Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim financial information

30 September 2012

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Independent Auditors' Report on Review of Condensed Consolidated Interim Financial Information

The Shareholders
Dubai Investments PJSC

Introduction

We have reviewed the accompanying condensed consolidated statement of financial position of Dubai Investments PJSC ("the Company") and its subsidiaries (collectively referred to as the "Group") as at 30 September 2012, the condensed consolidated income statement and condensed consolidated statements of comprehensive income, cash flows and changes in equity for the nine month period then ended ("the condensed consolidated interim financial information"). Management is responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with IAS 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review.

Scope of Review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information as at 30 September 2012 is not prepared, in all material respects, in accordance with IAS 34 'Interim Financial Reporting'.

Vijendranath Malhotra
Registration No. 48B
Dubai, United Arab Emirates
Date: 4 November 2012

Dubai Investments PJSC and its subsidiaries

Condensed consolidated income statement
for the nine month period ended 30 September (unaudited)

	Note	**Three month period ended 30 September**		**Nine month period ended 30 September**	
		2012	2011	**2012**	2011
		AED 000	AED 000	**AED 000**	AED 000
Sale of goods and services	7	**339,367**	350,428	**1,065,181**	1,006,996
Contract revenue		**117,929**	115,256	**308,424**	406,308
Sale of properties (including development properties)		**37,652**	11,012	**74,960**	56,035
Rental income		**118,626**	112,801	**356,088**	339,805
Gain on fair valuation of investment properties	12	**60,000**	8,198	**88,303**	154,538
Loss on fair valuation of investments		**(4,452)**	(19,399)	**(856)**	(27,436)
Gain on sale of investments – (net)		**-**	2,362	**17,247**	2,628
Dividend income		**-**	67	**14,956**	13,300
Total income		**669,122**	580,725	**1,924,305**	1,952,174
Direct operating costs	8	**(467,284)**	(457,911)	**(1,292,362)**	(1,340,407)
Administrative and general expenses	9	**(101,496)**	(104,011)	**(329,171)**	(334,002)
Finance expenses		**(41,601)**	(28,358)	**(127,067)**	(89,971)
Finance income		**3,696**	3,109	**7,247**	12,537
Other income	10	**10,330**	9,414	**35,723**	38,307
Profit for the period		**72,767**	2,968	**218,675**	238,638
Profit attributable to:					
Owners of the Company		**81,401**	24,911	**252,262**	264,268
Non-controlling interests		**(8,634)**	(21,943)	**(33,587)**	(25,630)
Profit for the period		**72,767**	2,968	**218,675**	238,638
Earnings per share					
Basic earnings per share (AED)	19	**0.02**	0.01	**0.07**	0.07

The notes set out on pages 8 to 14 form part of the condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of comprehensive income

for the nine month period ended 30 September (unaudited)

	Three month period ended 30 September		Nine month period ended 30 September	
	2012	2011	**2012**	2011
	AED 000	AED 000	**AED 000**	AED 000
Profit for the period	**72,767**	2,968	**218,675**	238,638
Other comprehensive income:				
Net change in fair value of investments at fair value through other comprehensive income (OCI)	**(10,959)**	-	**(17,281)**	(8,207)
Total other comprehensive income for the period	**(10,959)**	-	**(17,281)**	(8,207)
Total comprehensive income for the period	**61,808**	2,968	**201,394**	230,431
Attributable to:				
Owners of the Company	**70,442**	24,911	**234,981**	256,061
Non-controlling interests	**(8,634)**	(21,943)	**(33,587)**	(25,630)
Total comprehensive income for the period	**61,808**	2,968	**201,394**	230,431

The notes set out on pages 8 to 14 form part of the condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of financial position (unaudited)

