions used by the Group's management to determine impairment.
</td></tr>
</table>

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Key audit matters (continued)

Key audit matter	How our audit addressed the key audit matter
Impairment of Islamic financing and investing assets (continued)	
The measurement of ECL amounts for exposures classified as Stage 1 and Stage 2 are carried out by the models with limited manual intervention, however, it is important that models (PD, LGD, EAD and macroeconomic adjustments) are valid throughout the reporting period. Exposures are classified as impaired as soon as there is doubt about the borrower's ability to meet payment obligations to the Group in accordance with the original contractual terms. Stage 3 in default Islamic financing and investing assets are measured on the basis of the present value of expected future cash flows including observable market price or fair value of the collateral. The impairment loss is calculated based on the shortfall in the Islamic financing and investing assets carrying value compared to the net present value of future cash flows using original effective profit rate. The factors considered when determining impairment losses on individually assessed accounts include the customer's aggregate borrowings, risk rating, value of the collateral and probability of successful repossession and the costs involved to recover the debts.	For allowances against exposures classified as Stage 1 and Stage 2, we obtained an understanding of the Group's methodology, assessed the underlying assumptions and the sufficiency of the data used by the management. We assessed the Group's determination of significant increase in credit risk and the resultant basis for classification of exposures into various stages. For samples of exposures, we evaluated the appropriateness of the Group's staging. For forward looking assumptions used by the Group's management in its ECL calculations, we held discussions with management and corroborated the assumptions using publicly available information. We selected samples of Islamic financing and investing assets and checked the accuracy of the Exposure at Default (EAD), appropriateness of the Probability of Default (PD) and calculations of the Loss Given Default (LGD) used by the management in their ECL calculations. For exposures determined to be individually impaired, we tested samples of Islamic financing and investing assets and examined and assessed management's estimate of future cash flows, and reperformed the resultant allowance calculations. Further, we challenged the estimates and assumptions used by management around the LGD calculation for individually impaired exposures by testing the enforceability and adequacy of valuation of underlying collaterals and estimated recovery on default.

Key audit matters (continued)

Key audit matter	How our audit addressed the key audit matter
Fair valuation of investment properties	
Investment properties comprise 42% of the total assets of the Group. Investment properties are carried at AED 1.38 billion in the consolidated statement of financial position. The Group's investment properties are measured under the fair value model, with changes in fair value presented in the consolidated statement of profit or loss. Management determines the fair values of the investment properties on a quarterly basis and has used external third party specialists in accordance with the RICS Valuation - Professional Standards and the requirements of IFRS Accounting Standards and take into account, where available, discounted cash flows and evidence of market transactions for properties and locations comparable to those of the Group's properties. The Group's portfolio comprises retail, offices and residential property. The valuation of an investment property at fair value is highly dependent on estimates and assumptions, such as realisable sales values, rental value, occupancy rate, discount rate, maintenance status, financial stability of tenants, market knowledge and historical transactions. Given the size and complexity of the valuation of investment properties and the importance of the disclosures relating to the assumptions used in the valuation, we assessed this as a key audit matter. Refer to the following notes in the financial statements for further detail: • Note 3 – Material accounting policy information on investment properties; • Note 2.4 – Significant management estimates and judgements for valuation of investment properties; and • Note 13 – Investment properties.	We obtained an understanding of the Group's investment properties and the relevant controls over inputs and assumptions used by the Group in the valuation of the investment properties. In addition, our work performed included the below procedures, amongst others, on the Group's valuations: We assessed the design and implementation and tested the operating effectiveness of the key controls over the estimation of the fair value of the investment properties; We assessed the valuer's skills, competence, objectivity and capabilities and read their terms of engagement with the Group to determine that the scope of their work was sufficient for audit purposes; We agreed the total valuation in the valuer's report to the amount reported in the consolidated statement of financial position; We tested, on a sample basis, the accuracy of the standing data provided by the Group to the Valuers; We utilised our internal real estate valuation specialists to review selected properties valued by the external valuers and internally by management and assessed whether the valuation of the properties was performed in accordance with the requirements of IFRS Accounting Standards; Where we identified estimates that were outside acceptable parameters, we discussed these with the valuers and management to understand the rationale behind the estimates made; We reperformed the arithmetical accuracy of the valuations on a sample basis; and We assessed the disclosures in the consolidated financial statements against the requirements of IFRS Accounting Standards.

Other information

The Board of Directors and management are responsible for the other information. The other information comprises the Board of Directors' report. We obtained the Board of Directors' report prior to the date of this auditor's report. The other information does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, 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.

When we read the remaining information of the annual report of the Group, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by the IASB and their preparation in compliance with the applicable provisions of the UAE Federal Decree Law No. (32) of 2021, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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 ISA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group'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 Group'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 consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the Group audit to obtain sufficient appropriate audit evidence regarding the financial information of the Group and business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and 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 consolidated 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.

Deloitte.

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of Amlak Finance PJSC, Dubai (continued)

Report on Other Legal and Regulatory Requirements

As required by the UAE Federal Law No. (32) of 2021, we report that for the year ended 31 December 2024:

- we have obtained all the information we considered necessary for the purposes of our audit;
- the consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Law No. (32) of 2021;
- the Group has maintained proper books of account;
- the financial information included in the Board of Directors' report is consistent with the Group's books of account;
- note 15 to the consolidated financial statements of the Group discloses its investments in equity instruments during the financial year ended 31 December 2024;
- note 27 to the consolidated financial statements of the Group discloses material related party transactions, the terms under which they were conducted and principles of managing conflict of interests as at 31 December 2024;
- based on the information that has been made available to us nothing has come to our attention which causes us to believe that the Group has contravened during the financial year ended 31 December 2024, with any of the applicable provisions of the UAE Federal Law No. (32) of 2021 or of its Articles of Association which would materially affect its activities or its financial position as at 31 December 2024; and
- note 30 to the consolidated financial statements discloses social contributions made during the financial year ended 31 December 2024.

Further, as required by Article (114) of the Decretal Federal Law No. (14) of 2018, we report that we have obtained all the information and explanations we considered necessary for the purpose of our audit.

Deloitte & Touche (M.E.)

Musa Ramahi
Registration No. 872
10 March 2025
Dubai
United Arab Emirates

CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the year ended 31 December 2024

	Notes	**2024 AED'000**	2023 AED'000
Income from Islamic financing and investing assets	4	**135,006**	122,264
Fee and commission income		**3,283**	3,717
Income on deposits		**13,063**	6,296
Income from investment properties, net	5	**130,173**	126,290
Gain on debt settlement, net	17	**44,536**	173,939
Share of results of an associate	14	**8,519**	7,064
Other income	6	**12,298**	11,997
		346,878	451,567
(Charge) / reversal of impairments, net	7	**(37,143)**	76,365
Amortisation of initial fair value gain on investment deposits	17	**(48,649)**	(38,946)
Operating expenses	8	**(118,972)**	(148,643)
PROFIT BEFORE DISTRIBUTION TO FINANCIERS / INVESTORS		**142,114**	340,343
Distribution to financiers / investors	9	**(73,910)**	(60,966)
PROFIT FOR THE YEAR BEFORE TAX		**68,204**	279,377
Income tax expense, net	21.1	**(15,834)**	(20,109)
NET PROFIT FOR THE YEAR AFTER TAX		**52,370**	259,268
Profit per share attributable to equity holders of the parent			
Basic profit per share (AED)	10	**0.034**	0.17
Diluted profit per share (AED)	10	**0.025**	0.12

The attached notes 1 to 31 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2024

	2024 ***AED'000***	*2023* *AED'000*
Profit for the year	**52,370**	259,268
Other comprehensive (loss) / income		
Item that will be reclassified subsequently to profit or loss:		
Exchange losses on translation of foreign operations	**(68,861)**	(33,771)
Share of other comprehensive (loss) / income of an associate	**(4,762)**	9
Other comprehensive loss for the year	**(73,623)**	(33,762)
Total comprehensive (loss) / income for the year	**(21,253)**	225,506

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 December 2024

	Notes	31 December 2024 AED'000	31 December 2023 AED'000
ASSETS			
Cash and balances with banks	11	**238,267**	222,126
Islamic financing and investing assets	12	**637,177**	1,318,764
Investment properties	13	**1,287,011**	1,376,047
Investment in an associate	14	**218,804**	216,617
Other assets	15	**146,902**	100,714
Furniture, fixtures and office equipment	16	**9,033**	9,809
TOTAL ASSETS		**2,537,194**	3,244,077
LIABILITIES AND EQUITY			
Liabilities			
Investment deposits and other Islamic financing	17	**590,672**	1,229,168
Term Islamic financing	18	**160,306**	201,253
Employees' end of service benefits	19	**5,688**	4,845
Other liabilities	20	**222,328**	185,102
Total liabilities		**978,994**	1,620,368
Equity			
Share capital	22	**1,500,000**	1,500,000
Statutory reserve	23	**307,392**	302,155
Special reserve	24	**99,265**	99,265
Mudaraba Instrument	25	**70,872**	82,872
Mudaraba Instrument reserve	25	**266,448**	311,565
Cumulative changes in fair value		**(540)**	4,222
Foreign currency translation reserve		**(391,435)**	(418,474)
Accumulated losses		**(293,802)**	(257,896)
Total equity		**1,558,200**	1,623,709
TOTAL LIABILITIES AND EQUITY		**2,537,194**	3,244,077

To the best of our knowledge, the consolidated financial statements present fairly in all material respects the financial position, results of operation and cash flows of the Group as of, and for the years presented therein.

The consolidated financial statements were authorised for issue by the Board of Directors and signed on its behalf by:

Chairman

Chief Executive Officer

The attached notes 1 to 31 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2024

	Notes	2024 AED'000	2023 AED'000
OPERATING ACTIVITIES			
Profit for the year before tax		**68,204**	279,377
Adjustments for:			
Depreciation	16	**1,092**	1,480
Share of results of an associate	14	**(8,519)**	(7,064)
Charge / (reversal) of impairment, net	7	**37,143**	(76,365)
Fair value gain on investment properties	13	**(70,432)**	(60,286)
Amortisation of fair value adjustment on investment deposits	17	**57,144**	38,946
Distribution to financiers/investors	9	**73,910**	60,966
Income on deposits		**(13,063)**	(6,296)
Gain on initial recognition of repossessed properties	6	**(2,293)**	(4,111)
Other income	6	**(10,005)**	(7,886)
Gain on sale of investment properties	5	**(36,538)**	(46,037)
Gain on debt settlement	17	**(44,536)**	(173,939)
Provision for employees' end of service benefits	19	**875**	1,143
Operating profit before changes in operating assets and liabilities:		**52,982**	(72)
Islamic financing and investing assets		**204,775**	249,518
Other assets		**(47,924)**	(45,930)
Other liabilities		**34,653**	56,500
Cash generated from operating activities		**244,486**	260,016
Employees' end of service benefits paid	19	**(32)**	(604)
Tax paid	21.2	**(12,853)**	(1,334)
Net cash generated from operating activities		**231,601**	258,078
INVESTING ACTIVITIES			
Dividend received		**140,000**	12,637
Sale of investment properties		**121,738**	198,922
Movement in restricted cash flow	11	**(73,962)**	(18,134)
Proceeds from repayments of loan from subsidiary		**11,752**	-
Proceeds on settlement of advance for investment property		-	50,000
Proceeds from disposal of investment securities		**4,303**	2,616
Proceeds from Wakala deposits		**5,045,615**	4,106,099
Placement of Wakala deposits		**(4,667,996)**	(4,237,641)
Purchase of furniture, fixtures and office equipment	16	**(533)**	(497)
Income on deposits		**13,063**	6,296
Net cash generated from investing activities		**593,980**	120,298
FINANCING ACTIVITIES			
Receipt of Term Islamic financing		**75,221**	118,744
Repayment of Term Islamic financing		**(37,212)**	(50,740)
Investment deposits and other Islamic financing		**(671,167)**	(400,689)
Redemption of Mudaraba instrument		**(39,982)**	(62,225)
Directors' fee paid		**(1,400)**	(1,400)
Net cash used in financing activities		**(674,540)**	(396,310)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		**151,041**	(17,934)
Foreign currency translation reserve		**(68,861)**	(33,771)
Cash and cash equivalents at the beginning of the year		**91,431**	143,136
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	11	**173,611**	91,431
Non-cash transactions:			
Initial recognition of repossessed properties		**37,600**	39,030

The attached notes 1 to 31 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2024

	Share capital AED'000	*Statutory 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 2024	**1,500,000**	**302,155**	**99,265**	**82,872**	**311,565**	**4,222**	**(418,474)**	**(257,896)**	**1,623,709**
Profit for the year	-	-	-	-	-	-	-	**52,370**	**52,370**
Other comprehensive loss for the year	-	-	-	-	-	**(4,762)**	**(68,861)**	-	**(73,623)**
Total comprehensive (loss) / income for the year	-	-	-	-	-	**(4,762)**	**(68,861)**	**52,370**	**(21,253)**
Transfer to statutory reserve	-	**5,237**	-	-	-	-	-	**(5237)**	-
Debt settlement adjustment (Note 17.2)	-	-	-	**(12,000)**	**(45,117)**	-	-	-	**(57,117)**
Gain on debt settlement through equity (Note 17.2)	-	-	-	-	-	-	-	**14,261**	**14,261**
Impact of changes in net assets**	-	-	-	-	-	-	**95,900**	**(95,900)**	-
Directors' fee paid	-	-	-	-	-	-	-	**(1,400)**	**(1,400)**
At 31 December 2024	**1,500,000**	**307,392**	**99,265**	**70,872**	**266,448**	**(540)**	**(391,435)**	**(293,802)**	**1,558,200**

The attached notes 1 to 31 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

For the year ended 31 December 2024

	Share capital 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 2023	1,500,000	276,229	276,229	99,265	107,624	404,627	4,213	(384,703)	(822,721)	1,460,763
Profit for the year	-	-	-	-	-	-	-	-	259,268	259,268
Other comprehensive income/(loss) for the year	-	-	-	-	-	-	9	(33,771)	-	(33,762)
Total comprehensive income/(loss) for the year	-	-	-	-	-	-	9	(33,771)	259,268	225,506
Transfer to statutory reserve	-	25,926	-	-	-	-	-	-	(25,926)	-
Transfer from general reserve	-	-	(276,229)	-	-	-	-	-	276,229	-
Debt settlement adjustment (Note 17.2)	-	-	-	-	(24,752)	(93,062)	-	-	-	(117,814)
Gain on debt settlement through equity (Note 17.2)	-	-	-	-	-	-	-	-	55,589	55,589
Movement on disposal of investment securities	-	-	-	-	-	-	-	-	1,065	1,065
Directors' fee paid	-	-	-	-	-	-	-	-	(1,400)	(1,400)
At 31 December 2023	1,500,000	302,155	-	99,265	82,872	311,565	4,222	(418,474)	(257,896)	1,623,709

* This relates to foreign exchange differences on translation of the Group's subsidiaries in Egypt.

**This relates to translation of net assets after repatriation of funds from subsidiary in Egypt.

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 by the Federal Law No. 2 of 2015 and by Law No. 32 of 2021 on Commercial Companies (the "New Companies Law").

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 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 ASSESSMENT OF GOING CONCERN ASSUMPTION

For the year ended 31 December 2024 the Group has generated a profit of AED 52 million and operating cash flows of AED 251 million. AED 45 million of the Group profits have been generated from gains on debt settlements from the auctions held during the year as disclosed in Note 17.2.

The Group has reported a decline in financing income year on year due to the shrinking of the financing assets portfolio which poses a future risk to generate sufficient cashflow to meet the repayment obligation of financiers. With the passage of time and given the changes in market dynamics and macro-economic factors the restructured Common Term Agreement (CTA) is considered to be less viable and detrimental to the long-term prospects of the Group.

The Group's management and Board of Directors have developed a new business plan where management as a first step commenced negotiations to exit the Common Term Agreement (CTA) signed in 2014 and amended in 2016 and 2020. The Group has a total outstanding of AED 971 million due to its financiers on 31 December 2024, including equity instruments.

Under the terms of the proposed restructured agreement, the full repayment is scheduled to be completed by October 2026 through a plan to sell some of the company's assets including Ras Al Khor plots. The company will coordinate to obtain shareholders' consent regarding the sale of real estate assets at the next General Meeting, further, company will take necessary approvals as required. The document governing this agreement with all financiers is currently at the final stage of completion and has the following key features:

a. AED 1.4 billion is payable to financiers over the restructuring period in various tranches of which AED 428 million (representing 30.6%) is due on 31 January 2025 and was paid in December 2024 as an upfront payment;
b. the Mudaraba Instrument and profit in kind is payable in full, instead of conversion into shares, accordingly the Mudaraba Instrument will move from equity to investment deposits upon signing of the restructuring agreement; and
c. Outstanding finance will carry an expected profit rate of EIBOR + 2% per annum whereas the Mudaraba Instrument converted finance will carry a profit rate of 1% per annum.

Accordingly, the Group needs to generate significant cashflows to pay the above upcoming commitments. The Group's management and Board of Directors are considering several steps to generate cash inflows required to cover the new payment plan terms. The Group is in process of revising its new business plan to reflect the final terms agreed with the financiers, pending sign off.

2 ACCOUNTING POLICIES (continued)

2.1 ASSESSMENT OF GOING CONCERN ASSUMPTION (continued)

Based on the payment plan, AED 490 million is payable to financiers in 2025 with the major tranche of AED 280 million due in November 2025, which is planned to be sourced by selling certain key assets including the following:

a. Selling the real estate assets including Ras Al Khor plots;
b. Exiting of financing assets; and
c. Divestment of the investment in associate.

These events and conditions indicate that a material uncertainty exists that may cast a significant doubt on the Group's ability to continue as a going concern in case the expected sale of the said plots and investments does not materialize prior to the repayment due in November 2025. Uncertainties include obtaining the shareholders' approval, finding buyers for these assets, agreement with the buyers on transaction prices, regulatory approvals associated with the disposal of investment in associate and the repatriation of these proceeds from KSA to the UAE.

Although these events indicate that a material uncertainty exists, the management and Board of Directors believe that necessary arrangements, to ensure the timely disposal of assets, have been made including the appointment of an agent to manage the sale of the Ras Al Khor plots.

The cash inflows from the disposal of these assets will ensure that the Group will generate enough cash resources in order that the Group continues as a going concern. As a part of the overall process, the Group will seek all formal and necessary approvals to formally liquidate the assets.

Management and the Board of Directors have determined that the above actions will be sufficient to mitigate the uncertainty and have therefore prepared these consolidated financial statements on a going concern basis.

Basis of preparation
The Group's consolidated financial statements have been prepared under the historical cost basis except for investment properties carried at fair value and investment securities measured at fair value through other comprehensive income.

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.

Statement of compliance
The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (IFRS accounting standards), the Shariah rules and principles as determined by the Internal Sharia Supervision Committee of the Company and applicable requirements of United Arab Emirates laws.

Basis of consolidation
The consolidated financial statements comprise the financial statements of Amlak Finance PJSC and its subsidiaries (the Group) as at 31 December 2024.

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure, or rights, to variable returns from its involvement with the investee; and
- The ability to use its power over the investee to affect its returns.

The subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group balances, income and expenses, unrealised gains and losses and dividends resulting from intra-group transactions are eliminated in full.

2 ACCOUNTING POLICIES (continued)

2.1 Basis of consolidation (continued)

A change in the ownership interest of a subsidiary, without a change of control, is accounted for as an equity transaction.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance.

If the Group loses control over a subsidiary, it:
- Derecognises the assets (including goodwill) and liabilities of the subsidiary;
- Derecognises the carrying amount of any non-controlling interest;
- Derecognises the cumulative translation differences, recorded in equity;
- Recognises the fair value of the consideration received;
- Recognises the fair value of any investment retained;
- Recognises any surplus or deficit in profit or loss; and
- Reclassifies the parent's share of components previously recognised in other comprehensive income to profit or loss.

The principal activities of the subsidiaries are the same as those of the parent company. The extent of the Group's shareholding in the subsidiaries is as follows:

Company	*Basis for consolidation*	*Country of incorporation*	*Percentage shareholding 2024*	*2023*
Amlak Finance Egypt Company (S.A.E.)	Subsidiary	Egypt	**100%**	100%
Amlak Sky Gardens LLC	Subsidiary	UAE	**100%**	100%
Amlak Holding Limited	Subsidiary	UAE	**100%**	100%
Warqa Heights LLC	Subsidiary	UAE	**100%**	100%
Amlak Capital LLC	Subsidiary	UAE	**100%**	100%
Amlak Property Investment LLC	Subsidiary	UAE	**100%**	100%
Amlak Limited	Subsidiary	UAE	**100%**	100%
Amlak Nasr City Real Estate Investment LLC	Subsidiary	Egypt	**100%**	100%

2.2 CHANGES IN ACCOUNTING POLICIES, ESTIMATES AND JUDGEMENTS

New and amended IFRS Accounting Standards that are effective for the current period

In the current year, the Group has applied a number of amendments to IFRS Accounting Standards and Interpretations issued by the International Accounting Standards Board (IASB) that are effective for an annual period that begins on or after1 January 2024.

The following new and revised IFRS Accounting Standards, which became effective for annual periods beginning on or after 1 January 2024, have been adopted in these consolidated financial statements of the group. Their adoption has not had any material impact on the disclosures or on the amounts reported in these consolidated financial statements of the group.

New and revised IFRS Accounting Standards	**Summary**
IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information	IFRS S1 sets out overall requirements for sustainability-related financial disclosures with the objective to require an entity to disclose information about its sustainability-related risks and opportunities that is useful to primary users of general-purpose financial reports in making decisions relating to providing resources to the entity.

2 ACCOUNTING POLICIES (continued)

2.2 CHANGES IN ACCOUNTING POLICIES, ESTIMATES AND JUDGEMENTS (continued)

New and amended IFRS Accounting Standards that are effective for the current period (continued)

New and revised IFRS Accounting Standards	Summary
IFRS S2 Climate-related Disclosures	IFRS S2 sets out the requirements for identifying, measuring and disclosing information about climate-related risks and opportunities that is useful to primary users of general-purpose financial reports in making decisions relating to providing resources to the entity.
Amendments to IFRS 16 *Leases* relating to Lease Liability in a Sale and Leaseback	The amendment clarifies how a seller-lessee subsequently measures sale and leaseback transactions that satisfy the requirements in IFRS 15 to be accounted for as a sale.
Amendments to IAS 1 Presentation of Financial Statements relating to Classification of Liabilities as Current or Non-Current	The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current. The amendments also defer the effective date of the January 2020 amendments by one year, so that entities would be required to apply the amendment for annual periods beginning on or after 1 January 2024.
Amendments to IAS 1 Presentation of Financial Statements relating to Non-current Liabilities with Covenants	The amendment clarifies how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability.
Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures relating to Supplier Finance Arrangements	The amendments add disclosure requirements, and 'signposts' within existing disclosure requirements, that ask entities to provide qualitative and quantitative information about supplier finance arrangements.

Other than the above, there are no other significant IFRS Accounting Standards and amendments that were effective for the first time for the financial year beginning on or after 1 January 2024

New and revised IFRS Accounting Standards in issue but not yet effective and not early adopted

At the date of authorisation of these consolidated financial statements, the Group has not applied the following new and revised IFRS Accounting Standards that have been issued but are not yet effective:

New and revised IFRS Accounting Standards	Effective for annual periods beginning on or after
Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates relating to Lack of Exchangeability	1 January 2025
The amendments contain guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not.	
Amendments to the SASB (Sustainability Accounting Standards Board) standards to enhance their international applicability	1 January 2025
The amendments remove and replace jurisdiction-specific references and definitions in the SASB standards, without substantially altering industries, topics or metrics.	

2 ACCOUNTING POLICIES (continued)

2.2 CHANGES IN ACCOUNTING POLICIES, ESTIMATES AND JUDGEMENTS (continued)

New and revised IFRS Accounting Standards in issue but not yet effective and not early adopted (continued)

New and revised IFRS Accounting Standards	Effective for annual periods beginning on or after
Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures regarding the classification and measurement of financial instruments The amendments address matters identified during the post-implementation review of the classification and measurement requirements of IFRS 9.	1 January 2026
IFRS 18 Presentation and Disclosures in Financial Statements IFRS 18 includes requirements for all entities applying IFRS for the presentation and disclosure of information in financial statements to help ensure they provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.	1 January 2027
IFRS 19 Subsidiaries without Public Accountability: Disclosures IFRS 19 specifies the disclosure requirements an eligible subsidiary is permitted to apply instead of the disclosure requirements in other IFRS Accounting Standards.	1 January 2027
Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures (2011) The amendments relate to the treatment of the sale or contribution of assets from an investor to its associate or joint venture	Effective date deferred indefinitely. Adoption is still permitted.

The Group anticipates that these new standards, interpretations and amendments will be adopted in the Group's condensed consolidated interim financial information as and when they are applicable and adoption of these new standards, interpretations and amendments may have no material impact on the condensed consolidated interim financial information of Group in the period of initial application.

2.3 DEFINITIONS

The following terms are used in the consolidated financial statements with the meaning specified:

Istisna'a
Istisna'a is a sale contract between two parties whereby one party (seller) undertakes to construct, for the other party (buyer), an asset or property according to certain pre-agreed specifications in consideration of a pre-determined price to be delivered during a pre-agreed period of time. The work undertaken is not restricted to be accomplished by the Seller alone, whole or part of the construction can be undertaken by third parties under the seller's control and responsibility. Under an Istisna'a contract the Group may act as the seller or the buyer, as the case may be.

Ijarah (Ijarah Muntahia Bittamleek)
A lease agreement whereby one party (lessor) leases an asset to the other party (lessee), after purchasing/acquiring the asset according to the other party's request against certain rental payments for specified lease term/periods. The duration of the lease, as well as the basis for rental payments, are set and agreed in advance. The lessor retains ownership of the asset throughout the lease term. Ijarah ends by transfer of ownership in the asset to the lessee pursuant to a sale and purchase agreement. Under an Ijarah contract the Group may act as a lessor or a lessee as the case may be.

2 ACCOUNTING POLICIES (continued)

2.3 DEFINITIONS (continued)

Forward Ijarah (Ijara Mausoofa Fiz Zimma)
Forward Ijarah is an arrangement whereby the parties' (i.e. lessor and lessee) agree that the lessor shall on a specified future date provide certain described property on lease to the lessee upon its completion and delivery by the developer, from whom the lessor has purchased the property. The lessee pays on-account rentals during the construction period which is setoff against lease rental obligations which commence only upon the lessee having received possession of the property from the Group. Forward Ijarah ends by transfer of ownership in the asset to the lessee. Under a Forward Ijara, the Group may act as a lessor or a lessee, as the case may be.

Sharikatul Milk
Sharikatul Milk is a joint ownership of two or more entities / persons is created in a particular asset or property without common intention to engage in business with respect to such asset or property. The parties share income / revenues from such joint ownership when the asset or property is either leased or sold.

Murabaha to the purchase orderer
Murabaha to the purchase orderer is an agreement whereby one party sells (seller) an asset to the other party (purchaser) after purchasing the assets which the seller has purchased based on a promise received from the purchaser to buy the asset to be purchased according to specific terms and conditions. The seller should disclose cost of the asset and an agreed profit to the purchaser. Under the Murabaha contract the Group may act either as a seller or a purchaser, as the case may be.

Mudaraba
An agreement between two parties whereby one party as a fund provider (Rab Al Mal) would provide funds (Mudaraba Capital), to the other party (Mudarib). Mudarib would then invest the Mudaraba Capital in a specific enterprise or activity against an agreed share in the profit. Mudaraba is an investment contract, however the Mudarib would bear the loss in case of default, negligence or violation of any of the terms and conditions of the Mudaraba by the Mudarib. Under the Mudaraba contract the Group may act either as Mudarib or as Rab Al Mal, as the case may be.

Sharia'a
Sharia'a is the body of Islamic law and is essentially derived from the Quran and the Sunna'h, Ijma and Qiyas. The Group, being an Islamic Financial Institution, incorporates the Principles of Sharia'a in its activities, as interpreted by its Internal Sharia Supervision Committee.