	Note	30 September 2012 AED 000 (Unaudited)	31 December 2011 AED 000 (Audited)	30 September 2011 AED 000 (Unaudited)
Assets				
Non-current assets				
Property, plant and equipment and biological assets	*11*	**2,765,302**	2,769,017	2,724,821
Goodwill and intangible assets		**206,047**	217,436	212,937
Investment properties	*12*	**4,169,218**	3,977,154	3,937,665
Development properties	*13*	**63,041**	80,670	67,268
Investments at fair value through other comprehensive income	*14*	**473,486**	492,086	515,871
Investments in an associate		**2,576**	2,576	2,576
Long term rent receivable		**41,589**	94,926	63,580
Long term finance lease receivable		**14,415**	15,834	17,441
Inventories	*15*	**1,271,428**	1,287,894	1,177,941
Trade receivables		**222,599**	226,146	206,522
Other receivables		**43,075**	45,640	154,857
Total non-current assets		**9,272,776**	9,209,379	9,081,479
Current assets				
Inventories	*15*	**1,077,689**	1,088,161	1,132,529
Investments at fair value through profit or loss	*14*	**794,696**	796,686	973,588
Trade receivables		**1,404,858**	1,342,208	1,407,607
Other receivables		**768,791**	772,609	861,266
Cash at bank and in hand	*18*	**400,276**	287,280	321,918
Total current assets		**4,446,310**	4,286,944	4,696,908
Total assets		**13,719,086**	13,496,323	13,778,387
Equity				
Share capital		**3,570,395**	3,570,395	3,570,395
Share premium		**46**	46	46
Legal reserve		**513,039**	513,039	492,700
Capital reserve		**25,502**	25,502	25,502
General reserve		**830,903**	830,903	810,564
Revaluation reserve		**67,000**	67,000	67,000
Fair value reserve		**(74,066)**	(56,785)	(33,000)
Proposed dividend	*21*	**-**	178,520	-
Proposed directors' fees	*21*	**-**	2,500	-
Retained earnings		**3,515,630**	3,288,783	3,574,084
Equity attributable to owners of the Company		**8,448,449**	8,419,903	8,507,291
Non-controlling interests	*17*	**573,759**	637,766	704,099
Total equity		**9,022,208**	9,057,669	9,211,390
Liabilities				
Non-current liabilities				
Long-term borrowings and payables	*20*	**1,069,096**	858,037	1,082,085
Total non-current liabilities		**1,069,096**	858,037	1,082,085
Current liabilities				
Bank borrowings	*20*	**1,961,945**	2,074,104	1,935,737
Trade and other payables		**1,665,837**	1,506,513	1,549,175
Total current liabilities		**3,627,782**	3,580,617	3,484,912
Total liabilities		**4,696,878**	4,438,654	4,566,997
Total equity and liabilities		**13,719,086**	13,496,323	13,778,387

The condensed consolidated interim financial information were authorized for issue on behalf of the Board of Directors on 4th November 2012.

Khalid Jassim Kalban
MD & CEO

Mushtaq Masood
Group CFO

The notes set out on pages 8 to 14 form part of the condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of cash flows

for the nine month period ended 30 September (unaudited)