Wakala Investments
An agency agreement whereby the principal (Muwakkil) provides a certain sum of money (Wakala Capital) to an agent (Wakeel) to invest it in a Sharia'a compliant manner and in accordance with the feasibility study/investment plan submitted to the Muwakkil by the Wakeel. Wakeel for the services is entitled to a fixed fee (Wakala fee) and if the Wakeel achieves a return over and above the amount of expected profit (as stated in the feasibility study/investment plan) Muwakkil may grant such excess to the Wakeel as an incentive for its excellent performance.

However, the Wakeel is obliged to return the invested amount in case of its default, negligence or violation of any of the terms and conditions of the Wakala. The Group may either receive the funds from the investors as their investment agent (Wakeel) or provide the funds for management/investment as Muwakkil.

Mudaraba Instrument
An instrument issued in favour of a facility agent, acting for and on behalf of the financiers (as Agent) in respect of their share in the finance portfolio pursuant to which the Agent transferred rights, interests, benefits and entitlements in the finance portfolio to Amlak Shaheen Limited (as Issuer). The Company and the Issuer (as Rab Al Maal) entered into Mudaraba whereby the finance portfolio as Mudaraba Capital will be invested by the Company. Any redemption of the Mudaraba Instrument will be through the Group making a payment under a Mudaraba contract to the Issuer.

2 ACCOUNTING POLICIES (continued)

2.4 SIGNIFICANT MANAGEMENT ESTIMATES AND JUDGMENTS

Use of estimates
The preparation of the consolidated financial statements requires management to use its judgment and make estimates and assumptions that may affect the reported amount of financial assets and liabilities, revenues, expenses, disclosure of contingent liabilities and the resultant provisions for impairment and fair values. Estimates and judgements are continually evaluated and are based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances.

Significant items where the use of estimates and judgments are required are outlined below:

(i) Financial instruments

Judgments made in applying accounting policies that have most significant effects on the amounts recognized in the consolidated financial statements of the year ended 31 December 2024 pertain:

- Classification of financial assets: assessment of business model within which the assets are held and assessment of whether the contractual terms of the financial assets are solely payment of principal and profit on the principal amount outstanding.
- Calculation of expected credit loss (ECL): Assumptions and estimation uncertainties that have a significant impact on ECL for the year ended 31 December 2024. The impact is mainly driven by inputs, assumptions and techniques used for ECL calculation under IFRS 9 methodology.

Inputs, assumptions and techniques used for ECL calculation

Key concepts that have the most significant impact and require a high level of judgment, as considered by the Group while determining the ECL, are:

Assessment of Significant Increase in Credit Risk
The assessment of a significant increase in credit risk is done on a relative basis. To assess whether the credit risk on a financial asset has increased significantly since origination, the Group compares the risk of default occurring over the expected life of the financial asset at the reporting date to the corresponding risk of default at origination, using key risk indicators that are used in the Group's existing risk management processes.

The Group's assessment of significant increases in credit risk is being performed at least quarterly for each individual exposure based on three factors. If any of the following factors indicates that a significant increase in credit risk has occurred, the instrument will be moved from Stage 1 to Stage 2:

1. The Group has established thresholds for significant increase in credit risk based on movement in Probability of Default relative to initial recognition.
2. Additional qualitative reviews have been performed to assess the staging results and make adjustments, as necessary, to better reflect the positions which have significantly increased in risk.
3. IFRS 9 contains a rebuttable presumption that instruments which are 30 days past due have experienced a significant increase in credit risk.

Movements between Stage 2 and Stage 3 are based on whether financial assets are credit-impaired as at the reporting date. The determination of credit-impairment is based on individual assessment of financial assets for objective evidence of impairment.

The Group reviews its loans and receivables portfolio and Islamic financing receivables to assess impairment on a regular basis. In determining whether an impairment loss should be recorded in the income statement, the Group makes judgments as to whether there is any observable data indicating that there is a measurable decrease in the contractual future cash flows from a loan or homogenous group of loans and receivables or Islamic financing receivables. The methodology and assumptions used for estimating both the amount and timing of future cash flows are reviewed regularly to reduce any differences between loss estimates and actual loss.

2 ACCOUNTING POLICIES (continued)

2.4 SIGNIFICANT MANAGEMENT ESTIMATES AND JUDGMENTS (continued)

(i) Financial instruments (continued)

Macroeconomic Factors, Forward Looking Information (FLI) and Multiple Scenarios

The measurement of ECL for each stage and the assessment of significant increases in credit risk considers information about past events and current conditions as well as reasonable and supportable forecasts of future events and economic conditions. The estimation and application of forward-looking information requires significant judgment.

Probability of Default (PD), Loss Given Default (LGD) and Exposure At Default (EAD) inputs used to estimate Stage 1 and Stage 2 credit loss allowances are modelled based on the macroeconomic variables (or changes in macroeconomic variables) such as occupancy rates, oil prices, housing price index and GDP (where applicable), that are closely correlated with credit losses in the relevant portfolio. Each macroeconomic scenario used in the Group's ECL calculation will have forecasts of the relevant macroeconomic variables.

The Group estimation of ECL in Stage 1 and Stage 2 is a discounted probability-weighted estimate that considers a minimum of three future macroeconomic scenarios.

The Group base case scenario is based on macroeconomic forecasts published by the external experts and other publicly available data. Upside and downside scenarios are set relative to the Group base case scenario based on reasonably possible alternative macroeconomic conditions. Scenario design, including the identification of additional downside scenarios will occur on at least an annual basis and more frequently if conditions warrant.

Scenarios are probability-weighted according to the Group best estimate of their relative likelihood based on historical frequency and current trends and conditions. Probability weights are updated on a quarterly basis (if required). All scenarios considered are applied to all portfolios subject to ECL with the same probabilities. Sensitivity assessment due to movement in each macroeconomic variable and the respective weights under the three scenarios is periodically assessed by the Group.

In some instances the inputs and models used for calculating ECLs may not always capture all characteristics of the market at the date of the consolidated financial statements. To reflect this, qualitative adjustments or overlays are occasionally made as temporary adjustments when such differences are significantly material. Such cases are subjected to the Group's Governance process for oversight.

Definition of default

The definition of default used in the measurement of ECL and the assessment to determine movement between stages is consistent with the definition of default used for internal credit risk management purposes. IFRS 9 does not define default, but contains a rebuttable presumption that default has occurred when an exposure is greater than 90 days past due.

Expected Life

When measuring ECL, the Group must consider the maximum contractual period over which the Group is exposed to credit risk. All applicable contractual terms are considered when determining the expected life, including prepayment options and extension and rollover options. the expected life is estimated based on the period over which the Group is exposed to credit risk and where the credit losses would not be mitigated by management actions.

Governance

In addition to the existing risk management framework, the Group has established an internal workgroup to provide oversight to the IFRS 9 impairment process. The workgroup is comprised of senior representatives from the Finance and Risk Management team and will be responsible for reviewing and approving key inputs and assumptions used in the Group ECL estimates. It also assesses the appropriateness of the overall allowance results to be included in the Group financial statements.

2 ACCOUNTING POLICIES (continued)

2.4 SIGNIFICANT MANAGEMENT ESTIMATES AND JUDGMENTS (continued)

(ii) Financial instruments (continued)

(i) Fair value of financial instruments

Where the fair values of financial assets and financial liabilities recorded in the consolidated statement of financial position cannot be derived from quoted prices, they are determined using a variety of valuation techniques that include the use of mathematical models. The input to these models is taken from observable market data where possible, but where this is not possible, a degree of judgment is required in establishing fair values. The judgments include consideration of liquidity and model inputs such as correlation and volatility for longer dated derivatives.

Fair values are subject to a control framework designed to ensure that they are either determined or validated, by a function independent of the risk taker.

(ii) Impairment loss on investment in associates and jointly controlled entities

Management reviews its share of investments in associates and jointly controlled entities to assess impairment on a regular basis. In determining the assessment, management compares the recoverable amount with the carrying value of the investment. Estimating recoverable amount using value in use requires the Group to make an estimate of the expected future cash flows from the associates and jointly controlled entities and choosing a suitable discount rate in order to calculate the present value of those cash flows.

(iii) Contingent liability arising from litigations.

Due to the nature of its operations, the Group may be involved in litigations arising in the ordinary course of business. Provision for contingent liabilities arising from litigations is based on the probability of outflow of economic resources and reliability of estimating such outflow. Such matters are subject to many uncertainties and the outcome of individual matters is not predictable with assurance.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are applied prospectively.

(iv) Valuation of unquoted equity investments

Valuation of unquoted equity investments is normally based on one of the following:
- recent arm’s length market transactions;
- current fair value of another instrument that is substantially the same;
- the expected cash flows discounted at current rates applicable for items with similar terms and risk characteristics; or
- other valuation models.

The determination of the cash flows and discount factors for unquoted equity investments requires significant estimation. The Group calibrates the valuation techniques periodically and tests them for validity using either prices from observable current market transactions in the same instrument or from other available observable market data.

2 ACCOUNTING POLICIES (continued)

2.4 SIGNIFICANT MANAGEMENT ESTIMATES AND JUDGMENTS (continued)

(v) Impairment of associate

When indications exist that the carrying amount of the investment in associates would not be recoverable, an impairment is recognised. The recoverable amount is the higher of value in use and fair value less cost to sell. The fair value less cost to sell is based on the Group's best estimate of the price the Group would achieve in a sale transaction of the investment.

(vi) Provisions, contingent liabilities and commitments

Provision are recognised when the Group has a present constructive or legal obligation as a result of past events and it is probable that an outflow of resources, embodying economic benefits, will be required to settle the obligations and a reliable estimate of the amount of the obligation can be made.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects the market assessments of the time value of money and the increase specific to the liability.

(vii) Revaluation of investment properties and advances for investment properties

The Group carries its investment properties and advances for investment properties at fair value, with changes in fair value being recognised in the consolidated statement of profit and loss. The Group engaged independent valuation specialists to assess fair value during the year. These are valued using appropriate valuation technique by reference to market-based evidence, using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

(viii) Allocation of transaction price to performance obligations in contracts with customers

The Group has elected to apply the input method in allocating the transaction price between respective performance obligations in a contract. In applying the input method the Group uses the fair values of the respective obligations to apportion the transaction value.

The Group has elected to apply the input method in allocating the transaction price to performance obligations where revenue is recognised over time. The Group considers that the use of the input method which requires revenue recognition on the basis of the Group's efforts to the satisfaction of the performance obligation provides the best reference of revenue actually earned. In applying the input method the Group estimates the cost to complete the projects in order to determine the amount of revenue to be recognised. These estimates include the cost of providing infrastructure, potential claims by contractors as evaluated by the project consultant and the cost of meeting other contractual obligations to the customers.

Judgements

In addition to specific allowance against individually significant loans and receivables and Islamic financing receivables, the Group also makes a collective impairment allowance to recognise that at any reporting date, there will be an amount of loans and receivables and Islamic financing receivables which are impaired even though a specific trigger point for recognition of the loss has not yet been evidenced (known as the "emergence period').

2 ACCOUNTING POLICIES (continued)

2.4 SIGNIFICANT MANAGEMENT ESTIMATES AND JUDGMENTS (continued)

Judgements (continued)

Impairment of non-financial assets

The Group reviews its non-financial assets to assess impairment, if there is an indication of impairment. In determining whether impairment losses should be reported in the statement of income, the Group makes judgments as to whether there is any observable data indicating that there is a reduction in the carrying value of non-financial assets.

Satisfaction of performance obligations

The Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method of recognising revenue. The Group has assessed that based on the sale and purchase agreements entered into with customers and the provisions of relevant laws and regulations, where contracts are entered into to provide real estate assets to customers, the Group does not create an asset with an alternative use to the Group and usually has an enforceable right to payment for performance completed to date. In these circumstances the Group recognises revenue over time. Where this is not the case revenue is recognised at a point in time.

Determination of transaction prices

The Group is required to determine the transaction price in respect of each of its contracts with customers. In making such judgments the Group assesses the impact of any variable consideration in the contract, due to discounts or penalties, the existence of any significant financing component in the contract and any non-cash consideration in the contract.

In determining the impact of variable consideration, the Group uses the “most-likely amount” method in IFRS 15 whereby the transaction price is determined by reference to the single most likely amount in a range of possible consideration amounts.

Transfer of control in contracts with customers

In cases where the Group determines that performance obligations are satisfied at a point in time, revenue is recognised when control over the asset that is the subject of the contract is transferred to the customer. In the case of contracts to sell real estate assets this is generally when control of the unit has been handed over to the customer.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION

The Group has consistently applied the following accounting policies to all periods presented in these Group consolidated financial statements, except for the changes explained in note 2.2.

Revenue recognition
Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment. The Group has concluded that it is the principal in all of its revenue arrangements since it is the primary obligor in all the revenue arrangements has pricing latitude and is also exposed to credit risks. Revenue is recognised in the income statement as follows:

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Revenue recognition (continued)

Ijarah
Ijarah income is recognised on a time-proportion basis over the lease term.

Sharikatul Milk
Sharikatul Milk income is recognised on a time-proportion basis over the lease term or on transferring to the buyer the significant risks and rewards of ownership of the property.

Murabaha
Murabaha deferred profit is accounted for on a time-proportion basis over the period of the contract based on the net Murabaha amounts outstanding.

Mudaraba
Income or losses on Mudaraba financing are accounted for on a time-proportion basis if they can be reliably estimated. Otherwise, income is recognised on distribution by the Mudarib, whereas losses are charged to income on their declaration by the Mudarib.

Musharaka
Income is accounted for on the basis of the net invested Musharaka capital on a time- apportioned basis that reflects the effective yield on the asset.

Documentation fees
Documentation fees estimated to cover processing costs are recognised when related facilities are approved.

Revenue from contracts with customers
The Group recognises revenue from contracts with customers based on a five step model as set out in IFRS 15:

Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Group will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Group expects to be entitled in exchange for satisfying each performance obligation.

Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

1. The customer simultaneously receives and consumes the benefits provided by the Group’s performance as the Group performs; or

2. The Group’s performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or

3. The Group’s performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Revenue recognition (continued)

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

When the Group satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Where the amount of consideration received from a customer exceeds the amount of revenue recognised this gives rise to a contract liability.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognised in the consolidated income statement to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably.