	Nine month period ended 30 September	
	2012	2011
	AED 000	AED 000
Cash flow from operating activities		
Profit for the period	**218,675**	238,638
Adjustments for:		
Depreciation	**119,451**	112,871
Amortisation/impairment losses of intangible assets	**11,604**	4,827
Gain on disposal of property, plant and equipment	**(1,897)**	(75)
Gain on sale of investments – (net)	**(17,247)**	(2,628)
Gain on fair valuation of investment properties	**(88,303)**	(154,538)
Loss on fair valuation of investments	**856**	27,436
Operating profit before changes in working capital	**243,139**	226,531
Changes in:		
- investment at fair value through profit or loss and at fair value through OCI	**19,700**	236,059
- trade and other receivables	**(48,572)**	(127,291)
- inventories	**26,938**	374,468
- trade and other payables	**159,324**	(266,687)
Directors' fee paid	**-**	(5,000)
Net cash from operating activities	**400,529**	438,080
Cash flow from investing activities		
Net movement in investment and development properties	**(86,132)**	(103,968)
Acquisition of property, plant and equipment	**(153,942)**	(103,544)
Proceeds from disposal of property, plant and equipment	**40,103**	7,638
Net additions to intangible assets	**(215)**	(3,276)
Net movement in deposits under lien	**(14,877)**	(11,670)
Net cash used in investing activities	**(215,063)**	(214,820)
Cash flow from financing activities		
Net movement in long term borrowings	**308,760**	(172,271)
Net movement in non-controlling interests	**(7,727)**	12,760
Dividend paid	**(178,520)**	(214,224)
Net cash from/(used in) financing activities	**122,513**	(373,735)
Net increase/(decrease) in cash and cash equivalents	**307,979**	(150,475)
Cash and cash equivalents at 1 January	**(348,657)**	(210,758)
Cash and cash equivalents at 30 September	**(40,678)**	(361,233)
Cash and cash equivalents comprise following:		
Cash in hand, current and call account with banks	**196,764**	154,884
Short term deposits with banks (excluding those under lien)	**136,111**	123,825
Bank overdraft, trust receipt loans and bills discounted	**(373,553)**	(639,942)
	(40,678)	(361,233)

The notes set out on pages 8 to 14 form part of the condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of changes in equity

for the nine month period ended 30 September (unaudited)

	Equity attributable to owners of the Company												*AED'000*
	Share capital	**Share premium**	**Legal reserve**	**Capital reserve**	**General reserve**	**Revaluation reserve**	**Fair value reserve**	**Proposed dividend**	**Proposed directors' Fees**	**Retained earnings**	**Sub total**	**Non-controlling interests**	**Total**
Balance at 1 January 2011	3,570,395	46	492,700	25,502	810,564	67,000	(45,000)	214,224	5,000	3,310,500	8,450,931	736,492	9,187,423
Total comprehensive income for the period													
Profit for the period	-	-	-	-	-	-	-	-	-	264,268	264,268	(25,630)	238,638
Other comprehensive income													
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	-	(8,207)	-	-	-	(8,207)	-	(8,207)
Impairment on investments at fair value through OCI transferred to retained earnings	-	-	-	-	-	-	20,207	-	-	(20,207)	-	-	-
Total other comprehensive income	-	-	-	-	-	-	12,000	-	-	(20,207)	(8,207)	-	(8,207)
Total comprehensive income for the period	-	-	-	-	-	-	12,000	-	-	244,061	256,061	(25,630)	230,431
Transactions with owners, recorded directly in equity													
Contributions by and distributions to owners													
Dividend paid	-	-	-	-	-	-	-	(214,224)	-	-	(214,224)	-	(214,224)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(12,240)	(12,240)
Directors' fees paid	-	-	-	-	-	-	-	-	(5,000)	-	(5,000)	-	(5,000)
Total contributions by and distribution to owners	-	-	-	-	-	-	-	(214,224)	(5,000)	-	(219,224)	(12,240)	(231,464)
Change in ownership interests in subsidiaries													
On acquisition of non-controlling interests without a change in control	-	-	-	-	-	-	-	-	-	19,523	19,523	5,477	25,000
Total transactions with owners	-	-	-	-	-	-	-	(214,224)	(5,000)	19,523	(199,701)	(6,763)	(206,464)
Balance at 30 September 2011	3,570,395	46	492,700	25,502	810,564	67,000	(33,000)	-	-	3,574,084	8,507,291	704,099	9,211,390

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of changes in equity

for the nine month period ended 30 September (unaudited)