Rental income
Rental income on investment properties is recognised in the profit and loss component of the statement of income on a straight-line basis over the term of the lease where the lease is an operating lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease on a straight line basis.

Dividend
Dividend revenue is recognised when the right to receive the dividend is established.

Income on deposits
Income on deposits is accounted for on a time-apportioned basis based on the estimates of management and past history of income on similar deposits.

Allocation of profit
Allocation of profit between the financiers and the shareholders is calculated according to the Group's standard procedures and is approved by the Group's Internal Sharia Supervision Committee.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand, bank balances and short-term deposits with an original maturity of three months or less, net of outstanding bank dues, if any.

Islamic financing and investing assets
Islamic financing and investing assets are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Islamic financing and investing assets are initially recognised at fair value, which is the cash consideration to originate the Islamic financing and investing assets including any transaction costs, and measured subsequently at amortised cost using the effective profit rate method. Income on Islamic financing and investing assets is included in the statement of income and is reported as income from Islamic financing and investing assets. In the case of impairment, the impairment loss is reported as a deduction from the carrying value of the Islamic financing and investing assets, and recognised in the statement of income as an impairment charge.

The Group assesses at the end of each reporting period whether there is objective evidence that Islamic financing and investing assets are impaired. Islamic financing assets are considered impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a "loss event") and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Islamic financing and investing assets (continued)

The criteria that the Group uses to determine that there is objective evidence of an impairment loss include:
- Delinquency in contractual payments of principal or profit;
- National or local economic conditions that correlate with defaults on the assets in the portfolio;
- Demise of the debtor; and
- Skip customers.

The Group first assesses whether objective evidence of impairment exists individually for Islamic financing and investing assets that are individually significant and collectively for Islamic financing and investing assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed Islamic investing and financing asset, it includes it in a group of Islamic financing and investing assets with similar credit risk characteristics and collectively assesses them for impairment. Islamic financing and investing assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognised are not included in a collective assessment of impairment.

For the purposes of a collective evaluation of impairment, Islamic financing and investing assets are grouped on the basis of similar credit risk characteristics (i.e. on the basis of the Group's evaluation process that considers category type, past-due status and other relevant factors).

The impairment charge on a group of Islamic financing and investing assets is collectively evaluated for impairment and estimated on the basis of historical trends of the probability of default, timing of recoveries and amount of loss incurred. Default rates, loss rates and expected timing of future recoveries are regularly benchmarked against actual outcomes to ensure they remain appropriate. Where historical data is not sufficient to assess trends, market loss experience is substituted using a lagged approach whereby loss rates are based on movement of accounts from one stage of delinquency to another.

The amount of the loss is measured as the difference between the carrying amount of the Islamic financing and investing assets and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the original effective profit rate of the Islamic financing and investing assets. The carrying amount of the Islamic financing and investing asset is reduced through the use of an allowance account and the amount of the loss is recognised in the statement of income. If a Islamic financing and investing asset has a variable profit rate, the discount rate for measuring any impairment loss is the current effective profit rate determined under the contract.

When an Islamic financing and investing asset is uncollectible, it is written off against the related impairment allowance. If no related impairment allowance exists, it is written off to the statement of comprehensive income. Subsequent recoveries, if any, are credited to the statement of income. If the amount of impairment subsequently decreases due to an event occurring after the write down, the release of the allowance is credited to the statement of income.

Investment properties

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met; and excludes the costs of day to day servicing of an investment property. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the date of the statement of financial position. Fair values in the consolidated financial statements are determined based on valuations performed by an accredited external, independent valuer. Gains or losses arising from changes in the fair values of investment properties are included in the statement of income in the year in which they arise.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the statement of income in the period of derecognition.

Fair value is determined by reference to open market values based on valuations performed by independent surveyors and consultants. For advances for investment properties, valuations are adjusted for amounts to be paid in accordance with property purchase agreements.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Investment properties (continued)

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property or property under development, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property or property under development becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment or property under development up to the date of change in use.

Properties under development
Properties in the course of construction for sale are classified as properties under development. Sold and unsold properties under development are stated at cost less any impairment. Cost includes the cost of land, infrastructure, construction and other related expenditure such as professional fees and engineering costs attributable to the property, which are capitalized as and when activities that are necessary to get the property ready for the intended use are in progress.

Where revenue is recognised over the duration of a contract, the associated share of costs within properties under development are released to cost of sales in the income statement.

Completion is defined as the earlier of issuance of a certificate of practical completion, or when management considers the project to be completed. Upon completion, cost in respect of properties with the intention to sell or capital appreciation / rentals are eliminated from properties under construction and transferred to properties held for sale at cost.

Assets held for sale
Assets held for sale classified as held for sale are measured at the lower of carrying amount and fair value less costs to sell.

Investment securities
All investments are initially recognised at cost, being the fair value of the consideration given including acquisition costs.

At fair value through profit or loss

These are initially recognised at fair value. Gains and losses arising from changes in fair values are included in the statement of income for the year. Dividends received are included in other income according to the terms of the contract or when the right to the payment has been established.

At fair value through other comprehensive income

After initial recognition, investments classified as "fair value through OCI," are remeasured at fair value. Unrealised gains and losses are reported as a separate component of equity until the investment is derecognised or the investment is determined to be impaired. Cumulative gains and losses on equity instruments recognized in OCI are transferred to retained earnings on disposal of an investment.

Investment in associates and joint operations
An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group has an interest in a joint operation and recognises in relation to its interest in the joint operation its:
- Assets, including its share of any assets held jointly;
- Liabilities, including its share of any liabilities incurred jointly;

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Investment in associates and joint operations (continued)

- Revenue from the sale of its share of the output arising from the joint operation;
- Share of the revenue from the sale of the output by the joint operation; and
- Expenses, including its share of any expenses incurred jointly.

The considerations made in determining significant influence or joint control are similar to those necessary to determine control over subsidiaries.

The Group's investments in its associate are accounted for using the equity method. Under the equity method, the investment in an associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate since the acquisition date. Goodwill relating to the associate is included in the carrying amount of the investment and is neither amortised nor individually tested for impairment.

The statement of income reflects the Group's share of the results of operations of the associate. Any change in OCI of those investees is presented as part of the Group's other comprehensive income. In addition, when there has been a change recognised directly in the equity of the associate, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the interest in the associate or joint venture.

The aggregate of the Group's share of profit or loss of an associate is shown on the face of the statement of profit or loss outside operating profit and represents profit or loss after tax and non-controlling interests in the subsidiaries of the associate.

Furniture, fixtures and office equipment
Furniture, fixtures and office equipment are stated at cost less accumulated depreciation and any impairment in value. Depreciation is calculated on a straight line basis over the estimated useful lives of assets as follows:

Offices	25 years
Furniture and fixtures	4 - 7 years
Computer and office equipment	3 - 5 years

Capital work in progress is stated at cost and is transferred to the appropriate asset category when it is brought into use and is depreciated in accordance with Group's accounting policies.

The carrying values of furniture, fixtures and office equipment are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable. If any such indication exists and where the carrying values exceed the estimated recoverable amount, the assets are written down to their recoverable amount, being the higher of their fair value less costs to sell and their value in use.

Expenditure incurred to replace furniture, fixtures and office equipment is capitalised and the carrying amount of the component that is replaced is written off. Other subsequent expenditure is capitalised only when it increases future economic benefits of the related equipment. All other expenditure is recognised in the consolidated statement of income as the expense is incurred.

Accounts payable and accruals
Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

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

Leases
Leases where the lessor retains substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognised as an expense in the statement of income on a straight-line basis over the lease term.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Employees' end of service benefits
With respect to its national employees in the UAE, the Group makes contributions to a pension fund established by the General Pension and Social Security Authority calculated as a percentage of the employees' salaries. The Group's obligations are limited to these contributions, which are recognised in the statement of income when due.

The Group provides end of service benefits to its expatriate employees. The entitlement to these benefits is based upon the employees' salary and length of service, subject to the completion of a minimum service period. The expected costs of these benefits are accrued over the period of employment.

Treasury shares
Own equity instruments that are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognised in share premium.

Trade and settlement date accounting
All "regular way" purchases and sale of financial assets are recognised on the "trade date", i.e. the date that the Group purchases or sells the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place.

Financial instruments

(i) Initial recognition and measurement

a) Financial assets

Initial recognition

On initial recognition, a financial asset is classified as measured: at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). The Group's financial assets at amortized cost include Islamic financing and investing assets, cash and bank balances with banks and other assets except for prepayments.

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as described in two categories:
- At amortised cost
- Financial assets at fair value (FVTPL or FVOCI)

Debt instrument
A financial asset (debt instrument) is measured at amortised cost if it meets both the following conditions and is not designated as at FVTPL:
- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and;
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and profit on the principal amount outstanding.

Group's financing assets and receivables including advances are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective profit rate (EPR) method, less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EPR. The EPR amortisation is included in finance income in the consolidated statement of income. The losses arising from impairment are recognised in the statement of income.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Financial instruments (continued)

(i) Initial recognition and measurement (continued)

a) Financial assets (continued)

Subsequent measurement (continued)

A debt instrument is measured at FVOCI only if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and profit on the principal amount outstanding.

Equity instrument
On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in OCI, with only dividend income recognized in profit or loss. This election is made on an investment-by-investment basis.

In addition, on initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Business model assessment

The Group makes an assessment of the objective of a business model in which an asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice.
- how the performance of the portfolio is evaluated and reported to the Group's management; and
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed.

Assessment whether contractual cash flows are solely payments of principal and profit

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Profit' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic financing risks and costs (e.g. liquidity risk and administrative costs), as well as profit margin.

In assessing whether the contractual cash flows are solely payments of principal and profit, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making the assessment, the Group considers:

- prepayment and extension terms;
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse asset arrangements); and
- features that modify consideration of the time value of money – e.g. periodical reset of profit rate.

Reclassifications
Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Group changes its business model for managing financial assets.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Financial instruments (continued)

a) Financial assets (continued)

Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- The rights to receive cash flows from the asset have expired
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:
  (a) the Group has transferred substantially all the risks and rewards of the asset, or
  (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Any cumulative gain/loss recognised in OCI in respect of equity investment securities designated as FVOCI is not recognised in profit or loss account on derecognition of such securities.

Any interest in transferred financial assets that qualify for derecognition that is created or retained by the Group is recognized as a separate asset or liability.

Write-off
Assets carried at amortised cost and equity securities at FVOCI are written off (either partially or in full) when there is no realistic prospect of recovery. This is generally the case when the Group has exhausted all legal and remedial efforts to recover from the customers. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

Finances and advances
'Islamic financing and investing assets' caption in the statement of financial position include:

Finances and advances measured at amortised cost: they are initially measured at fair value plus incremental direct transaction costs, and subsequently at their amortised cost using the effective profit method.

Investment securities
The 'investment securities' caption in the statement of financial position includes equity investment securities designated as FVOCI.

The Group elects to present in OCI changes in the fair value of certain investments in equity instruments that are not held for trading. The election is made on an instrument-by-instrument basis on initial recognition and is irrevocable.

Gains and losses on such equity instruments are never reclassified to profit or loss and no impairment is recognised in profit or loss. Dividends are recognised in profit or loss unless they clearly represent a recovery of part of the cost of the investment, in which case they are recognised in OCI. Cumulative gains and losses on equity instruments recognised in OCI are transferred to retained earnings on disposal of an investment.

b) Financial liabilities
Criteria for classification of financial liabilities under IFRS 9 is similar to IAS 39; financial liabilities are classified as financial liabilities at fair value through profit or loss, amortised cost or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Financial instruments (continued)

b) Financial liabilities (continued)

Initial recognition
Financial liabilities are initially recognized at fair value and, in case of financial liabilities not recorded at fair value through profit or loss, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, bank overdrafts, financing including bank overdrafts, financial guarantee contracts, and derivative financial instruments.

Subsequent measurement
The measurement of financial liabilities depends on their classification as described below:

Financial liabilities at fair value through profit or loss
Financial liabilities held for trading are measured at FVTPL and all other financial liabilities are recorded at amortized cost.

The Group classifies financial liabilities as held for trading when they have issued primarily for short term profit making through trading activities or form part of a portfolio of financial instruments that are managed together for which there is evidence of a recent pattern of short-term profit taking. Gains and losses arising from changes in fair values are included in the consolidated income statement in the year in which they arise.

Gains or losses on liabilities held for trading are recognised in the consolidated statement of income.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in IFRS 9 are satisfied. The Group's financial liabilities at fair value through profit or loss are comprised of its finance rate derivative bifurcated from its term finance agreement.

Financing
After initial recognition, any financing obtained is subsequently measured at amortised cost using the EPR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EPR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EPR. The EPR amortisation is included as finance costs in the consolidated statement of income.

Financial guarantee contracts
Financial guarantee contracts issued by the Group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the best estimate of the expenditure required to settle the present obligation at the reporting date and the amount recognised less cumulative amortisation.

Derecognition
A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of income.

(ii) Impairment
The Group recognises allowance for impairment for expected credit losses (ECL) on financial assets measured at amortised cost and commitments issued.

The Group measures allowance for impairment at an amount equal to lifetime ECL, except for those financial instruments on which credit risk has not increased significantly since their initial recognition, in which case 12-month ECL is measured.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

(ii) Impairment (continued)

12-month ECL are the portion of lifetime ECL that result from default events on a financial instrument that are possible within the 12 months after reporting date.

Measurement of ECL
ECL are probability-weighted estimate of credit losses. They are measured as follows:

- financial assets that are not credit-impaired at the reporting date: as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive).
- financial assets that are credit-impaired at the reporting date: as the difference between the gross carrying amount and the present value of estimated future cash flows;
- undrawn finance commitments: as the present value of the difference between the contractual cash flows that are due to the Group if the commitment is drawn down and the cash flows that the Group expects to receive.

Credit-impaired financial assets
At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt financial assets carried at FVOCI are credit-impaired. A financial asset is 'credit- impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the customer;
- a breach of contract such as a default or past due event;
- the restructuring of a finance or advance by the Group on terms that the Group would not consider otherwise;
- it is becoming probable that the customer will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a collateral because of financial difficulties.

Impairment is determined as follows:

(a) For assets carried at fair value, impairment is the difference between cost and fair value, less any impairment loss previously recognised in the statement of income;
(b) For assets carried at cost, impairment is the difference between carrying value and the present value of future cash flows discounted at the current market rate of return for a similar financial asset; and
(c) For assets carried at amortised cost, impairment is the difference between carrying amount and the present value of future cash flows discounted at the original effective profit rate.

(iii) Offsetting of financial instruments
Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Contingencies
Contingent liabilities are not recognised in the financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. A contingent asset is not recognised in the financial statements but disclosed when an inflow of economic benefits is probable.

Zakat
Zakat is computed on the following basis:

- Zakat on shareholders' equity is computed on their Zakat pool (shareholders' equity less paid up capital, plus employees' end of service benefits).
- Zakat on the paid up capital is not included in the Zakat computation as well and is payable by the shareholders personally.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Fair value measurement
The Group measures financial instruments and non-financial assets at fair value at each reporting date.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
1. In the principal market for the asset or liability, or
2. In the absence of a principal market, in the most advantageous market for the asset or liability

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

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Group's management determines the policies and procedures for both recurring fair value measurement, such as investment properties and unquoted investment securities.

External valuers are involved for valuation of significant assets, such as investment properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Group's accounting policies. For this analysis, management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

Management, in conjunction with the Group's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Foreign currencies
Transactions in foreign currencies are initially recorded by the Group at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Differences arising on settlement or translation of monetary items are recognized in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of gain or loss on change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in other comprehensive income or profit or loss are also recognised in other comprehensive income or profit or loss, respectively).

All the assets and liabilities of foreign subsidiaries are translated into the presentation currency of the Group at the rate of exchange ruling at the reporting date and their statements of income are translated at the weighted average exchange rates for the year. The exchange differences arising on the translation are taken directly to a separate component of equity.

3 SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION (continued)

Segment reporting
A segment is a distinguishable component of the Group that is engaged either in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

4 INCOME FROM ISLAMIC FINANCING AND INVESTING ASSETS

	2024 ***AED'000***	*2023* *AED'000*
Financing assets:		
Ijarah	**96,857**	89,712
Forward Ijarah	**656**	890
Shirkatul Milk	**46**	270
Others	**585**	313
	98,144	91,185
Investing assets:		
Wakala	**36,862**	31,079
	135,006	122,264

5 INCOME FROM INVESTMENT PROPERTIES, NET

	2024 ***AED'000***	*2023* *AED'000*
Rental income	**23,203**	19,967
Gain on sale of investment properties in joint operation-net (note 13)	**26,161**	4,610
Gain on sale of investment properties	**10,377**	41,427
Fair value gain on investment properties (note 13)	**70,432**	60,286
	130,173	126,290

6 OTHER INCOME

	2024 ***AED'000***	*2023* *AED'000*
Gain on initial recognition of repossessed properties	**2,293**	4,111
Reversal of liabilities no longer payable	**3,355**	4,897
Others	**6,650**	2,989
	12,298	11,997

7 (CHARGE) / REVERSAL OF IMPAIRMENTS, NET

	2024 ***AED'000***	*2023* *AED'000*
(Charge) / reversal of impairment on:		
- Islamic financing and investing assets (Note 12)	**(47,211)**	23,713
- Investment properties (Note 13)	**(13)**	500
- Other assets	**10,081**	2,152
- Advances for investment properties	**-**	50,000
	(37,143)	76,365

8 OPERATING EXPENSES

	2024	*2023*
	AED'000	*AED'000*
Personnel expenses	**53,514**	73,652
Legal, consultancy and professional	**21,956**	39,316
Property management (Note 13)	**11,979**	12,451
Marketing and selling expenses	**10,814**	2,472
Business process	**4,865**	4,883
Registration charges	**4,358**	259
IT related expense	**1,917**	2,908
Depreciation	**1,092**	1,479
Rent	**807**	896
Others	**7,670**	10,327
	118,972	148,643

9 DISTRIBUTION TO FINANCIERS / INVESTORS

The distribution of profit between the financiers and shareholders has been made in accordance with a basis ratified by the Internal Sharia Supervision Committee and in accordance with the agreements with the respective financiers.

10 BASIC AND DILUTED PROFIT PER SHARE

Profit per share is calculated by dividing profit attributable to the equity holders of the parent for the year net of directors' fees, by weighted average number of shares outstanding during the year.

Diluted profit per share is calculated by dividing the profit attributable to equity holders of the parent for the year net of directors' fees by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares:

	2024	*2023*
	AED'000	*AED'000*
Profit for the year attributable to equity holders of the parent net of Directors' fee (AED'000)	**50,970**	257,868
Weighted average number of shares for basic EPS (in thousands)	**1,500,000**	1,500,000
Effect of dilution:		
Mudaraba Instrument (in thousands)	**579,852**	659,889
Weighted average number of ordinary shares adjusted for the effect of dilution	**2,079,852**	2,159,889

Attributable to equity holders of the parent:

	2024	*2023*
Basic profit per share (AED)	**0.034**	0.17
Diluted profit per share (AED)	**0.025**	0.12

11 CASH AND BALANCES WITH BANKS

		2024 AED'000	2023 AED'000
Cash on hand		**48**	58
Balances with banks		**173,562**	91,374
Deposits with banks		**64,657**	130,694
Cash and balances with banks		**238,267**	222,126
Less: Restricted cash and deposits			
Regulatory deposit with no maturity	(Note 11.1)	**(35,000)**	(35,000)
Restricted cash	(Note 11.2)	**(29,656)**	(95,695)
Cash and cash equivalents		**173,611**	91,431

11.1 Represents deposits with a local bank under lien to the Central Bank of UAE in accordance with Central Bank regulations for licensing.

11.2 At year end, the Group reported AED 30 million (31 December 2023: AED 96 million) of restricted cash. This represents the Group's share of the cash held and controlled by a joint venture. During the year ended December 31, 2024. The Group has received AED 140 million as dividend from joint venture (note 13).

12 ISLAMIC FINANCING AND INVESTING ASSETS

	2024 AED'000	2023 AED'000
Financing assets:		
Ijarah	**696,548**	927,562
Forward Ijarah	**37,337**	42,241
Shirkatul Milk	**322**	1,484
Real estate Murabaha	**8,563**	3
Others	**14,255**	30,997
	757,025	1,002,287
Allowance for impairment	**(189,457)**	(187,065)
Total financing assets	**567,568**	815,222
Investing assets:		
Wakala	**69,609**	503,542
Total investing assets	**69,609**	503,542
	637,177	1,318,764

Net Islamic financing and investing assets by geographical area are as follows:

	2024 AED'000	2023 AED'000
Within U.A.E.	**434,173**	966,356
Outside U.A.E.	**203,004**	352,408
	637,177	1,318,764

12 ISLAMIC FINANCING AND INVESTING ASSETS (continued)

The movement in the allowance for impairment is as follows:

	2024	*2023*
	AED'000	*AED'000*
Balance at 1 January	**187,065**	404,176
Charge / (reversal) for impairment made during the year	**56,576**	(17,975)
Write back / recoveries made during the year	**(9,365)**	(5,738)
	47,211	(23,713)
Amounts written off during the year	**(53,656)**	(195,179)
Exchange and other adjustments	**8,837**	1,781
Closing balance	**189,457**	187,065

12.1 Allowance for impairment includes AED 18 million (2023: AED 31 million) in respect of profit in suspense for impaired financing and investing assets.

12.2 The allowance for impairment is management's best estimate and is based on assumptions considering several factors as per IFRS 9.

12.3 Carrying value of exposure by stage

31 December 2024

	Stage 1	***Stage 2***	***Stage 3***	***Total***
	AED'000	***AED'000***	***AED'000***	***AED'000***
Gross Exposure	**379,882**	**249,306**	**127,837**	**757,025**
Expected Credit Losses	**(6,907)**	**(63,699)**	**(118,851)**	**(189,457)**
	372,975	**185,607**	**8,986**	**567,568**

31 December 2023

	Stage 1	*Stage 2*	*Stage 3*	*Total*
	AED'000	*AED'000*	*AED'000*	*AED'000*
Gross Exposure	540,970	293,183	168,134	1,002,287
Expected Credit Losses	(9,931)	(37,493)	(139,641)	(187,065)
	531,039	255,690	28,493	815,222

13 INVESTMENT PROPERTIES

	2024	*2023*
	AED'000	*AED'000*
At 1 January	**1,376,047**	1,347,043
Additions during the year	**49,177**	39,808
Disposals during the year	**(208,570)**	(71,590)
Fair value gain on investment properties	**70,432**	60,286
Foreign exchange fluctuation	**(62)**	-
Reversal of provision on foreclosed properties	**(13)**	500
At 31 December	**1,287,011**	1,376,047

13 INVESTMENT PROPERTIES (continued)

Investment properties consist of land 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 valuer who hold a recognised relevant professional qualification and has 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.

Central Bank has recommended to maintain s specific provision on foreclosed properties. Due to the sale of certain properties during the current year a provision of AED 0.13 million (31 December 2023: AED 0.5 million reversal) has been charged on the foreclosed properties.

All investment properties are located within the UAE. Except for investment properties in a joint operations, investment properties are categorised as Level 3 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 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.

Valuation technique used for investment properties in the joint venture -Warqa Gardens Project- has been derived using the comparable price approach based on comparable transactions for similar properties. Inputs used by valuator adopted a rate of AED 107 per sq ft of GFA for the mixed use and residential plots. For the School and Showroom plots, we have adopted a premium rate of AED 265 and AED 325 per sq ft, respectively.

As at 31 December 2024, investment properties having fair value of AED 1,108 million (31 December 2023: AED 542 million) are mortgaged / assigned in favor of the security agent as part of the restructuring (note 17).

	2024	*2023*
	AED'000	*AED'000*
Rental income derived from investment properties	**23,203**	19,967
Direct operating expenses (including repairs and maintenance) generating rental income	**(11,979)**	(12,451)
Profit arising from rental on investment properties carried at fair value	**11,224**	7,516

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. 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 was under development with a view to disposal in the market, it had been treated as property under development with an initial cost equal to its fair value at the time of transfer to investment property portfolio for AED 330 million in June 2019. Subsequent expenditure to develop the land for resale is included in the cost of the 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 December 2024 is AED 30 million (31 December 2023: AED 96 million).

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

	2024	*2023*
	AED'000	*AED'000*
Investment properties	**149,685**	225,128
Cash and balances with banks (Note 11)	**29,657**	95,694
Other assets – receivables (Note 15.2)	**125,160**	47,859
Deferred income and other liabilities	**(93,350)**	(41,807)
Net Assets	**211,152**	326,874

13 INVESTMENT PROPERTIES (continued)

Income on deposits	**4,227**	3,178
Other income	**3,533**	-
Income on sales	**26,161**	4,610
Operating expenses	**(9,236)**	(2,419)
Corporate tax	**(5,143)**	-
Profit for the year	**19,542**	5,369

14 INVESTMENT IN AN ASSOCIATE

Amlak International Finance Company Saudi Arabia is Saudi joint stock company established to provide real estate finance under Saudi Central Bank (SAMA) regulations.

	Percentage holding		***2024***	*2023*
	2024	*2023*	***AED'000***	*AED'000*
Amlak International Finance Company, Saudi Arabia	**18.35%**	18.35%	**218,804**	216,617

The following table illustrates the summarised financial information of the Group's investment in Amlak International Finance Company:

	2024	*2023*
	AED'000	*AED'000*
Assets	**4,269,985**	3,564,467
Liabilities	**(3,077,506)**	(2,386,044)
Equity	**1,192,479**	1,178,423
Group's carrying amount of the investment	**218,804**	216,617
Revenue	**431,788**	300,369
Profit for the year	**46,430**	38,496
Group's share of profit for the year	**8,519**	7,064

During the year, the Group received bonus shares 2.078 million (2023: AED 12.64 million dividend) from AIRE. Financial information and results of AIRE are based on the latest available management accounts as at 30 November 2024 (2023: as at 30 November 2023) and extrapolated for the remaining 1 month (2023: 1 month) to 31 December 2024.

15 OTHER ASSETS

	2024	*2023*
	AED'000	*AED'000*
Land registration and service fees	**7,711**	9,783
Foreclosed accounts receivables (Note 15.1)	**1,350**	3,480
Advances	**3,184**	2,299
Prepayments	**2,832**	2,443
Share of other assets of joint venture (Note 13)	**125,160**	47,859
Profit receivable	**293**	3,897
Investment securities	**363**	597
Others (Note 15.2)	**6,009**	30,356
	146,902	100,714

15 OTHER ASSETS (continued)

15.1 This represents the fair values of the foreclosed units in relation to settlement of financing assets wherein units will be transferred to investment properties in subsequent period post completion of ownership transfer formalities with the Dubai Land Department.