	Equity attributable to owners of the Company												*AED'000*
	Share capital	**Share premium**	**Legal Reserve**	**Capital reserve**	**General reserve**	**Revaluation reserve**	**Fair value reserve**	**Proposed dividend**	**Proposed directors' fees**	**Retained earnings**	**Sub total**	**Non-controlling interests**	**Total**
Balance at 1 January 2012	**3,570,395**	**46**	**513,039**	**25,502**	**830,903**	**67,000**	**(56,785)**	**178,520**	**2,500**	**3,288,783**	**8,419,903**	**637,766**	**9,057,669**
Total comprehensive income for the period													
Profit for the period	-	-	-	-	-	-	-	-	-	252,262	252,262	(33,587)	218,675
Other comprehensive income													
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	-	(17,281)	-	-	-	(17,281)	-	(17,281)
Total other comprehensive income	-	-	-	-	-	-	(17,281)	-	-	-	(17,281)	-	(17,281)
Total comprehensive income for the period	-	-	-	-	-	-	(17,281)	-	-	252,262	234,981	(33,587)	201,394
Transactions with owners, recorded directly in equity													
Contributions by and distributions to owners													
Dividend paid	-	-	-	-	-	-	-	(178,520)	-	-	(178,520)	-	(178,520)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(7,813)	(7,813)
Reversal of proposed directors' fees (refer note 21)	-	-	-	-	-	-	-	-	(2,500)	2,500	-	-	-
Introduction of share capital	-	-	-	-	-	-	-	-	-	-	-	86	86
Total contributions by and distribution to owners	-	-	-	-	-	-	-	(178,520)	(2,500)	2,500	(178,520)	(7,727)	(186,247)
Changes in ownership interests in subsidiaries													
On acquisition of non-controlling interests without a change in control (refer note 17)	-	-	-	-	-	-	-	-	-	(27,915)	(27,915)	(22,693)	(50,608)
Total change in ownership interest in subsidiaries	-	-	-	-	-	-	-			(27,915)	(27,915)	(22,693)	(50,608)
Total transactions with owners	-	-	-	-	-	-	-	(178,520)	(2,500)	(25,415)	(206,435)	(30,420)	(236,855)
Balance at 30 September 2012	**3,570,395**	**46**	**513,039**	**25,502**	**830,903**	**67,000**	**(74,066)**	**-**	**-**	**3,515,630**	**8,448,449**	**573,759**	**9,022,208**

No allocation of profit has been made to the statutory reserve for the nine month period ended 30 September 2012 as it would be affected at the year end.

The notes set out on pages 8 to 14 form part of these condensed consolidated interim financial information.

1. Reporting entity

Dubai Investments PJSC ("the Company") was incorporated in the United Arab Emirates by Ministerial Resolution No. 46 of 1995, on 16th July 1995. This condensed consolidated interim financial information as at and for the nine month period ended 30 September 2012 ("the current period") comprises the financial information of the Company and its subsidiaries (collectively referred to as "the Group") and the Group's interest in associates and jointly controlled entities.

The Group is primarily involved in development of real estate for sale and leasing, contracting activities, manufacturing and trading of products in various sectors and investing in bonds, funds and equity securities.

The registered address of the Company is P.O.Box 28171, Dubai, UAE.

2. Statement of compliance

The condensed consolidated interim financial information has been prepared in accordance with the International Accounting Standard ("IAS") 34, *Interim Financial Reporting*. The condensed consolidated interim financial information does not include all of the information required for full annual consolidated financial statements, and should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2011.

3. New standard and interpretation not yet effective

A number of new standards, amendments to standards and interpretations are not yet effective and therefore have not been applied in preparing this interim condensed consolidated financial information. None of these are expected to have a significant effect on the consolidated financial statements of the Group, except for the following:

IFRS 11 *Joint Arrangements:* IFRS 11 supersedes IAS 31 *Interests in Joint Ventures* and is effective for annual periods beginning on or after 1 January 2013. IFRS 11 establishes principles for financial reporting by entities that have an interest in arrangements that are controlled jointly (i.e. joint arrangements) and describes joint arrangement as either a joint operation or joint venture entity. For joint venture entities, IFRS 11 requires to account for that investment using the equity method. Currently, the Group accounts for its investments in joint ventures using proportionate consolidation method. The application of new standard will affect individual line items of the consolidated statement of financial position, consolidated income statement, consolidated statements of other comprehensive income, cash flows and changes in equity; however, it will not have any impact on the profit and equity attributable to owners of the Company.