15.2 Balance includes AED 2 million (31 December 2023: AED 23 million) pertains to Egypt.

16 FURNITURE, FIXTURES AND OFFICE EQUIPMENT

	2024 ***AED'000***	*2023* *AED'000*
Furniture, fixtures and office equipment (Note 16.1)	**8,576**	9,205
Capital work in progress (Note 16.2)	**457**	604
	9,033	9,809

16.1 Furniture, fixtures and office equipment are as follows:

2024:	*Head Office* *AED'000*	*Furniture and fixtures* *AED'000*	*Computers and office equipment* *AED'000*	*Total* *AED'000*
Cost:				
At 1 January 2024	**8,338**	**3,189**	**67,497**	**79,024**
Additions during the year	**-**	**60**	**452**	**512**
Disposals during the year	-	-	**(3)**	**(3)**
Exchange adjustments	**-**	**(93)**	**(391)**	**(484)**
At 31 December 2024	**8,338**	**3,156**	**67,555**	**79,049**
Accumulated depreciation:				
At 1 January 2024	**1,169**	**2,466**	**66,184**	**69,819**
Depreciation charge for the year	**334**	**179**	**579**	**1,092**
Exchange adjustments	**-**	**(92)**	**(346)**	**(438)**
At 31 December 2024	**1,503**	**2,553**	**66,417**	**70,473**
Net book value:				
At 31 December 2024	**6,835**	**603**	**1,138**	**8,576**

2023:	*Head Office* *AED'000*	*Furniture and fixtures* *AED'000*	*Computers and office equipment* *AED'000*	*Total* *AED'000*
Cost:				
At 1 January 2023	8,338	16,585	68,183	93,106
Additions during the year	-	45	272	317
Disposals during the year	-	(13,383)	(732)	(14,115)
Exchange adjustments	-	(58)	(226)	(284)
At 31 December 2023	8,338	3,189	67,497	79,024

16 FURNITURE, FIXTURES AND OFFICE EQUIPMENT (continued)

Accumulated depreciation:				
At 1 January 2023	835	15,603	65,971	82,409
Depreciation charge for the year	334	202	944	1,480
Disposals during the year	-	(13,282)	(532)	(13,814)
Exchange adjustments	-	(57)	(199)	(256)
At 31 December 2023	1,169	2,466	66,184	69,819
Net book value:				
At 31 December 2023	7,169	723	1,313	9,205

16.2 The amount relates to ongoing IT projects.

17 INVESTMENT DEPOSITS AND OTHER ISLAMIC FINANCING

	Frequency of instalments	*Final instalment date*	*Profit rate*	***2024*** ***AED'000***	*2023* *AED'000*
Purchase price payable	Monthly	25 October 2026	2%	**609,740**	1,305,381
				609,740	1,305,381
Unamortised fair value adjustment (Note 17.1)				**(19,068)**	(76,213)
				590,672	1,229,168

17.1 Unamortised fair value adjustment

	2024 ***AED'000***	*2023* *AED'000*
At 1 January	**76,213**	144,449
Amortisation charged for the year - regular	**(31,302)**	(38,946)
Amortisation charged for the year – voluntary prepayment	**(17,347)**	-
Amortisation charged for the year - debt settlement	**(8,496)**	(29,290)
	19,068	76,213

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. 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 profit or loss.

In June 2020, the Company again undertook restructuring of the deposits of Commercial financiers; the face value of the restructured fixed obligations at 30 June 2020 is AED 4,219 million. Upon revised restructuring, repayment behaviour was significantly changed resulting into scheduled and non scheduled instalment payments wherein:

- AED 1.36 billion is payable in 74 monthly installments which commenced from 25 August 2020 and the remaining outstanding amount is payable on maturity in October 2026.
- The Group shall apply 75% proceeds from sale of qualified real estate assets in prepayments of the outstanding in inverse order of maturity.

17 INVESTMENT DEPOSITS AND OTHER ISLAMIC FINANCING (continued)

The fair value adjustment is calculated using the original effective profit rate of 4.89%. The cumulative value of fair value gain amortised up to 30 June 2020 was AED 627 million (31 December 2020: AED 584 million) giving a residual fair value gain of AED 284 million as at 30 June 2020 (31 December 2020: AED 328 million). However, upon restructuring in 2020, this residual fair value gain as at 30 June 2020 was increased to AED 497 million which will be fully reversed over the repayment period till October 2026, with a resulting charge to the consolidated statement of income each year.

The obligations are subsequently to be measured at amortised cost using the effective finance rate method.

Restructured investment deposits and other Islamic financing are secured against assignment and mortgage over the Group's investment properties located in UAE (note 13), assignment of insurances, pledge over bank accounts (note 11), assignment of rights to receive payments in connection with the Islamic financing and investing assets portfolio and corporate guarantees of the Group's subsidiaries. Securities offered would be held by a security agent on behalf of the financiers.

New payment plan is in process to be agreed with financiers which require accelerated repayment to financiers as per agreed profit rate.

17.2 Debt Settlement

Based on the revised CTA, the Group initiated debt settlement auctions either through a cash swap or an asset swap during the year ended 31 December 2024.

For the debt settlement through cash, a cash consideration of AED 167 million (31 December 2023: AED 265 million) was offered to financiers against settlement of their exposures and two financiers settled their exposure of AED 238 million (31 December 2023: AED 531 million) which included investment deposits of AED 177 million (31 December 2023, AED 406 million), Mudaraba Instrument of AED 57 million (31 December 2023: AED 118 million) and profit in kind of AED 4 million.(31 December 2023: AED 7 million). As a result of this settlement, the Group has recorded a gain of AED 45 million (31 December 2023: AED 174 million) in statement of profit or loss after netting of amortization of fair value adjustment on restructuring amounting to AED 8 million (31 December 2023: AED 29 million) and recorded a gain of AED 14 million (31 December 2023: AED 56 million) related to Mudaraba instrument, in statement of changes in equity.

18 TERM ISLAMIC FINANCING

	2024	*2023*
	AED'000	*AED'000*
Egyptian Mortgage Refinance Company (Note 18.1)	**60,105**	82,706
National Bank of Egypt (NBE) (Note 18.2)	**30,648**	45,056
Bank Misr (Note 18.3)	**25,408**	12,997
Ahli United Bank (Note 18.4)	**14,864**	33,365
Egyption Gulf Bank (Note 18.5)	**13,972**	-
Arab African International Bank (AAIB) (Note 18.6)	**8,859**	17,768
Egyptian Arab Land Bank (Note 18.7)	**6,194**	7,366
Baraka bank	**256**	1,136
Suez Canal - Egypt	**-**	859
	160,306	201,253

18.1 Egyptian Mortgage Refinance Company (EMRC)

As at the year end, EMRC long term facilities to the Group's subsidiary in Egypt amounted to Egyptian Pounds 834 million (31 December 2023: Egyptian Pounds 696 million) to finance the subsidiary's activities. These facilities carry a profit rate range from 1.25% per annum to 1.50% per annum plus average corridor rate from Central Bank of Egypt (2023: 1.25% per annum to 1.50% per annum) payable monthly over a maximum period of 20 years.

18 TERM ISLAMIC FINANCING (continued)

18.2 National Bank of Egypt (NBE)

As at the year end, NBE long term facilities to the Group's subsidiary in Egypt amounted to Egyptian Pounds 425 million (31 December 2023: Egyptian Pounds 379 million) to finance the subsidiary's activities. These facilities carry a profit rate of 1.25% per annum plus average corridor rate from Central Bank of Egypt (2023: 1.25%) payable monthly over a maximum period of 10 years.

18.3 Bank Misr

As at the year end, NBE long term facilities to the Group's subsidiary in Egypt amounted to Egyptian Pounds 352 million (31 December 2023: Egyptian Pounds 109 million) to finance the subsidiary's activities. These facilities carry a profit rate of 1.25% per annum plus average corridor rate from Central Bank of Egypt (2023: 1.25%) payable monthly over a maximum period of 10 years.

18.4 Ahli United Bank (AUB)

As at the year end, AUB long term facilities to the Group's subsidiary in Egypt amounted to Egyptian Pounds 206 million (31 December 2023: Egyptian Pounds 281 million) to finance the subsidiary's activities. These facilities carry a profit rate of 1% per annum plus average corridor rate from Central Bank of Egypt (2023: 1%) payable on a monthly basis over a maximum period of 10 years.

18.5 Egyptian Gulf Bank

As at the year end, EALB long term facilities to the Group's subsidiary in Egypt amounted to Egyptian Pounds 194 million (31 December 2023: Egyptian Pounds NilNil million) to finance the subsidiary's activities. These facilities carry a profit rate of 1.50% per annum plus average corridor rate from Central Bank of Egypt (2023: 1.50%) payable on a monthly basis over a maximum period of 10 years.

18.6 Arab African International Bank (AAIB)

As at the year end, NBE long term facilities to the Group's subsidiary in Egypt amounted to Egyptian Pounds 123 million (31 December 2023: Egyptian Pounds 150 million) to finance the subsidiary's activities. These facilities carry a profit rate of 1.5% per annum plus average corridor rate from Central Bank of Egypt (2023: 1.5%) payable monthly over a maximum period of 10 years.

18.7 Egyptian Arab Land Bank (EALB)

As at the year end, EALB long term facilities to the Group's subsidiary in Egypt amounted to Egyptian Pounds 86 million (31 December 2023: Egyptian Pounds 62 million) to finance the subsidiary's activities. These facilities carry a profit rate of 1.50% per annum plus average corridor rate from Central Bank of Egypt (2023: 1.50%) payable on a monthly basis over a maximum period of 10 years.

19 EMPLOYEES' END OF SERVICE BENEFITS

	2024	*2023*
	AED'000	*AED'000*
At 1 January	**4,845**	4,306
Provided during the year	**875**	1,143
Paid during the year	**(32)**	(604)
At 31 December	**5,688**	4,845

20 OTHER LIABILITIES

	2024 AED'000	2023 AED'000
Accrued expenses	**71,334**	64,078
Provisions for expenses	**35,790**	31,261
Share of deferred income and other payable from joint venture (Note 20.2)	**88,207**	41,807
Provision for litigation claims (Note 20.1)	**450**	950
Anticipated profits payable on investment deposits and other Islamic financing	**380**	508
Provision for taxation (Note 21.2)	**10,890**	20,335
Other payables	**15,277**	26,163
	222,328	185,102

20.1 This represents provision against certain litigation proceedings in the United Arab Emirates, involving claims by and against it, mainly in respect of certain sale and financing transactions.

20.2 This includes AED 88 million (31 December 2023: AED 42 million) pertaining to deferred income and other liabilities of Al Warqa Gardens LLC (note 13).

21 TAXATION

On 9 December 2022, the United Arab Emirates (UAE) Ministry of Finance ("MoF") issued Federal Decree-Law No 47 of 2022 on the Taxation of Corporations and Businesses, Corporate Tax Law ("CT Law") to implement a new CT regime in the UAE. The new CT regime is applicable for accounting periods beginning on or after 1 June 2023. The CT Law confirms the rate of 9% to be applied to taxable income exceeding a specified threshold.

As the Group's accounting year ends on 31 December, accordingly the effective implementation date for the Group will start from 1 January 2024 to 31 December 2024, with the first return to be filed on or before 30 September 2025.

It is not currently foreseen that the Group's UAE operations will be subject to the application of the Global Minimum Tax rate of 15% in financial year 2024.

The new CT Law provides certain transitional rules and gives choices for irrevocable elections regarding the treatment to be followed for calculation of taxable income.

The Group's consolidated effective tax rate in respect of continuing operations for the 12 months ended 31st December 2024 was 23.22% percent (12 months ended 31 December 2023: Nil percent) since the new corporate tax CT regime has become effective for accounting periods beginning on or after 1 June 2023.

21.1 Income tax expense

	2024 AED'000	2023 AED'000
Current Tax	**12,632**	20,109
Deferred Tax	**3,203**	-
Balance at 31 December	**15,835**	20,109

21.2 Provision for taxation

	2024 AED'000	2023 AED'000
Balance at 1 January	**20,335**	1,493
Charged during the year	**12,632**	20,109
Paid during the year	**(12,853)**	(1,334)
Foreign exchange effect	**(9,224)**	67
Balance at 31 December	**10,890**	20,335

21 TAXATION (continued)

21.3 Deferred tax assets / (liability)

	2024 **AED'000**	2023 AED'000
Balance at 1 January	**3**	(1)
Movement during the year	**3,203**	4
Foreign exchange effect	**(3)**	-
Balance at 31 December	**3,203**	3

22 SHARE CAPITAL

	2024 **AED'000**	2023 AED'000
Authorised, Issued and fully paid		
1,500,000,000 shares of AED 1 each (31 December 2023: 1,500,000,000 ordinary shares of AED 1 each)	**1,500,000**	1,500,000

Mudaraba Instrument

The Group has issued a Mudaraba Instrument which is convertible to ordinary shares (note 25) on completion of certain conditions. At the time of issuance of the Mudaraba Instrument, the shareholders passed resolutions in the extraordinary general assembly meeting held on 28 September 2014 to increase the share capital of the Company by upto AED 2.1 billion from time to time in such amount or amounts as may be required.

23 STATUTORY RESERVE

As required by the UAE Federal Law No. (32) of 2021 and the Company's Articles of Association, 10% of the Company's profit for the year is to be transferred to statutory reserve. The Company may resolve to discontinue such annual transfers when the reserve totals 50% of paid-up share capital. During the year, the Company transferred AED 5.2 million (31 December 2023: AED 26 million) to statutory reserve.

24 SPECIAL RESERVE

The special reserve, which has been created in accordance with the recommendations of the UAE Central Bank is not available for distribution.

25 MUDARABA INSTRUMENT

	2024 **AED'000**	2023 AED'000
Mudaraba Instrument (nominal value)	**337,320**	394,437
Mudaraba Instrument Reserve	**(266,448)**	(311,565)
Mudaraba Instrument (carrying value)	**70,872**	82,872

On 25 November 2014, a Mudaraba Instrument of AED 1,300 million with a maturity in November 2026 was issued through a special purpose vehicle owned by the Group. On maturity, the Mudaraba Instrument to the extent it is not redeemed, will mandatorily convert into ordinary shares of the Company with the face value of AED 1 each.

25 MUDARABA INSTRUMENT (continued)

The Mudaraba Instrument at the time of issue comprised:

1. Face Value of AED 1,300 million.
2. An expected profit rate of 1% per annum on the outstanding balance each year, payable as profit in kind ("PIK") which the Company can elect to make distributions in cash or in the form of shares.
3. A contingent issuance of upto 500 million shares applicable only to the extent the Mudaraba Instrument remains outstanding at maturity. The number of contingent shares to be issued is prorated with the amount of Mudaraba Instrument remaining outstanding.

As the Mudaraba Instrument is redeemed, there will be a proportionate reduction in the contingent share issuance due.

The Mudaraba Instrument was recorded at fair value at the time of issuance. The difference between the fair value of the Mudaraba Instrument and the carrying value of the deposits it replaced of AED 1,027 million was recorded as a gain in the 2014 income statement as required by IFRS. Subsequent to initial recognition, the carrying value of the Mudaraba Instrument will not be re-measured. The fair value gain of AED 1,027 million on initial recognition of the Mudaraba Instrument was transferred from accumulated losses to the Mudaraba Instrument reserve. This reserve will be utilized in the event of any repayment of the Mudaraba Instrument or on issue of shares in the Company on maturity of the Mudaraba Instrument. Any difference between the par value of shares issued on conversion and the carrying value of the Mudaraba Instrument and Mudaraba Instrument reserve will be posted to retained earnings / accumulated losses.

The fair value of the Mudaraba Instrument was determined based on management's best estimate of the expected cash flows that will arise, discounted at the Company's cost of equity. For this purpose, management assumed that the Mudaraba Instrument will be redeemed, in full, in year 12 and the PIK charge for the 12 year period will be settled on the same date.

The fair value of the Mudaraba Instrument was calculated using a cost of equity of 14.96% calculated under the Capital Assets Pricing Model wherein the risk free return was based on UAE Government's long term bond; levered beta was based on comparable company's beta within similar businesses and a market risk premium was based on current market conditions which reflects the additional expected return over a risk free investment.

On 12 August 2015, the Board of Directors of the Company voluntarily opted to redeem AED 200 million against the Mudaraba Instrument which has reduced the Mudaraba Instrument and Mudaraba Instrument reserve by AED 42 million and 158 million respectively. The Company also paid AED 9 million in 2015, in respect of PIK charge falling due as a consequence of the repayment of the Mudaraba Instrument with the amount being 1% of the outstanding

Mudaraba Instrument from the date of restructuring to the date of redemption. This charge was recorded in accumulated losses in equity.

On 23 November 2017, the Board of Directors of the Company voluntarily opted to redeem AED 75 million against the Mudaraba Instrument which has reduced the Mudaraba Instrument and Mudaraba Instrument reserve by AED 16 million and AED 59 million respectively. The Company also paid AED 25 million in 2017, in respect of PIK (profit) as a consequence of the redemption of the capital under the Mudaraba Instrument with the amount being 1% of the outstanding Mudaraba Instrument from the 1st redemption date to the 2nd redemption date. This charge was recorded in accumulated losses in equity.

During the year ended 31 December 2024 the Group redeemed Mudaraba instrument in the value of AED 57 million (31 December 2023: AED 118 million) through the debt settlement mechanism (note 17).

At 31 December 2024, the maximum number of shares which may convert under the instrument are 497 million (31 December 2023: 579 million).

26 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) and corporate finance investments.

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 for the year ended 31 December are as follows:

2024:

	Real Estate Finance AED'000	***Real Estate Investment AED'000***	***Corporate Finance Investments AED'000***	***Total AED'000***
Operating income	**129,440**	**146,587**	**70,851**	**346,878**
Distribution to financiers / investors	**(11,493)**	**(10,244)**	**(52,173)**	**(73,910)**
Allowances for impairment	**(37,325)**	**-**	**182**	**(37,143)**
Amortization of initial fair value gain on investment deposits	**(17,204)**	**(22,908)**	**(8,537)**	**(48,649)**
Expenses (including allocated expenses)	**(34,097)**	**(76,769)**	**(8,106)**	**(118,972)**
Income tax expense	**(3,544)**	**(10,683)**	**(1,607)**	**(15,834)**
Segment results	**25,777**	**25,983**	**610**	**52,370**

2023:

	Real Estate Finance AED'000	*Real Estate Investment AED'000*	*Corporate Finance Investments AED'000*	*Total AED'000*
Operating income	271,733	130,768	49,066	451,567
Distribution to financiers / investors	(17,539)	(10,296)	(33,131)	(60,966)
Allowances for impairment	24,608	51,031	726	76,365
Amortization of initial fair value gain on investment deposits	(21,478)	(12,609)	(4,859)	(38,946)
Expenses (including allocated expenses)	(94,976)	(38,510)	(15,157)	(148,643)
Income tax expense	-	(18,607)	(1,502)	(20,109)
Segment results	162,348	101,777	(4,857)	259,268

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

2024:

	Real Estate Finance AED'000	***Real Estate Investment AED'000***	***Corporate Finance Investments AED'000***	***Total AED'000***
Segment assets	**624,548**	**1,504,666**	**407,980**	**2,537,194**
Segment liabilities	**697,296**	**112,895**	**168,803**	**978,994**
Depreciation	**1,024**	-	**68**	**1,092**
Capital expenditure	**457**	-	-	**457**

26 SEGMENTAL INFORMATION (continued)

Segment assets and liabilities: (continued)

2023:

	Real Estate Finance AED'000	*Real Estate Investment AED'000*	*Corporate Finance Investments AED'000*	*Total AED'000*
Segment assets	1,206,010	1,573,901	464,166	3,244,077
Segment liabilities	1,331,984	74,340	214,044	1,620,368
Depreciation	1,391	-	89	1,480
Capital expenditure	604	-	-	604

27 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. Transactions with such related parties are made on substantially the same terms as those prevailing at the same time for comparable transactions with external customers and parties.

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

31 December 2024:

	Major shareholders AED'000	***Other related parties AED'000***	***Total AED'000***
Investment deposits	**25,764**	**32,490**	**58,254**
Financing & investing assets	**-**	**828**	**828**
Other liabilities	**16**	**20**	**36**
Mudaraba instrument	**14,240**	**17,975**	**32,215**

31 December 2023:

	Major shareholders AED'000	*Other related parties AED'000*	*Total AED'000*
Investment deposits	47,164	59,486	106,650
Other liabilities	18	23	41
Mudaraba instrument	14,240	17,975	32,215

27 RELATED PARTY TRANSACTIONS (continued)

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

31 December 2024:

	Major shareholders AED'000	***Directors and senior management AED'000***	***Other related parties AED'000***	***Total AED'000***
Income from Islamic financing and investing assets	**-**	**-**	**13**	**13**
Distributions to financiers / investors	**926**	**-**	**1,167**	**2,093**

31 December 2023:

	Major shareholders AED'000	*Directors and senior management AED'000*	*Other related parties AED'000*	*Total AED'000*
Income from Islamic financing and investing assets	-	1	-	1
Distributions to financiers / investors	998	-	1,515	2,513

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

	2024 AED'000	*2023 AED'000*
Salaries and other benefits	**15,688**	14,784
Employee terminal benefits	**-**	118
	15,688	14,902

28 COMMITMENTS AND CONTINGENCIES

Commitments

	Notes	***2024 AED'000***	*2023 AED'000*
Irrevocable commitments to advance financing	28.1	**-**	2,000
		-	2,000

28.1 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.

28 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 0.45 million (2023: AED 0.95 million) has been made.

b) As at 31 December 2024, the Group had a contingent liability for proposed Directors' remuneration of AED 1.4 million (2023: AED 1.4 million). Directors' remuneration is governed by UAE Federal Law No (32) of 2021. AED 1.4 million was paid during the year.

29 RISK MANAGEMENT

Risk is inherent in the Group's activities but it is managed through a process of ongoing identification, measurement, mitigation and monitoring subject to risk limits and other controls. This process of risk management is critical to the Group's sustainability. The Group is exposed to credit risk, liquidity risk, market risk and operational risks.

The major risks to which the Group is exposed in conducting its business and operations, and the means and organizational structure it employs in seeking to manage them strategically in its attempt to build stakeholder's value are outlined below.

The Board of Directors ("Board") is responsible for the continuous review and approval of the Group's Enterprise Risk Management Policies. The Board reviews the Group's Risk Profile to ensure that it is within the Group's Risk Policies and appetite parameters. It delegates authority to senior management to conduct day-to-day business within the prescribed policy and strategy parameters, whilst ensuring that processes and controls are adequate to manage the Group's Risk Policies and Strategy.

Executive Management is responsible for implementing the Group's Risk Strategy and Policy guidelines as set by the Board including the identification and evaluation on a continuous basis of all significant risks to the business and the design and implementation of appropriate internal controls to minimise them. This is done through the following senior management committees:

The Board Audit Committee is responsible to the Board for ensuring that the Group maintains an effective system of financial, accounting and risk management controls and for monitoring compliance with the requirements of the regulatory authorities.

The Group's Internal Sharia Supervision Committee is responsible to review the operational, financing and investing activities of the Group ensuring their alignment and compliance with the principles of Sharia. Being a supervisory board they are also required to audit the business activities undertaken and present an independent report to the shareholders. Fatwas and ongoing pronouncements issued by Internal Sharia Supervision Committee are coordinated and implemented by the management of the Group. The management of the Group seeks guidance from the Internal Sharia Supervision Committee for the implementation of its Fatwas and pronouncements.

Credit department is responsible for portfolio management and evaluation, credit policy and procedure formulation, counterparty analysis, approval/review and exposure reporting, control and risk-related regulatory compliance, dealing with impaired assets and portfolio management.

The Asset and Liability Committee (ALCO) is chiefly responsible for defining long-term strategic plans and short-term tactical initiatives for directing asset and liability allocation prudently for the achievement of the Group's strategic goals. ALCO monitors the Group's liquidity and market risks and the Group's risk profile in the context of economic developments and market fluctuations, to ensure that the Group's ongoing activities are compatible with the risk/reward guidelines approved by the Board.

29 RISK MANAGEMENT (continued)

Enterprise Risk Management (ERM) is responsible for managing risks within the Group. The Group's risks are measured using a method which reflects both the expected loss likely to arise in normal circumstances and unexpected losses, which are an estimate of the ultimate actual loss. The Group also runs worse case scenarios that would arise in the event that extreme events which are unlikely to occur do, in fact, occur. It is also responsible for identifying market and operational risks arising from the Group's activities, recommending to the relevant committees appropriate policies and procedures for managing exposure to such risks and establishing the systems necessary to implement effective controls.

Monitoring and controlling risks are primarily performed based on limits established by the Group. These limits reflect the business strategy and market environment of the Group as well as the level of risk that the Group is willing to accept. In addition, the Group monitors and measures the overall risk bearing capacity in relation to the aggregate risk exposure across all risk types and activities.

For all levels throughout the Group, specifically tailored risk reports are prepared and distributed in order to ensure that all business divisions have access to extensive, necessary and up-to-date information.

Excessive risk concentration

Concentration arises when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentration indicates the relative sensitivity of the Group's performance to developments affecting a particular nationality, industry or geographical location. The Group's risk is mainly related to the property market in the UAE, in particular in Dubai.

In order to avoid further excessive concentration of risk, the Group's policies and procedures include specific guidelines to focus on counter party limits and maintaining a diversified portfolio. Identified concentration of credit risks are controlled and managed accordingly. ERM monitors the concentration risk on monthly basis and reports to Management Committee (MANCO) and Board Risk Committee (BRC) on quarterly basis.

Credit risk

Credit risk is the risk that a customer or counterparty will fail to meet a commitment, resulting in financial loss to the Group. Such risk stems mainly from day to day Islamic financing activities undertaken by the Group. Credit risk is actively monitored in accordance with the credit policies which clearly define delegated financing authorities, policies and procedures. For details of composition of Islamic financing assets refer note 12.

The Group attempts to control credit risk by monitoring credit exposures, limiting transactions with specific counter parties and continually assessing the creditworthiness of counter parties. The Group has built and maintains a sound receivable portfolio in terms of a well-defined Credit Policy approved by the Board of Directors. Its credit evaluation system comprises of well-designed credit appraisal, sanctioning and review procedures for the purpose of emphasizing prudence in its financing activities and ensuring quality of asset portfolio. Special attention is paid to the management of non-performing financing assets. However, Group is not originating any new business as a result of restriction laid by CBUAE during 2021.

The Group constantly monitors overall credit exposure and takes analytical and systematic approaches to its credit structure categorized by individuals, group and industry and consequently, the credit portfolio is diversified by sector sectorally and by nationalities. Few per-party risk concentrations that were observed are monitored and reported to BRC.

The Group provides Ijara financing, as evident from the portfolio composition, which entails the ownership of the property with the Group till clearance of all rental payments due. This results in collateralisation of the finance amount (fixed rentals). The Group's customers are mainly based in the United Arab Emirates.

Credit risk measurement

The estimation of credit risk for risk management purpose is complex and requires use of models, as the exposure varies with changes in market condition, expected cash flows and the passage of time. The assessment of credit risk of a portfolio of assets entails further estimations as to the likelihood of defaults occurring and of the associated loss ratios. The Group measures credit risk using PD, EAD and LGD. This is similar to the approach used for the purpose of measuring ECL under IFRS 9.

29 RISK MANAGEMENT (continued)

ECL measurement
IFRS 9 outlines a 'three-stage' model for impairment based on changes in credit-quality since initial recognition as summarized below:

- A financial instrument that is not credit-impaired on initial recognition date is classified in stage 1 and has its credit risk continuously monitored by the Group.
- If a significant increase in credit risk ('SICR') since initial recognition is identified, the financial instrument is moved to 'stage 2' but is not yet deemed to be credit-impaired. If the financial instrument is credit-impaired, the financial instrument is then moved to stage 3.
- Financial instrument in stage 1 have their ECL measured at an amount equal to the portion of 12 month ECL that results from default events possible within the next 12 months.
- Instruments in stages 2 or 3 have their ECL measured based on a lifetime basis. ECL is measured after factoring forward-looking information.
- ECL on purchase or originated credit-impaired financial assets is measured on a lifetime basis.

Significant increase in credit risk
The Company uses many indicators to identify any significant increases in credit risk (SICR). The occurrence of any one of those indicators should be considered as an indicator of SICR and consequently the related financial instrument will be classified as Stage 2 and attract a lifetime ECL. Following are key indicators

- Internally set scorecard
- Customer delinquency status
- Watch list status
- Probability of default
- Restructured status of the customers
- Regulatory guidance

Backward transition

Back ward transition from stage 2 to stage 1
The Group continues to monitor such financial instruments until it does not meet any of the SICR indicators to confirm if the risk of default has decreased on the basis of meeting certain criteria, sufficiently before upgrading such exposure from Lifetime ECL (Stage 2) to 12 months ECL (Stage 1)

Back ward transition from stage 3 to stage 2
The Group monitors that underlying facility have become regular, is current and no longer meets the definition of credit impaired or is in default before it is reclassified back from stage 3. Any upgrading of non-performing exposure to a performing status is subject to a cooling off period of 12 months from the date of becoming regular in repayment. Any facility classified in Stage 3 cannot be directly classified in Stage 1 and should meet the backward transition criteria for Stage 2 to Stage 1 as documented above.

The Group is observing a probationary period of a minimum of 3 instalments (for repayments which are on a quarterly basis or shorter) and 12 months (in cases where instalments are on a longer frequency than quarterly) after the restructuring, before upgrading from Stage 3 to 2

Forward-looking information incorporated in the ECL model

The assessment of SICR and the calculation of ECL both incorporate forward-looking information. The Group has performed historical analysis and identified key economic variables impacting credit risk and ECL for each portfolio.