4. Significant accounting policies

The accounting policies applied in the preparation of the condensed consolidated interim financial information are consistent with those applied by the Group in its consolidated financial statements as at and for the year ended 31 December 2011.

Financial assets and liabilities

The accounting policies, classifications and measurement principles for financial assets and liabilities applied by the Group in these condensed consolidated interim financial information are the same as those applied by the Group in its consolidated financial statements as at and for the year ended 31 December 2011. These are disclosed in detail under notes 2 and 3 in the Group's consolidated financial statements as at and for the year ended 31 December 2011.

5. Estimates

The preparation of condensed consolidated interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

In the current environment obtaining reliable fair value has been one of the greatest challenges. The nature and reliability of information available to management to support the making of a fair value accounting estimate vary widely, and thereby affect the degree of estimation uncertainty associated with that fair value.

The significant judgments made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied in preparation of the consolidated financial statements of the Group as at and for the year ended 31 December 2011.

6. Financial risk management

The Group's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended 31 December 2011.

7. Sale of goods and services

During the current period, a joint venture entity of the Group signed a Memorandum of Understanding (MOU) with a customer. Under the MOU, the customer agreed to honor the commitment for the services requested but not fully utilized in the earlier years. Accordingly, revenue amounting to AED 54 million (Group's share) has been recognized in the current period.

8. Direct operating costs

	Three month period ended 30 September		**Nine month period ended 30 September**	
	2012	2011	**2012**	2011
	AED 000	AED 000	**AED 000**	AED 000
These include:				
Staff costs	**45,577**	56,390	**141,110**	155,556
Depreciation	**29,794**	29,252	**93,097**	85,772
	=====	=====	=====	=====

9. Administrative and general expenses

	Three month period ended 30 September		**Nine month period ended 30 September**	
	2012	2011	**2012**	2011
	AED 000	AED 000	**AED 000**	AED 000
These include:				
Staff costs	**52,333**	48,135	**155,079**	160,330
Depreciation	**7,392**	9,138	**26,354**	27,099
	=====	=====	=====	======

10. Other income

Other income mainly includes service fee, lease transfer charges and sale of scrap by various subsidiaries of the Group.

11. Property, plant and equipment and biological assets

During the nine month period ended 30 September 2012, the Group acquired assets amounting to AED 153.94 million *(nine month period ended 30 September 2011: AED 103.54 million)*.

12. Investment properties

These mainly include infrastructure facilities which are leased to third parties. These are built on the land (number 598-0100 and 596-0100 located in Jebel Ali Industrial Area) obtained from the Government of Dubai on a renewable, non-cancellable long-term lease of 99 years. The Group was exempted to pay the lease rentals for the first ten years and thereafter, starting 1 February 2009, 20% of the net realized profits from the project are payable.

The leased land from the Government of Dubai is developed in phases. As at 31 December 2011, the Group had obtained valuation of the entire development by an independent registered valuer who carried out the valuation in accordance with the Valuation Standards of the Royal Institute of Chartered Surveyors which also takes into consideration the cash outflows resulting from the estimated 20% share of the net realized profits due to the Government of Dubai starting February 2009.

During the current period, the development of a portion of area 2 of Phase VIII was substantially completed and the Group obtained its fair value. This valuation was carried out by an independent registered valuer in accordance with the Valuation Standards of the Royal Institute of Chartered Surveyors. Based on the valuation received, the Group recognized a gain of AED 60 million in the current quarter ended 30 September 2012.

Furthermore, during the current period, the fair valuation of all completed phases was reviewed by management and a gain of AED 30 million was recognized mainly due to increase in net cash flows.