These economic variables and their associated impact on PD, EAD and LGD vary by financial instrument. Expert judgement has also been applied in this process. Forecast of these economic variables (the "base economic scenario") are provided by the Group's ERM team on a quarterly basis.

The impact of these economic variables on the PD, EAD and LGD has been determined by performing statistical analysis to understand the impact changes in these variables have had historically on default rates and on the components of LGD and EAD.

29 RISK MANAGEMENT (continued)

QUANTITATIVE INFORMATION

Maximum exposure to credit risk without taking account of any collateral and other credit enhancements
The table below shows the maximum exposure to credit risk for the components of the statement of financial position. The maximum exposure is shown gross.

	Net maximum exposure 2024 AED'000	*Net maximum exposure 2023 AED'000*
Balances with banks (Note 11)	**238,219**	222,068
Islamic financing and investing assets (Note 12)	**637,177**	1,318,764
Other assets (excluding prepayments) (Note 15)	**144,070**	97,674
Net credit risk exposure	**1,019,466**	1,638,506

Where financial instruments are recorded at fair value the amounts shown above represent the current credit risk exposure but not the maximum risk exposure that could arise in the future as a result of changes in values. For more details on the maximum exposure to credit risk for each class of financial instrument, references shall be made to the specific notes. The effect of collateral and other risk mitigation techniques is shown below.

29 RISK MANAGEMENT (continued)

Credit risk (continued)

31 December 2024

		Neither impaired nor past due on reporting date			***Past due but not impaired on reporting date***				***Individually impaired on reporting date***		
	Carrying amount AED'000	***Low/fair risk AED'000***	***Watch list AED'000***	***Re-negotiated terms AED'000***	***<30 AED'000***	***30-60 AED'000***	***61-90 days AED'000***	***>90 days AED'000***	***Carrying amount AED'000***	***Allowance for impairment* AED'000***	***Gross amount AED'000***
Balances with banks	**238,219**	**238,219**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Islamic financing and investing assets	**637,177**	**441,136**	**54,163**	**346**	**71,470**	**29,282**	**20,641**	**17,343**	**2,796**	**(63,725)**	**66,521**
Other assets (excluding prepayments)	**143,706**	**135,995**	**7,711**	-	-	-	-	-	-	-	-
	1,019,102	**815,350**	**61,874**	**346**	**71,470**	**29,282**	**20,641**	**17,343**	**2,796**	**(63,725)**	**66,521**

29 RISK MANAGEMENT (continued)

Credit risk (continued)

31 December 2023

		Neither impaired nor past due on reporting date			*Past due but not impaired on reporting date*				*Individually impaired on reporting date*		
	Carrying amount AED'000	*Low/fair risk AED'000*	*Watch list AED'000*	*Re-negotiated terms AED'000*	*<30 AED'000*	*30-60 AED'000*	*61-90 days AED'000*	*>90 days AED'000*	*Carrying amount AED'000*	*Allowance for impairment* AED'000*	*Gross amount AED'000*
Balances with banks	222,068	222,068	-	-	-	-	-	-	-	-	-
Islamic financing and investing assets	1,318,764	753,914	187,475	27,511	188,266	44,441	39,711	53,376	24,070	(132,292)	156,362
Other assets (excluding prepayments)	97,674	87,891	9,783	-	-	-	-	-	-	-	-
	1,638,506	1,063,873	197,258	27,511	188,266	44,441	39,711	53,376	24,070	(132,292)	156,362

* In addition to the stage 3 / specific provision as above, the Group has also made provisions on other portfolio falling under stage 1, stage 2 and individually assessed projects amounting to AED 71 million (31 December 2023: AED 55 million).

29 RISK MANAGEMENT (continued)

Collateral and other credit enhancements
The finance provided by the Group is completely asset backed in accordance with the principles of Shariah. Properties are funded based on the "Group's Appraised Value". In the case of new properties, the appraised value is similar to the developers' per square footage rate further assessed by independent valuation and internal assessment. In the case of older properties the appraised value is based on the valuation report from independent third party valuers obtained on regular basis.

Property insurance is mandatory and the property is insured against all normal risks for the value stated in the sale agreement, or the valuation amount given by the surveyor, as the case maybe. The insured value is maintained at the original property value through the life of the finance.

Market risk
Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices.

The Group has established risk management policies and limits within which exposure to market risk is monitored, measured and controlled with strategic oversight exercised by the Board and ALCO. These units are responsible for developing and implementing market risk policies and risk measuring/monitoring methodologies and for reviewing all new trading products and product limits.

Currency risk
Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. As the UAE Dirham and Saudi Riyal are pegged to the US Dollar, these balances are not considered to represent significant currency risk.

	2024			*2023*		
	% Change in currency rate in AED	***Effect on profit AED '000***	***Effect on Equity AED'000***	*% Change in currency rate in AED*	*Effect on Profit AED '000*	*Effect on Equity AED '000*
Currency						
Egyptian Pound (LEY)	**± 5%**	**1,218**	**5,168**	± 5%	2,117	7,975
Egyptian Pound (LEY)	**± 10%**	**2,435**	**10,336**	± 5%	4,234	15,951

Profit rate risk
Profit rate risk arises from the possibility that changes in profit rates will affect future profitability or the fair values of financial instruments. In the Group's financial statements, mainly two line items can lead to such exposure i.e. Islamic financing assets and financing obligations, as shown on the assets and liabilities sides respectively. The profit rate risk for the Group is minimal in the short term period. The profit rate for investing assets is a composition of EIBOR and internal spread which can be expected to fluctuate frequently based on EIBOR movement. The Group reviews the profit rate on a regular basis during its ALCO meeting and, if required, recommends a rate change based on market conditions and competitiveness.

The financing obligations are contractually fixed/capped rate contracts as determined on contract initiation. Any rate change has no impact for already entered arrangements.

The following table demonstrates the sensitivity to a reasonable possible change in profit rates, with all other variables held constant, on the Group's statement of income.

The sensitivity of the statement of income is the effect of the assumed changes in profit rates on the results for one year, based on profit bearing financial assets and financial liabilities held at 31 December 2024.

	2024 AED '000	*2023 AED '000*
Effect of a ± 50 bps change in EIBOR	**±4,088**	± 5,832
Effect of a ± 100 bps change in EIBOR	**±8,177**	± 11,663

29 RISK MANAGEMENT (continued)

Equity price risk
Equity price risk is the risk that the fair values of equities decrease as the result of changes in the levels of equity indices and the value of individual stocks. The non-trading equity price risk exposure that arises from the Group's investment portfolio includes insignificant unquoted equities.

Early settlement risk
Early settlement risk is the risk that the Group will incur a financial loss because its counterparties settle earlier than expected.

The Group does not have any significant early settlement risk as the amount recovered in case of early settlement is more than the carrying value of the asset on early settlement date, by retaining an amount of deferred profit or adding a margin to the sale price of the Ijarah asset as an early settlement gain. The collection team monitors the customer receivable position on a daily basis.

Liquidity risk
The table below summarises the maturity profile of the Group's financial liabilities and off balance sheet commitments based on contractual undiscounted payment obligations. Payments, which are subjected to notice, are treated as if notice were to be given immediately.

29 RISK MANAGEMENT (continued)

Liquidity risk (continued)

At 31 December 2024

	Expected Profit rate %	*Up to 1 year* Less than 3 months AED'000	*Up to 1 year* 3 months to 6 months AED'000	*Up to 1 year* 6 months to 1 year AED'000	*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*
Investment deposits and other Islamic financing	**2%**	**41,336**	**43,016**	**421,089**	**505,441**	**118,202**	**-**	**-**	**623,643**
Term Islamic financing	**22%-28%**	**8,027**	**17,812**	**34,725**	**60,564**	**91,206**	**8,536**	**-**	**160,306**
		49,363	**60,828**	**455,814**	**566,005**	**209,408**	**8,536**	**-**	**783,949**

At 31 December 2023

	Expected Profit rate %	*Up to 1 year* Less than 3 months AED'000	*Up to 1 year* 3 months to 6 months AED'000	*Up to 1 year* 6 months to 1 year AED'000	*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*
Investment deposits and other Islamic financing	2%	308,638	29,590	58,758	396,986	976,161	-	-	1,373,147
Term Islamic financing	18% - 22%	12,077	9,115	20,602	41,794	132,642	26,817	-	201,253
		320,715	38,705	79,360	438,780	1,108,803	26,817	-	1,574,400
OFF BALANCE SHEET ITEMS									
Commitments		2,000	-	-	2,000	-	-	-	2,000

29 RISK MANAGEMENT (continued)

Liquidity risk (continued)

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 year end.

31 December 2024	*Up to 1 year*							
	Less than 3 months AED'000	*3 months to 6 months AED'000*	*6 months to 1 year AED'000*	*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*
Assets								
Cash and balances with banks	**136,274**	**-**	**-**	**136,274**	**66,993**	**-**	**35,000**	**238,267**
Islamic financing and investing assets	**82,258**	**41,757**	**62,914**	**186,929**	**187,516**	**262,732**	**-**	**637,177**
Investment properties	**10,606**	**8,056**	**687,720**	**706,382**	**580,629**	**-**	**-**	**1,287,011**
Investment in an associate	**-**	**218,804**	**-**	**218,804**	**-**	**-**	**-**	**218,804**
Other assets	**14,451**	**9,707**	**11,141**	**35,299**	**111,603**	**-**	**-**	**146,902**
Furniture, fixture and office equipment	**-**	**-**	**-**	**-**	**-**	**-**	**9,033**	**9,033**
Total assets	**243,589**	**278,324**	**761,775**	**1,283,688**	**946,741**	**262,732**	**44,033**	**2,537,194**
Liabilities								
Investment deposits and other Islamic financing	**33,881**	**33,881**	**406,574**	**474,336**	**116,336**	**-**	**-**	**590,672**
Term Islamic financing	**8,027**	**17,812**	**34,725**	**60,564**	**91,206**	**8,536**	**-**	**160,306**
Employees' end of service benefits	**-**	**-**	**-**	**-**	**-**	**-**	**5,688**	**5,688**
Other liabilities	**18,883**	**37,142**	**147,853**	**203,878**	**18,450**	**-**	**-**	**222,328**
Total liabilities	**60,791**	**88,835**	**589,152**	**738,778**	**225,992**	**8,536**	**5,688**	**978,994**
Commitments	-	-	-	-	-	-	-	-
Net liquidity gap	**182,798**	**189,489**	**172,623**	**544,910**	**720,749**	**254,196**	**38,345**	**1,558,200**
Cumulative net liquidity gap	**182,798**	**372,287**	**544,910**	**544,910**	**1,265,659**	**1,519,855**	**1,558,200**	**1,558,200**

29 RISK MANAGEMENT (continued)

Liquidity risk (continued)
The liquidity risk table above

Maturity analysis of assets and liabilities (continued)

31 December 2023	*Up to 1 year*							
	Less than 3 months AED'000	*3 months to 6 months AED'000*	*6 months to 1 year AED'000*	*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*
Assets								
Cash and balances with banks	91,432	-	-	91,432	95,694	-	35,000	222,126
Islamic financing and investing assets	503,116	27,423	48,581	579,120	327,533	412,111	-	1,318,764
Investment securities	-	-	597	597	-	-	-	597
Investment properties	8,101	8,075	87,469	103,645	1,272,402	-	-	1,376,047
Investment in an associate	-	-	-	-	216,617	-	-	216,617
Other assets	9,098	16,201	37,142	62,441	37,676	-	-	100,117
Furniture, fixture and office equipment	-	-	-	-	-	-	9,809	9,809
Total assets	611,747	51,699	173,789	837,235	1,949,922	412,111	44,809	3,244,077
Liabilities								
Investment deposits and other Islamic financing	300,728	21,728	43,457	365,913	863,255	-	-	1,229,168
Term Islamic financing	12,077	9,115	20,602	41,794	132,642	26,817	-	201,253
Employees' end of service benefits	-	-	-	-	-	-	4,845	4,845
Other liabilities	52,747	16,148	113,549	182,444	2,658	-	-	185,102
Total liabilities	365,552	46,991	177,608	590,151	998,555	26,817	4,845	1,620,368
Commitments	2,000	-	-	2,000	-	-	-	2,000
Net liquidity gap	244,195	4,708	(3,819)	245,084	951,367	385,294	39,964	1,621,709
Cumulative net liquidity gap	244,195	248,903	245,084	245,084	1,196,451	1,581,745	1,621,709	1,621,709

29 RISK MANAGEMENT (continued)

Liquidity risk (continued)
As discussed in note 2 to the consolidated financial statements management has proposed a revised business plan and Group will seek all formal and necessary approvals to execute the plan. Post execution of the plan the Group will be able to continue to meet its commitments for the foreseeable future without any significant liquidity mismatch.

Operational risk
Operational risk is the risk of loss arising from systems failure, human error, fraud or external events. When controls fail to perform, operational risks can cause damage to reputation, have legal or regulatory implications, or lead to financial loss. The Group cannot expect to eliminate all operational risks, but through a control framework and by monitoring and responding to potential risks, the Group is able to manage the risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes.

Capital Management
The primary objective of the Group's capital management is to support its business and to maximise shareholders' value.

The Group manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of its activities. The restructuring effected at 21 June 2020 represented a significant change in the capital structure of the Group. Capital comprises share capital, treasury shares, statutory reserve, special reserve, cumulative changes in fair value, foreign currency translation reserve, Mudaraba Instrument, Mudaraba Instrument reserve and accumulated losses and is measured at AED 1.6 billion as at 31 December 2024 (31 December 2023: AED 1.6 billion).

Fair value of financial assets and liabilities
The fair values of the Group's financial assets and liabilities at the reporting date approximate their carrying values as reflected in these financial statements.

30 SOCIAL CONTRIBUTIONS

The Company pursues a Corporate Social Responsibility strategy and during the year spend on various social contributions purposes.

31 COMPARATIVE INFORMATION

Certain comparative amounts in the consolidated statement of profit or loss and notes to the consolidated financial statement have been adjusted to conform to the current presentation.