13. Development properties

Development properties as at 30 September 2012 mainly comprise costs incurred by a joint venture entity towards construction of Green Community West project in Dubai Investment Park.

14. Investments

		30 September 2012 AED 000 (Unaudited)	31 December 2011 AED 000 (Audited)	30 September 2011 AED 000 (Unaudited)
Investments at fair value through profit or loss:				
- held for trading quoted equity securities		**304,056**	348,731	358,505
- unquoted equity securities, funds and bonds		**490,640**	447,955	615,083
	(i)	**794,696**	796,686	973,588
Investments at fair value through other comprehensive income:				
- unquoted equity securities		**473,486**	492,086	515,871
	(ii)	**473,486**	492,086	515,871

14. Investments *(continued)*

		30 September 2012 AED 000 (Unaudited)	31 December 2011 AED 000 (Audited)	30 September 2011 AED 000 (Unaudited)
Geographical distribution of investments				
UAE		**482,683**	521,366	723,696
Other GCC countries		**291,349**	330,768	331,739
Other countries		**494,150**	436,638	434,024
		------------	-----------	------------
	(i) + (ii)	**1,268,182**	1,288,772	1,489,459
		=======	=======	=======

15. Inventories

Inventories at 30 September 2012 include properties under development for sale in the ordinary course of business amounting to AED 2,054 million *(31 December 2011: AED 2,079 million)* and represent costs of land and expenditure incurred towards the development of properties for subsequent sale. The Group intends to develop these properties for sale and has classified certain properties as long term based on completion/future development plans.

The management has reviewed the value of inventories and properties under development for sale to assess the write down required, if any, to bring them to the net realizable value. The net realizable value estimates are subjective in nature and involve uncertainties and matters of significant judgment and therefore, cannot be determined with precision. Where discounted cash flows have been used to estimate net realizable values, the cash flows have been estimated by the management based on the latest information available (also refer note 5).

16. Related party transactions

Significant related party transactions were as follows:

	Three month period ended 30 September		**Nine month period ended 30 September**	
	2012	2011	**2012**	2011
	AED 000	AED 000	**AED 000**	AED 000
- Construction of Head office building	**6,016**	644	**6,016**	19,436
	=====	=====	=====	=====
Compensation to key management personnel including Directors are as follows:				
- Short term benefits	**3,436**	3,987	**10,263**	11,977
- Post employee benefits	**25**	25	**77**	77
	===	===	===	===

17. Acquisition of non-controlling interests

In June 2012, the Company acquired an additional 5% interest in Masharie LLC increasing its ownership from 60% to 65%. On acquisition, the Group recognized a decrease in non-controlling interests of AED 22.7 million and a decrease in retained earnings of AED 27.9 million.

18. Cash at bank and in hand

	30 September 2012 AED 000 (Unaudited)	31 December 2011 AED 000 (Audited)	30 September 2011 AED 000 (Unaudited)
Cash in hand	**2,090**	1,235	2,079
Cash at bank within UAE (current accounts)	**191,190**	91,436	147,979
Cash at bank outside UAE – GCC Countries (current accounts)	**3,484**	3,842	4,825
Short term deposits (including deposits of AED 67.4 million *(31 December 2011: 52.5 million)* under lien with a bank)	**203,512**	190,767	167,035
	400,276	287,280	321,918

There were no short term deposits outside UAE as at 30 September 2012 *(31 December 2011: AED Nil)*.

19. Basic earnings per share

	Three months period ended 30 September		**Nine months period ended 30 September**	
	2012	2011	**2012**	2011
Net profit attributable to owners of the Company (AED'000)	**81,401**	24,911	**252,262**	264,268
Weighted average number of shares outstanding ('000s)	**3,570,395**	3,570,395	**3,570,395**	3,570,395

20. Bank borrowings

The terms of the bank borrowings vary from three to ten years and are secured by a combination of corporate guarantees and mortgages over certain inventories, trade receivables, property, plant and equipment, investment at fair value through profit or loss, investment properties and assignment of insurance policies over certain assets of the Group. Where there is a corporate guarantee provided by the Company, the Company's liability is generally restricted to its percentage of equity interest in the borrowing entity (refer note 22).

Subsequent to the period ended 30th September 2012, a joint venture entity of the Group successfully concluded refinancing of its AED 396.25 million (Group's share) syndicated loan facility. As per the restructuring terms, the loan is repayable over the period of 10 years.

21. Proposed dividend and directors' fees

(i) At the Annual General Meeting (AGM) held on 23rd April 2012, the shareholders approved 5% cash dividend (AED 0.05 per share) which was proposed by the Board of Directors.

(ii) During the current period, the Board of Directors resolved to reverse the proposed Directors' fees amounting to AED 2.5 million for the year ended 31st December 2011.

22. Contingent liabilities

The Company has issued corporate guarantees to commercial banks for loans and advances granted to subsidiaries and joint ventures. The borrowings against which these corporate guarantees have been issued are included in the consolidated statement of financial position.

23. Capital commitments

As at 30 September 2012, the Group has contractual capital commitments amounting to AED 750 million *(31 December 2011: AED 819 million)* mainly relating to new projects/investments.

24. Segment reporting

The Group has broadly four reportable segments as discussed below, which are the Group's strategic business units. The strategic business units operate in different sectors and are managed separately because they required different strategies. The following summary describes the operation in each of the Group's reportable segments:

Manufacturing and contracting	:	manufacture and sale of materials used in building construction projects, executing construction contracts, production, pharmaceuticals, aluminum extruded products and laboratory furniture.
FMCG	:	production and distribution of dairy products.
Investments	:	strategic minority investments in startup ventures and IPO's, bonds, funds and shares held for trading purposes.
Property	:	the development of real estate projects for rentals and sale of real estate properties.

Information regarding the operations of each separate segment is included below. Performance is measured based on segment profit as management believes that profit is the most relevant factor in evaluating the results of certain segments relative to other entities that operate within these industries. There are few transactions between the segments and any such transaction is priced on arm's length basis.

24. Segment reporting *(continued)*

Operating segments

Information about reportable segments

AED'000

	Manufacturing and contacting		**FMCG**		**Investments**		**Property**		**Elimination of inter segment transactions**		**Total**	
	2012	2011	**2012**	2011	**2012**	2011	**2012**	2011	**2012**	2011	**2012**	2011
Business Segments												
Revenue (including sale of properties)	**1,271,870**	1,303,158	**87,898**	77,843	**365,949**	144,120	**444,331**	425,091	**(334,046)**	(152,576)	**1,836,002**	1,797,636
Finance income and other income	**14,810**	23,778	**2,847**	3,054	**62,040**	60,457	**18,596**	12,422	**(55,323)**	(48,867)	**42,970**	50,844
Finance expenses	**(88,191)**	(89,131)	**(899)**	(272)	**(8,720)**	8,210	**(80,103)**	(57,645)	**50,846**	48,867	**(127,067)**	(89,971)
Gain on fair valuation of investment properties	**-**	-	**-**	-	**-**	-	**88,303**	154,538	**-**	-	**88,303**	154,538
Reportable segment profit	**(89,020)**	(122,108)	**2,866**	(229)	**396,098**	202,352	**243,577**	310,323	**(334,846)**	(151,700)	**218,675**	238,638
Reportable segment assets	**3,963,409**	4,062,452	**79,385**	80,953	**5,846,663**	5,671,652	**7,776,396**	7,514,254	**(3,946,767)**	(3,550,924)	**13,719,086**	13,778,387
Reportable segment liabilities	**3,021,302**	2,940,425	**37,589**	40,324	**503,095**	620,812	**2,785,337**	2,322,983	**(1,650,445)**	(1,357,547)	**4,696,878**	4,566,997

The Group's revenue is mainly earned from transaction carried out in UAE and other GCC countries.